



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 15th August 2019

Commencing at 9:00am

Table of Contents

ORDER OF PROCEEDINGS	2
(FCS) FINANCE AND CORPORATE SERVICES	11
(IFS) INFRASTRUCTURE SERVICES	29
(CES) COMMUNITY & ENVIRONMENTAL SERVICES	36
CONFIDENTIAL ITEMS.....	445
(CFCS) FINANCE AND CORPORATE SERVICES	445
INFORMATION REPORTS.....	446
(ICEO) CHIEF EXECUTIVE OFFICER	446
(IFCS) FINANCE AND CORPORATE SERVICES	455
(IIFS) INFRASTRUCTURE SERVICES	509
(ICES) COMMUNITY & ENVIRONMENTAL SERVICES	520

ORDER OF PROCEEDINGS

1. **Opening**
2. **Council Prayer**
3. **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 (Director Finance & Corporate Services)	-Whole Meeting
Cr FM Gaske	-Full Meeting	Mr Andrew Boardman (Director Infrastructure Services)	-As required for IFS
Cr SC O'Toole	-Full Meeting	Dr Digby Whyte (Director Community & Environmental Services)	-As required for CES
Cr RI Paul	-Full Meeting		
Cr SS Scriven	-Full Meeting		
Cr ID Todd	-Full Meeting		

4. **Leave of Absence**
5. (COM) Confirmation of Minutes of the **General Meeting held on 18 July, 2019. Confirmation of Minutes**
6. **Declaration of Conflicts of Interest**
7. **Deputations**
Nil
8. **Councillor Reports**
9. **Meeting Business by Corporate Function**
Chief Executive Officer
Finance & Corporate Services
Infrastructure Services
Community & Environmental Services
10. **Confidential Items**
Chief Executive Officer
Finance & Corporate Services
Infrastructure Services
Community & Environmental Services
11. **General Business**
12. **Information Reports**
Chief Executive Officer
Finance & Corporate Services

Infrastructure Services

Community & Environmental Services

OFFICER REPORT

TO: Council

SUBJECT: Balonne Shire Gift Card Program

DATE: 05.08.19

AGENDA REF: CEO1

AUTHOR: Garnet Radford - Economic Development Officer

Executive Summary

Request for Council to support the St George Chamber of Commerce to deliver a Balonne Shire Gift Card Program across Balonne Shire.

Background

The St George Chamber of Commerce were approached approximately three years ago to consider operating a gift card/buy local campaign in St George. The purpose of the gift card program is to encourage local residents to buy locally through a gift card that can only be redeemed within the Shire at the participating businesses. The program would also provide a platform for potential customers outside the region to purchase a gift card for residents to be redeemed locally.

At the time, there were upfront constraints such as: upfront and on-going costs, EFTPOS transactions (non-existent for some businesses), limited back office support and marketing challenges. However, due to the situation with drought and the impact it is having on the businesses throughout the Shire, the growth in social media and the capability and capacity the Chamber now has, the Chamber has revisited the idea and are committed to establishing a gift card program for all of Balonne Shire that would operate for a minimum of three years. The residents in Balonne Shire have now become familiar with a local gift card as a number of local businesses participate in Rotary's Drought Relief Card redemption program.

The Chamber has engaged with its members and the local Progress Associations with all indicating their support for the proposed gift program operating in their respective communities (see attached letters of support). Engagement and support from the program has also been with and received by not for profit organisations that can benefit from such a program notably in loading and distributing various funding assistance programs.

Conducting further due diligence, the Chamber has also contacted several regional and remote communities that have implemented gift card programs requesting feedback on the success of their respective gift card programs, challenges faced, as well as suggestions for improvement. Overwhelmingly, the feedback has been positive with all communities encouraging the Chamber to implement the program to benefit Balonne Shire.

Link to Corporate Plan

Key Foundation Area	Key Program Area
<u>Economy</u>	Business incubation and support

Proposal

The St George Chamber of Commerce is requesting Council assistance to the value of **\$6,500 (ex GST)** to provide the necessary upfront development costs and the costs of the gift cards (minimum first order of 1,000). This figure is based on the estimated costs from the gift card operators with the Chamber of Commerce selecting the provider based on the comparative cost-benefit analysis that has been conducted. The proposed Balonne Shire Gift Card campaign would operate from the date of commencement and at a minimum of three years across all of Balonne Shire. It is the intention of the Chamber to make the program self-sustainable with funding from Council to be a one-off request.

The attached letter from St George Chamber of Commerce outlines the program, how the Chamber proposes to develop, operate and administer the program as well as highlighting the benefits of the program to Balonne Shire Council and the participating businesses, and communities across the Shire. It is proposed that at least 50 businesses (Chamber of Commerce members and non-members) across the Balonne Shire would participate in the program.

The Chamber has identified and contacted two gift card companies and has conducted a comparative analysis of the costs and benefits of each program. Each card company has provided the Chamber with all of the tools and support that each would provide to both the Chamber and the participating businesses during the life of the program. If Council does support the proposal, the Chamber of Commerce will be notified and a decision to select the preferred gift card operator will be made immediately. A project plan will be developed that will include detailed operational, marketing and financial plans.

Under normal circumstances, it would be proposed that Council would encourage the St George Chamber of Commerce to make application to Council's Sponsorship and Donations community grant programme. However, due to timing to implement the program and notably the wait time to order and receive the gift cards so that the program can be operational prior to the Christmas season, it is suggested that funds be allocated from the Economic Development budget. This program has not been budgeted for in the 2019-2020 budget and hence the requirement for a resolution if Council was to support the program.

Balonne Shire Council recognition and benefits

- All gift cards would have the Balonne Shire Council logo prominently displayed on the front of each card with*proudly supported by Balonne Shire Council*.
- Images across the Balonne Shire will be depicted on each gift card over the three year period;
- Council acknowledged and recognised as a foundation partner in all media releases and on-gong print and digital media from the Chamber during the three year period;
- Council recognised as a major partner in a Buy Local campaign for Balonne Shire;
- Council seen throughout the Shire to be supportive of local businesses in Balonne Shire;
- Council would have a link on its homepage to promote the program;
- Balonne Shire Council logo on all point of sale and poster advertising with all participating businesses;

- Monthly report activity to the Economic Development Officer (local data) and quarterly report from the Chamber to Council highlighting the program's outcomes and providing Council with aggregate activity data and analytics for further economic development uses.

Benefits to the communities and businesses

- Encourage local residents to shop in the Balonne Shire retaining more funds in the communities;
- Provide a platform for potential customers outside of the Shire to purchase gift cards for their family and friends to spend within the Shire;
- All money stays within the community. As soon as a gift card is loaded, it is "locked down" and has to be spent within the Shire;
- Another tool to encourage people to consider shopping locally;
- Businesses give a gift card instead of sponsorship/donations etc. ensuring funds stay local;
- Tax benefits for businesses using gift cards;
- Used by organisations to provide funds to those in need (e.g. drought relief funds/donations);
- Print and digital media on both the launch of the program and on-going profiling of participating businesses across the Shire; and
- Monthly activity reports provided by the gift card company – both aggregate reports as well as reports for each participating business as to monitor the success of the program at all levels – business, community and Balonne Shire wide.

Consultation (internal/external)

Consultation for the project has been conducted with the St George Chamber of Commerce members, businesses across the Balonne Shire and the Progress Associations of Bollon, Thallon and Dirranbandi. Support for the program has been unanimous Shire wide. At the time of writing, the St George Chamber of Commerce has received two written letters of support from the Thallon and Dirranbandi Progress Associations. Additional consultation has been with several not for profit organisations who have also supported the program in that the program would enable these groups to replace vouchers and load funds on to cards for programs such as, but not limited to, drought assistance.

Legal Implications

No legal implications to Council have been identified. The sole responsibility of administering and operating the program will be that of St George Chamber of Commerce. As Council would be providing funds for the program, a formal sponsorship agreement highlighting the benefits of the program to Council will be required.

Policy Implications

No policy implications have been identified.

Financial and Resource Implications

The financial commitment requested is to the value of \$6,500 plus GST. Additional Council in-kind resources that would be required for the program would be on-going assistance from the Economic Development Officer and graphics work for the proposed gift card and on-going marketing support by Council's Communications Officer.

Attachments

1. St George Chamber of Commerce Proposal - Balonne Shire Gift Card Program.pdf [↓](#)

Recommendations

That:

1. Council provides support to the St George Chamber of Commerce as the lead agency for the Balonne Shire Gift Card Program;
2. Council provides the St George Chamber of Commerce with a financial contribution to the value of \$6,500 (ex GST) from the Economic Development budget to deliver the Balonne Shire Gift Card Program; and
3. the St George Chamber of Commerce provide a regular quarterly update to Council on the outcomes of the program.

Matthew Magin
Chief Executive Officer



31 July, 2019

Matthew Magin
Chief Executive Officer
Balonne Shire Council
118 Victoria Street
St George, Qld 4487

Re: Council to support a “Buy Local” gift card program in Balonne Shire

Dear Matthew,

I am writing to you for Council to provide the necessary upfront funds to support the St George Chamber of Commerce to establish and operate a Balonne Shire wide a Buy Local gift card program that will support businesses in the Shire generating immediate economic benefit to the communities. Approximately three years ago, the Chamber was approached by one gift card operator about the idea of establishing and operating a program for St George. At that time, the program would be just in St George, but there were constraints notably the upfront and on-going costs and several businesses not having EFTPOS facilities. However, with the on-going impacts of drought to businesses; the need for a local economic stimulus for small business; supporting a buy local campaign to retain funds in the communities; majority of businesses having EFTPOS facilities; the rapid rise in social media; the current drought assistance cards in the community and further funding streams, the opportunity is now to develop and implement a Balonne Shire gift card program.

At the benefit of Balonne Shire Council and all participating businesses and residents in the Shire, the program will be delivered within all of the Shire’s communities. It is suggested that the program would operate for a minimum of **three years** from the date of commencement with the preferred gift card company. Through the identification, review and analysis of various gift card programs costs and benefits, the Chamber is request for funding from Council is **\$6,500 (ex GST)** with funding used to cover the following costs. There are no set-up costs to the participating businesses. The costs only incurred by businesses would be EFTPOS fees.

- Set-up costs including some business training
- Initial purchase of gift cards (purchase minimum of 1,000 cards at \$2.50-\$3 each)

Normally, the Chamber would go through the traditional steps for requesting funds from Council, however due to timing and set-up of such a program in order to go live by October 2019 to be fully operational prior to the Christmas season, the request for such funds is being made now.

Council recognition and benefits

- All gift cards would have the Balonne Shire Council logo prominently displayed on the front of each card with*proudly supported by Balonne Shire Council*.
- Images across the Shire will be depicted on each gift card over the three year period;
- Council acknowledged and recognised as a foundation partner in all media releases and on-gong print and digital media from the Chamber during the three year period;
- Council recognised as a major partner in a Buy Local campaign for Balonne Shire;
- Council seen throughout the Shire to be support local businesses in Balonne Shire;



- Request that Council has a link on its homepage to promote the program;
- Balonne Shire Council logo on all point of sale and poster advertising with all participating businesses;
- Quarterly report from the Chamber to Council highlighting the program's outcomes and providing Council with aggregate activity data and analytics for further economic development uses.

The Chamber has the full support of its members and support from Progress Associations to implement and operate the program across the Shire. The Chamber, with its direct engagement with a significant business base (members), new customer relationship management system, website and volunteers and support staff, has the capacity to effectively deliver the program across Balonne Shire. The Chamber would work hand-in-hand with the selected gift card company and it is envisioned that approximately 10 businesses across the Shire, selected based on demographic, customer throughput and accessibility, would be "load-up" businesses where they would assist customers to load funds on the cards locally with 50 businesses across the Shire, but not limited to, being gift card "redemption" business. "Load-up" businesses can also be a business where gift cards are redeemed.

The Chamber has engaged, reviewed and analysed current gift cards through the following measures;

- Revisited the idea of a gift card program for members and Shire wide attention at the July 2019 Chamber of Commerce meeting
- Engaged with the Progress Associations – providing an overview, ascertaining the program would be delivered across the communities and requesting letters of support;
- Conducting comparative analysis of gift card providers based on upfront and on-going costs, experience and on-going support.
- Contacting various communities on how these programs have benefitted their respective communities and gaining feedback on challenges, areas to be aware of and suggestions for improvement;

The feedback from the communities that the Chamber contacted has been overwhelmingly positive. They have achieved their desired outcomes with several unanticipated outcomes realised. All were highly encouraging for Balonne Shire to implement such a program to benefit our communities. The gift card benefits to the community and Council are:

- Encourage local residents to shop in the Balonne Shire retaining more funds in the communities;
- Provide a platform for potential customers outside of the Shire to purchase gift cards for their family and friends to spend within the Shire;
- All money stays within this community. As soon as a gift card is loaded, it is "locked down" and has to be spent within the Shire;
- Another tool to encourage people to consider shopping locally;
- Print and digital media on both the launch of the program and on-going profiling of participating businesses across the Shire;
- Monthly activity reports provided by the gift card company illustrating the effectiveness of the program;

Other potential uses:

- Give a gift card instead of sponsorship/donations etc. ensuring the funds will stay local;
- If the business gives a gift (e.g. Christmas bonus) to their employee using the card rather than cash it is tax free up to a certain amount;
- Businesses can use the cards for petty cash transactions;



- Businesses can use the cards as sales tools to encourage customers to spend more or not put items on accounts; and
- Can be used by charities or other organisations to provide funds to those that need it (e.g. drought relief funds/donations)

On behalf of the St George Chamber of Commerce and the communities across Balonne Shire, I hope Council supports this proposal to implement a gift card program/Buy Local campaign that will provide a real and immediate economic boost to businesses in the Balonne Shire, benefitting the communities as a whole.

Best regards,

A handwritten signature in black ink, appearing to read "John Travers".

John Travers
President
St George Chamber of Commerce

(FCS) FINANCE AND CORPORATE SERVICES

ITEM	TITLE	EXECUTIVE SUMMARY	PAGE
FCS1	<u>ST GEORGE HERITAGE CENTRE - TRUSTEE LEASE</u>	St George Heritage Centre – Trustee Lease	12
FCS2	<u>ICT STEERING COMMITTEE MINUTES 11 JULY 2019</u>	ICT Steering Committee Minutes 11 July 2019	14
FCS3	<u>MONTHLY FINANCE REPORT JULY 2019</u>	Monthly Finance Report July 2019	19

OFFICER REPORT

TO: Council

SUBJECT: St George Heritage Centre - Trustee Lease

DATE: 06.08.19

AGENDA REF: FCS1

AUTHOR: Michelle Clarke - Director Finance & Corporate Services

Executive Summary

St George Heritage Centre – Trustee Lease

Background

Council resolved on 21 December 2017 to delegate to the Chief Executive Officer to enter into a 30 year trustee lease with the ST GEORGE TOURISM & MUSEUM ASSOCIATION INC. for Lot 182 BLM 1186 Lindores Street, St George.

The museum has not been relocated and The St George Tourism and Museum Association Inc. wrote to Council in May requesting

.....as per the requirements that have been required by our approved Material Change of Use the Heritage Centre cannot afford to move to the new location. We have funding to relocate the buildings and present the centre to the locals and travellers, we did not budget for the list of requirements that came with the approval of the MCU. We are seeking permission to stay at Victoria Street and lift the building to above flood height.

I understand that the newly appointed block at Lindores Street is allocated to us, if required we are happy to pay rates and seek funding in the future for a historical project to go on site if required

The Association confirmed verbally they are seeking to relinquish the trustee lease over Lot 182 Lindores Street and remain at 231-233 Victoria Street. There is and never was a trustee lease over 231-233 Victoria Street, St George, however the Association had always paid the rates for the site. The title identifies Balonne Shire Council as Trustees and Council is able to enter into a Trustee Lease with St George Tourism & Museum Association Inc. over this land.

Link to Corporate Plan

Key Foundation Area	Key Program Area
<u>Community</u>	Strong community organisations

Consultation (internal/external)

St George Tourism & Museum Association Inc

Legal Implications

DNRME advise Council are currently the trustees of reserve Lot 71 on BLM889 being a Reserve for Museum purposes. There is no restriction on Council negotiating a trustee lease with a third party for a use that is consistent with the current purpose of Museum. Approval from the Department may not be required if the trustee lease meets all the requirements of the Written authority.

Please note that Lot 182 on BLM1186 being a Reserve for Heritage purposes under the trusteeship of the Balonne Shire Council has a trustee lease no. 718782579 registered on the reserve title to the St George Tourism & Museum Association Inc. Subject trustee lease term being from 01/02/2018 to 31/01/2048. Council may wish to consider whether this trustee lease is no longer required and remove from the reserve title.

Policy Implications

Not applicable

Financial and Resource Implications

There are minimal cost for registration and preparation of the lease and/or removal of the existing lease over Lot 182.

Attachments

Nil

Recommendation/s

1. That Council delegate to the Chief Executive Officer under Section 257(1)(b) of the Local Government Act 2009 to enter into a Trustee Lease for a period of 30 years with a peppercorn rental of \$1 per annum with the St George Tourism & Museum Association Inc. for 231-233 Lot 71 BLM 889, Victoria Street, St George.
2. That Council approve the cancellation of Trustee Lease for Lot 182 BLM 1186 Lindores Street St George.
3. That the St George Tourism & Museum Association Inc. be responsible for the payment of annual rates and charges over Lot 71 BLM 889 Victoria Street, St George.
4. That Council bear the cost of the application and legal fees by way of donation to the St George Tourism & Museum Association Inc.

Michelle Clarke

Director Finance & Corporate Services

OFFICER REPORT

TO: Council

SUBJECT: ICT Steering Committee Minutes 11 July 2019

DATE: 06.08.19

AGENDA REF: FCS2

AUTHOR: Michelle Clarke - Director Finance & Corporate Services

Executive Summary

ICT Steering Committee Minutes 11 July 2019

Background

The Minutes of the ICT Steering Committee is attached for Council to receive and note. The minutes include a report on the Business case for a new Enterprise Resource Planning System that was endorsed by the Committee subject to a written assessment of the market prior to proceeding with a Local Buy Arrangement (which is exempt from the tender process) under Section 234 of the Local Government Regulations 2012.

A thorough assessment was undertaken by the North West RAPAD member councils two years ago who have been rolling out the implementation of IT Vision. Consultation has been undertaken extensively with the Longreach Regional Council and feedback from other councils has also been sought. A full report on the Business case will be submitted to Council under separate cover prior to proceeding with the purchase.

Link to Corporate Plan

Key Foundation Area	Key Program Area
<u>Governance</u>	Excellence in service delivery and project management

Consultation (internal/external)

North West RAPAD Councils
Richmond Shire Council
ITVision
Civica
Geraldton Shire Council

Legal Implications

Not applicable

Policy Implications

Not applicable

Financial and Resource Implications

Not applicable

Attachments

1. ICT_11072019_MIN_402.pdf [↓](#)

Recommendation/s

That Council receive and note the ICT Steering Committee minutes for 11 July 2019.

Michelle Clarke

Director Finance & Corporate Services

UNCONFIRMED



MINUTES

of the

ICT Committee Meeting

held in the

Council Chambers, 118 Victoria Street, St George

on

Thursday 11th July 2019

Commencing at 2:35pm

Table of Contents

ORDER OF PROCEEDINGS.....	2
(REP) REPORTS.....	2

UNCONFIRMED

ORDER OF PROCEEDINGS

ATT1 ATTENDANCE

Cr FM Gaske (Deputy Mayor), Crs Marsh and Todd

Mrs Michelle Clarke (Director Financial & Corporate Services), Mr Peter Smith (Computer Services Officer) and Mrs Kerryn Suttor (Project Officer)

LOA1 LEAVE OF ABSENCE

Moved Cr Todd, seconded Cr Marsh that leave of absence be granted to Cr Scriven.

Moved Cr Marsh, seconded Cr Todd that leave of absence be granted for Mr Matthew Magin (Chief Executive Officer) and Mrs Julie Davies.

COM1 CONFIRMATION OF MINUTES

Recommendation/s

That the Minutes of the General Meeting held on 19 February, 2019 be confirmed.

BAM1 BUSINESS ARISING FROM MINUTES

Nil

(REP) REPORTS

REP1 GENERAL UPDATE ON ICT MATTERS

The following is an update on general ICT matters. The Director of Finance & Corporate Services provided a verbal update at the meeting as follows:

Quotations for the phone system have been requested from ComTel, Shire Networks and Field Solutions.

Testing of Office 365 (and Office 2019) has been completed and is compatible with our current software and systems.

Civica – Practical Computer Services one touch payroll system has a glitch that is unresolved and is affecting employee's tax returns. Firstly it will not upload to the ATO and second it has allowances included in an employee's taxable income which is incorrect. There has been a poor response from Civica and resolution is pending. Deadline is 31/07/2019 to upload to the ATO.

Committee Recommendation/s

That the Council note the recent changes in ICT service provision.

REP2 ICT STRATEGY - PROGRESS REPORT

ICT Strategy – Progress Report

Committee Recommendation/s

That the Progress Report on the ICT Strategy be noted.

UNCONFIRMED

CLOSED MEETING

Moved Cr Todd, seconded Cr Marsh that the meeting be closed in accordance with Section 275(e) of the Local Government Regulation 2012, the time being 2.59pm.

OPEN MEETING

Moved Cr Marsh, seconded Cr Todd that the meeting re-open, the time being 3.20pm.

REP3

BUSINESS CASE - NEW ENTERPRISE RESOURCE PLANNING SYSTEM

Business Case – New Enterprise Resource Planning System

The ICT Steering Committee requested further information to support the suggestion of going with a supplier through a Local Buy arrangement that is exempt under Section 234 of the Local Government Regulations 2012 from a tender process. A thorough process was undertaken 2 years ago by a group of North West Councils and will be utilised as a test case.

Committee's Recommendation

That Council note that the Business Case for a New Enterprise Resource Planning System was endorsed by the ICT Steering Committee subject to provision of a written assessment of the market, prior to proceeding with a LocalBuy arrangement.

There being no further business, the Meeting closed, the time being 3.29pm.

Confirmed at a Meeting of the Council held on 15 August 2019.

.....
DEPUTY MAYOR

OFFICER REPORT

TO: Council

SUBJECT: Monthly Finance Report July 2019

DATE: 06.08.19

AGENDA REF: FCS3

AUTHOR: Tracey Lee - Manager Finance Services

Executive Summary

Monthly Finance Report July 2019

Link to Corporate Plan

Key Foundation Area	Key Program Area
<u>Governance</u>	Financial management for long-term sustainability

Attachments

1. Monthly Finance Report - July 2019 (amended).pdf [↓](#)

Recommendation/s

That the monthly Financial Management Report for the period ending 31 July 2019, as tabled, be received and noted.

Michelle Clarke
Director Finance & Corporate Services

Finance Report

Month Ending 31 July 2019

Table of Contents

Statement of Comprehensive Income & Commentary	1
Statement of Financial Position & Commentary	4
Statement of Cash Flows	7
Key Performance Indicators	8

Balonne Shire Council
Statement of Comprehensive Income
For the period ended 31 July 2019
9% of Year Expired

	Note	2019/20 Actual	2019/20 Original Budget	%
Income				
Revenue				
Recurrent revenue				
Rates, levies and charges	1	-635	10,640,140	0%
Fees and charges	2	27,333	208,860	11%
Rental income	3	21,863	213,000	12%
Interest received	4	17,805	673,250	3%
Sales revenue	5	4,756	4,762,000	0%
Other income	6	15,611	423,700	4%
Grants, subsidies, contributions and donations	7	239,101	7,397,677	3%
Total recurrent revenue		325,834	24,318,627	1%
Capital revenue				
Grants, subsidies, contributions and donations	8	109,000	2,838,160	3%
Total capital revenue		109,000	2,838,160	4%
Total revenue		434,834	27,156,787	2%
Capital income	13	0	0	
Total income		434,834	27,156,787	2%
Expenses				
Recurrent expenses				
Employee benefits	9	(406,879)	(6,957,806)	6%
Materials and services	10	(812,463)	(13,572,415)	8%
Finance costs	11	(414)	(153,045)	0%
Depreciation and amortisation	12	(618,114)	(7,417,364)	8%
Total recurrent expenses		(1,837,870)	(28,100,630)	7%
Capital Expenses		0	0	
Total expenses		(1,837,870)	(28,100,630)	7%
Total comprehensive income for the year		(1,403,036)	(943,843)	

Statement of Comprehensive Income

For the period ended 31 July 2019

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 9% of the budget. It should be noted that closing balances for the 30 June 2019 results for publication in the Annual General Purpose Financial Statements are still being finalised and as such there could be impact as a result of those activities for both July and August results. Where there are significant variances from budget a brief explanation is provided.

1 Rates, levies and Charges

The first rates and charges levy with respect to 1 July 2019 to 31 December 2019 is due to be issued the 14th August. Income will be recognised for this issue in August.

2 Fees and Charges

Slightly ahead of budget by 2%.

3 Rental Income

Slightly ahead of budget by 3%

4 Interest Received

Due to the timing of finalising the monthly financial statements bank statements were not available at the time. Interest revenue for July will be recognised in the August report.

5 Sales Revenue

No claims processed this month.

6 Other Income

Behind budget by 5%

7 Recurrent Grants and Subsidies

Behind budget. The first instalment of the Federal Assistance Grant funding is not expected until mid August. Council received an advanced lump sum payment of roughly 50% of the expected 19/20 grant allocation in June 2019. Council has budgeted for this trend to occur again in 19/20

8 Capital Grants and Subsidies

Behind budget. As work is completed milestone claims can be submitted.

9 Employee Benefits

Behind budget by 3%.

10 Materials and Services

Slightly behind budget by 1%.

11 Finance Costs

Due to the timing of finalising the monthly financial statements loan statements were not available at the time. Loan interest expense and administration fees will be recognised in the August report.

12 Depreciation

An estimate was accrued for this month.

Balonne Shire Council
Statement of Financial Position

As at 31 July 2019

	Actual	2019/20 Original Budget
Current Assets		
Cash and cash equivalents	12,969,754	5,783,409
QTC Cash Fund	13,464,387	13,593,439
Investments	4,516,779	7,206,156
Rates Outstanding	306,107	230,730
Trade and other receivables	237,865	3,212,816
Inventories	209,370	215,581
Other financial assets	121,309	73,227
Total current assets	31,825,571	30,315,358
Non-current Assets		
Property, plant and equipment	254,373,090	261,067,662
Capital works in progress	4,543,450	688,838
Intangible asset	0	7,172,000
Total non-current assets	258,916,540	268,928,500
TOTAL ASSETS	290,742,111	299,243,858
Current Liabilities		
Trade and other payables	154,528	655,466
Borrowings	5,827	309,485
Provisions	1,606,854	1,687,011
Other	6,506	7,176
Total current liabilities	1,773,715	2,659,138
Non-current Liabilities		
Borrowings	2,653,065	9,225,301
Provisions	205,907	150,899
Total non-current liabilities	2,858,972	9,376,200
TOTAL LIABILITIES	4,632,687	12,035,338
NET COMMUNITY ASSETS	286,109,424	287,208,520
Community Equity		
Shire capital	78,640,015	79,739,111
Asset revaluation reserve	199,306,073	199,306,073
Other reserves	8,163,336	8,163,336
TOTAL COMMUNITY EQUITY	286,109,424	287,208,520

Statement of Financial Position

For the period ended 30 July 2019

General

A commentary with regards to the Statement of Financial Position is provided for Council information. It should be noted that closing balances for the 30 June 2019 results for publication in the Annual General Purpose Financial Statements are still being finalised and as such there could be impact as a result of those activities until the 2019 financial statements are audited and receive QAO sign off in October as a result. Where there are significant variances from budget a brief explanation is provided.

ASSETS:

Cash and Cash Equivalents

Due to the receipt of advanced payments relating to the 19/20 financial year just prior to 30 June 2019, Council's operating bank account is holding a large amount of cash. As a result Council will be looking to actively invest some of these funds to generate greater interest revenue. This line item as well as the QTC Cash Fund and Investments line items should be added together when comparing actual performance to budget.

QTC Cash Fund

Refer to the comments for Cash and Cash Equivalents above. The finance department will actively look to invest the excess funds currently held in Council's general operating bank account to generate more interest revenue, utilising both the QTC Cash Fund and various Investment accounts in accordance with Council's policies.

Investments

Refer to comments under QTC Cash Fund.

Rates Outstanding

As at 31 July 2019 Council's outstanding rate percentage was 2.55%. For more information in relation to outstanding rate arrears refer to the Rates Status Report in the monthly finance information report.

Trade and Other Receivables

Property, Plant and Equipment

This line item balance will be impacted by both the asset revaluation and the capitalisation of completed capital works projects which will occur as part of the end of the 2019 financial year processing.

Capital Works in Progress

The value of this line item will reduce as capital projects that were completed prior to 30 June 2019 are taken up as assets in our system as part of the end of financial year processing.

LIABILITIES:**Trade and Other Payables****Borrowings**

Both the Current and Non-current borrowing line items will be adjust based on the loan statements provided by QTC which will occur as part of the end of financial year reconciliations processing. In addition to this Council is in the process of finalising landholder agreements for the Wild Dog Exclusion Fencing special loan scheme which will see a staged draw down of approved loan funds thereby increasing Council's overall borrowings.

Provisions

Council is required to provide a provision in their financial statements for Landfill Remediation for the first time in the 2019 financial year which is expected to increase the value of this line item. The calculation of the provision will occur as part of the 2019 end of financial year processing.

Other**COMMUNITY EQUITY:****Asset Revaluation Reserve**

This reserve account is impacted by the annual asset revaluation process which will be completed as part of the 2019 end of financial year processing.

Other Reserves

This item relates to funds held as both externally and internally restricted cash. It includes unspent grant monies as well as funds put aside by Council for future infrastructure asset replacement.

Balonne Shire Council
Statement of Cash Flows

period ending 31 July 2019

	Actual	Original Budget
Cash flows from operating activities:		
Receipts from customers	1,272,010	8,841,540
Payments to suppliers and employees	(1,911,640)	(21,650,479)
	(639,630)	(12,808,939)
Interest received	17,805	673,250
Rental income	21,863	213,000
Non-capital grants and contributions	239,101	7,277,677
Borrowing costs	0	(136,035)
Net cash inflow (outflow) from operating activities	-360,861	-4,781,047
Cash flows from investing activities:		
Payments for property, plant and equipment	(22,963)	(6,842,160)
Payments for intangible assets	0	0
Net movement on loans and advances	0	0
Proceeds from sale of property, plant and equipment	0	119,000
Grants, subsidies, contributions and donations	109,000	2,838,160
Net cash inflow (outflow) from investing activities	86,037	(3,885,000)
Cash flows from financing activities		
Proceeds from borrowings	0	0
Repayment of borrowings	0	6,881,720
Net cash inflow (outflow) from financing activities	0	6,881,720
Net increase (decrease) in cash held	-274,824	(1,784,327)
Cash at beginning of reporting period	31,225,744	28,367,331
Cash at end of reporting period	30,950,920	26,583,004

Key Performance Indicators - Monthly Reporting

Ratio	Description	Formula	Target	Status	Jul-19
Operating Cash Ratio	Number of months operating expenditure covered by working cash held	$\frac{\text{Cash Held - Restricted Cash}}{(\text{Total Operating Expense} - \text{Depreciation})/\text{Number of Periods}}$	Target greater than or equal to 1 month	✓	18.68
Operating Performance Ratio	This ratio provides an indication of Council's cash flow capabilities	$\frac{\text{Net Cash from Operations} + \text{Interest Revenue and Expense}}{\text{Cash Operating Revenue} + \text{Interest Revenue}}$	Target greater than or equal to 20%	✗	-26.63
Operating Efficiency Ratio	This ratio provides an indication of Council's ability to fund its operations	$\frac{\text{Total Operating Income}}{\text{Total Operating Expenses}}$	Target greater than or equal to 1	✗	-17.73
Operating Surplus Ratio	An indicator of which the extent to which revenues raised cover operational expenses only or are available for capital funding purposes or other purposes	$\frac{\text{Net Result (excluding capital items)}}{\text{Total Operating Revenue (excluding capital items)}}$	Target between 0 - 10%	✗	-4.64
Asset Sustainability Ratio	An approximation of the extent to which the infrastructure assets managed are being replaced as these reach the end of their useful lives.	$\frac{\text{Capital Expenditure on the Replacement of Assets (renewals)}}{\text{Depreciation Expense}}$	Target greater than or equal to 90%	✗	2.66
Net Financial Liabilities Ratio	An indicator of the extent to which the net financial liabilities can be serviced by its operating revenue	$\frac{\text{Total Liabilities - Current Assets}}{\text{Total Operating Revenue (excluding capital items)}}$	Target less than or equal to 60%	✓	-83.45

(IFS) INFRASTRUCTURE SERVICES

ITEM	TITLE	EXECUTIVE SUMMARY	PAGE
IFS1	<u>CHURCH STREET DIRRANBANDI FOOTPATH REQUEST</u>	Church Street Dirranbandi Footpath Request	30
IFS2	<u>BITUMEN AT ANCHORAGE HOMESTEAD</u>	Bitumen at Anchorage Homestead	32
IFS3	<u>2019/20 TIDS PROGRAMME CHANGE REQUEST</u>	2019/20 TIDS Programme Change Request	34

OFFICER REPORT

TO: Council

SUBJECT: Church Street Dirranbandi Footpath Request

DATE: 03.08.19

AGENDA REF: IFS1

AUTHOR: Andrew Boardman - Director Infrastructure Services

Executive Summary

Church Street Dirranbandi Footpath Request

Background

Council received a service request to construct a footpath on Church Street Dirranbandi from Dawes Street to Kirby Street on the Southern Side to assist an elderly resident.

Link to Corporate Plan

Key Foundation Area	Key Program Area
<u>Infrastructure and Planning</u>	Community infrastructure for existing and future needs

Consultation (internal)

Town Senior Supervisor

Legal Implications

Nil

Policy Implications

Asset Management, Procurement Policy

Financial and Resource Implications

Initial estimate indicates approximately \$40,000 construction cost with ongoing maintenance costs and depreciation of approximately \$800/year. Council currently have no budget item to complete the request nor has it been planned within future programmes.

Attachments

Nil

Recommendation/s

That Council resolve to notify the requester that there is currently no budget allocation to construct a footpath Church Street Dirranbandi from Dawes Street to Kirby Street and that the works are currently not included in future planned works programmes.

Andrew Boardman

Director Infrastructure Services

OFFICER REPORT

TO: Council

SUBJECT: Bitumen at Anchorage Homestead

DATE: 03.08.19

AGENDA REF: IFS2

AUTHOR: Andrew Boardman - Director Infrastructure Services

Executive Summary

Bitumen at Anchorage Homestead

Background

Council have received a service request to extend the seal on Wagoo Road 500m. The seal currently finishes at the driveway and the owners request is to extend the seal to limit the amount of dust that blows in from the unsealed surface. The owner has the Anchorage Homestead as part of the historic tour that encourages tourism in St George.

Link to Corporate Plan

Key Foundation Area	Key Program Area
<u>Economy</u>	Tourism growth and development

Consultation (internal/external)

Infrastructure Services

Legal Implications

Nil

Policy Implications

Asset Management Policy, Procurement Policy

Financial and Resource Implications

Initial estimate indicates approximately \$47,000 construction cost with ongoing maintenance costs and depreciation for the section being approximately \$2000/year. Council currently have no budget item to complete the request nor has it been planned within future programmes.

Attachments

Nil

Recommendation/s

That Council resolve to notify the requester that there is currently no budget allocation to extend the seal 500m on Wagoo Road and that the works are currently not included in future planned works programmes.

Andrew Boardman

Director Infrastructure Services

OFFICER REPORT

TO: Council

SUBJECT: 2019/20 TIDS Programme Change Request

DATE: 03.08.19

AGENDA REF: IFS3

AUTHOR: Andrew Boardman - Director Infrastructure Services

Executive Summary

2019/20 TIDS Programme Change Request

Background

TIDS Programmes are set 4 years in advance. The section nominated for reseal on the Bollon-Dirranbandi Road in the 2019-20 TIDS programme has been inspected and is identified as a lower priority than other areas on the road. Officers wish to submit a change request to the SWRRTG to adjust the reseal location to areas with the worst of the longitudinal cracking.

Link to Corporate Plan

Key Foundation Area	Key Program Area
Infrastructure and Planning	Safe, efficient and connected transport networks

Consultation (internal/external)

Manager Transport and Drainage

Legal Implications

Nil

Policy Implications

Nil

Financial and Resource Implications

Nil as programme change request, budget already allocated

Attachments

Nil

Recommendation/s

That Council resolve to submit a programme change request for the 2019/20 Transport Infrastructure Development Scheme (TIDS) funding to the South West Regional Roads Transport Group to adjust the proposed reseal location on the Bollon-Dirranbandi Road to the highest priority location.

Andrew Boardman

Director Infrastructure Services

(CES) COMMUNITY & ENVIRONMENTAL SERVICES

ITEM	TITLE	EXECUTIVE SUMMARY	PAGE
CES1	<u>COST BENEFIT ANALYSIS OF THE 2019 YELLOWBELLY COUNTRY MUSIC FESTIVAL</u>	From the Manager Tourism reporting on the costs benefits of the annual Yellowbelly Country Music Festival (YCMF) for 2019.	38
CES2	<u>RESTORATION OF THE NINDIGULLY BOOMERANGS</u>	From the Manager Tourism reporting on the restoration of the Boomerangs located in Nindigully which were created for the set of the movie Paperback Hero.	46
CES3	<u>COMMUNITY GRANTS AND ASSISTANCE PROGRAM - ST GEORGE & DISTRICT RUGBY UNION CLUB</u>	Donation Request from St George & District Rugby Union Club for Trophies and Awards for the end of the year Presentation Night	49
CES4	<u>COMMUNITY GRANTS AND ASSISTANCE PROGRAM - DIRRANBANDI P & C</u>	Sponsorship Request from Dirranbandi P & C Association for their 2019 Dirranbandi P-10 State School Fete	53
CES5	<u>COMMUNITY GRANTS AND ASSISTANCE PROGRAM - QCWA THALLON AND DAYMAR BRANCH</u>	Queensland Country Women's Association (QCWA) Thallon Daymar Branch requests \$1,000 donation for their Adopt a Spot program	57
CES6	<u>BALONNE SHIRE WILD DOG ADVISORY COMMITTEE - TERMS OF REFERENCE</u>	The report outlines the formation of the Wild Dog Advisory Committee and provides a Terms of Reference.	62
CES7	<u>WILD DOG SCALP BOUNTY & RETAINER POLICY</u>	From the Rural Services Unit reporting on Wild Dog Bounty and Retainer Policy.	67
CES8	<u>MCU 168 DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE - "INTENSIVE ANIMAL INDUSTRY" (SHEEP FEEDLOT 10,000 STANDARD SHEEP UNIT AND CATTLE FEEDLOT 1,000 STANDARD CATTLE UNIT) - "DEEPWATER" POWRUNNA ROAD, ST GEORGE, DESCRIBED AS LOT 1 ON RP195461</u>	A development application from JV and MH Brodie C/- Rod Davies (the applicant) for a Material Change of Use (MCU 168) – "Intensive Animal Industry" (Sheep Feedlot (10,000 SSU) and Cattle Feedlot (1,000 SCU) located at "Deepwater", Powrunna Road, St George, described as Lot 1 on RP195461.	75
CES9	<u>MCU 171 - DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE - "DWELLING HOUSE" (SECOND DWELLING) - 51 WILLOWTHAL ROAD, ST GEORGE QLD 4487 DESCRIBED ON LOT 60 ON</u>	Council has received a development application from S and S Timmer Constructions for a Material Change of Use – "Dwelling House" (Second Dwelling) on the property located at 51 Willowthal Road, St George described as Lot 60 on SP158281.	384

SP158281

CES10

**BROCHURE
MANAGEMENT AND
DISPLAY POLICY**

Brochure Management and Display Policy

440

OFFICER REPORT

TO: Council

SUBJECT: **Cost Benefit Analysis of the 2019 Yellowbelly Country Music Festival**

DATE: 04.08.19

AGENDA REF: CES1

AUTHOR: Kim Wildman - Tourism Manager

Executive Summary

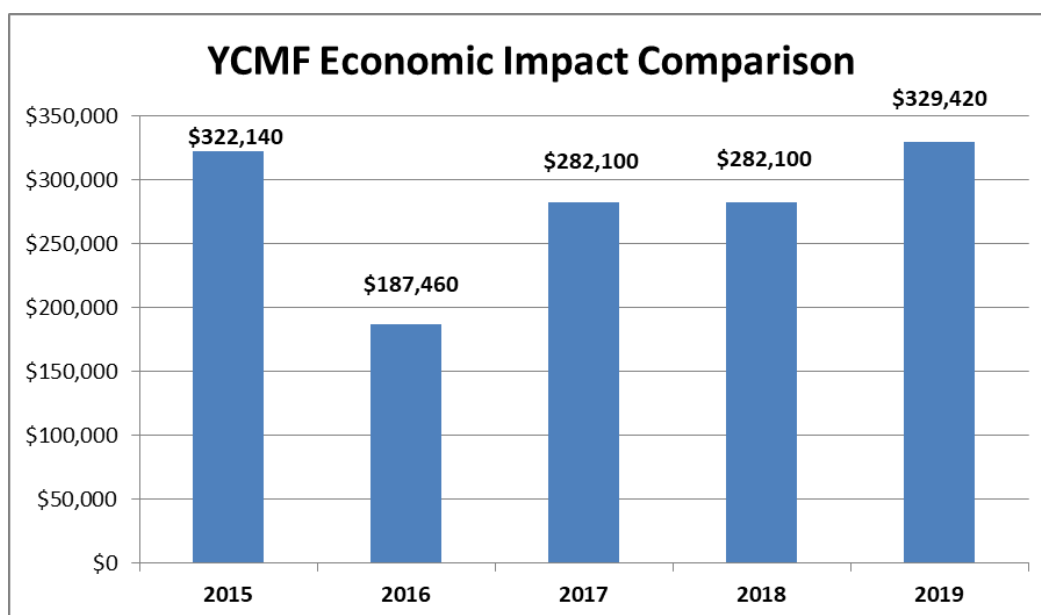
From the Manager Tourism reporting on the costs benefits of the annual Yellowbelly Country Music Festival (YCMF) for 2019.

Background

The Yellowbelly Country Music Festival (YCMF) is an annual festival which attracts significant numbers of grey nomad tourists to the Balonne Shire. Now in its seventh year, the 2019 festival was held from Monday, 1 July to Sunday 7 July 2019 with 'walk-up' performances held during the week and the main acts taking to the stage the Friday, Saturday and Sunday.

ECONOMIC IMPACT

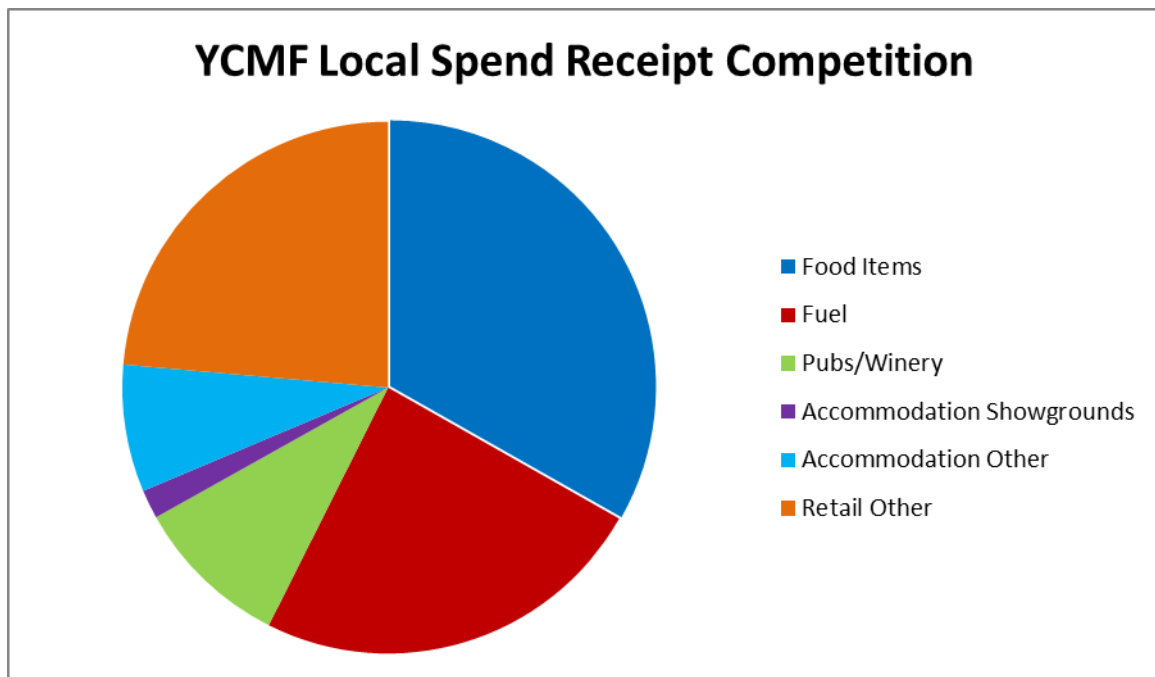
The 2019 festival drew 181 caravans with an estimated 362 attendees who stayed an average of 7 nights each. Using **Tourism Research Australia's estimated daily expenditure for the Balonne Shire which is currently determined as \$130 per person per night, the festival thus delivered **\$329,420** of direct economic benefits to the town. In using this same industry standard to compare 2019 against the previous four years, it is evident that the event has grown and now surpassed the 2015 peak.



** Tourism Research Australia (TRA) sets the Industry Standard for tourism data collection and analysis which is utilised by Tourism & Events Queensland and Southern Queensland Country Tourism. Overall just over 500 tickets were sold reflecting visitors staying outside the showgrounds and locals. However only the 362 caravan attendees are included in the formula.

LOCAL SPEND

The Local Spend Receipt Competition that was held at the YCMF for the week raised a total of receipts spent locally from attendees interested in the competition to \$27,273.50. This competition most usefully indicates where money has been spent in the community such as on local accommodation, food items, fuel and retail.



A total of 53 people went on the Cotton Farm Winery Tour as well as the St George History Tour held from Tuesday to Friday which generated \$2,650 to the local economy. These tours were well-attended by those attending the festival. Feedback from those that attended these tours was all extremely positive.

The commercial caravan parks were well supported throughout the week from tourists and travellers that were and weren't in St George for the YCMF. Officers sought feedback from the four (4) active commercial caravan parks within St George for the event week, and the revenue and stays. Feedback was as follows:

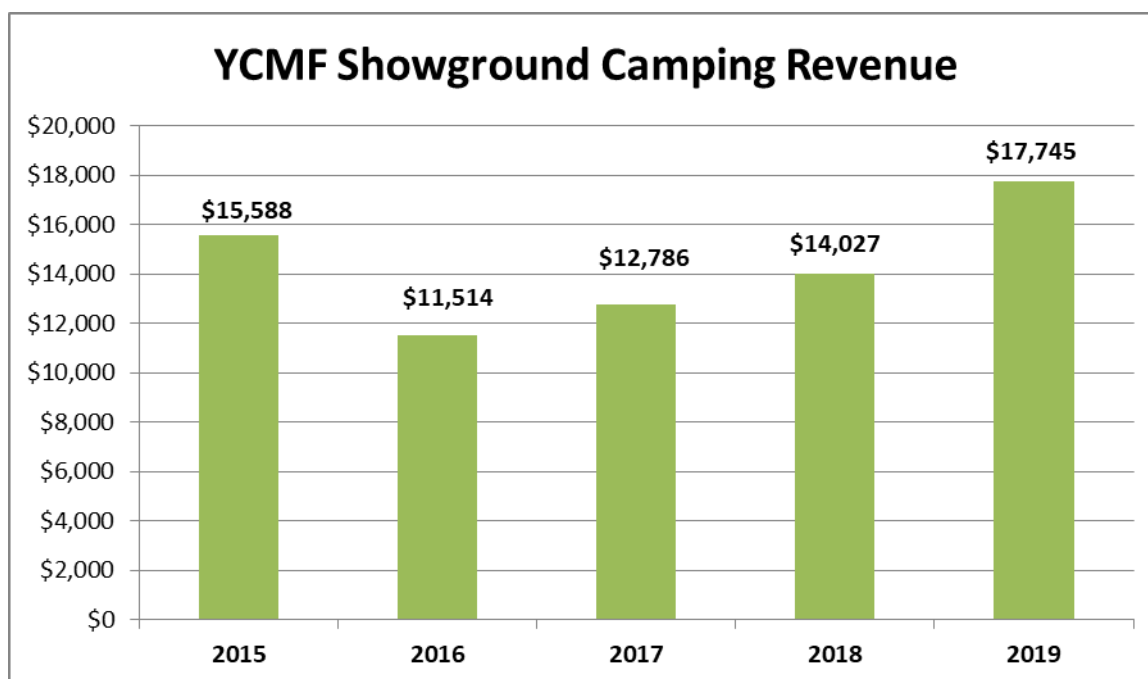
- **St George Caravan Park:** Had plenty of bookings prior and after the event from those attending the festival. Still had vacancies during the festival week as many had moved to the Showgrounds. One cabin was fully booked for the week by a couple attending the festival.
- **St George Riverfront Tourist Park:** Very quiet that week, had one couple who return each year stay at the park and also attend the festival. Only averaging three vans per day.
- **Kamarooka Tourist Park:** Had some bookings prior to the festival. Was not fully booked, still have vacancies that week. Visitors only staying 1 – 2 nights. Had at least two couples stay at the park attend the event.

- **Pelican Rest Tourist Park:** At full capacity for the entire week. Also had plenty of bookings prior to the festival before they moved to the Showgrounds.

Additionally, the Event Organisers, reported that their total spend this year totalled to \$7,907 which included food supplies and artists accommodation. While in the past local clubs had been enlisted to supply meals for the event, those that were approached were unavailable.

SHOWGROUND REVENUE

As noted previously, 181 caravans camped at the St George Showgrounds over the YCMF week. More than half that number (109 caravans) stayed 8 nights, while the average patron stay was 7 nights. The table below shows the total takings for 2019 as compared to the previous four years.



The fees charged for camping in 2019 were \$15.00 per powered site per night and \$12.00 per unpowered site per night. These fees are in line with the other festivals which form part of this grey nomad Country Music touring route including the Crows Nest Country Music Festival in Crows Nest, the Poets & Country Music Festival in Cunnamulla and the Channel Country Music Muster in Thargomindah.

MARKETING & PROMOTION

The event was advertised in the Balonne Beacon, Balonne Shire Council website, listed on Australian Tourism Data Warehouse (ATDW), Balonne Shire Visitor Information Centre Facebook page and editorials in the lead up to the event.

As with previous years, Council's Visitor Information Centre Staff undertook the task of creating and delivering the official Program booklet for the event. While this cost the Council timewise in terms of staff resources (\$1,770 in-kind contribution of 34.5 hours of the Senior Tourism Officer who coordinated and delivered the event Program) and financially for the professional designing and printing (\$890.00), the payoff has been the ability to promote local tours, businesses and sites of interest around St George and beyond.

For the last few years, the Event Organisers designed and paid for the poster for the event. The results have been less professional than years when the poster was organised and paid for by Council. See examples as attached.

Future event growth and development, with the significant economic value gained, would benefit from continued marketing support.

FEEDBACK

This year 24 feedback forms were received. Of these 16 rated the overall experience as “Very Good”, 6 rated it “Good”, one rated it as “Average” and the remaining one didn’t provide a rating.

Feedback from patrons to Council is as follows:

- Toilet and shower blocks need updating
- Why doesn’t the Council spend some of the money raised from camping fees for the festival to connect the better block showers and toilets to the bore water line?
- Need drinking water at the showgrounds to fill tanks
- Not enough powered sites.

Council Officers noted that the current pavilion was at capacity with some chairs provided for the overflow of attendees outside the building. Council Officers also identified opportunities for local businesses to partner with the event such as local food vendors.

COSTS

The 2019 YCMF raised a total of \$17,745 in revenue for the Council. Council’s support costs were:

Power	\$2,955.68	
Maintenance	\$2338.57	
Call-out Fees	\$313.00	(Two call outs for a plumber)
Booking Fees/Hire Fees	\$1,760.00	(8 days hire @ \$220 per day)
Chairs	\$62.50	
Program Design & Printing	\$890.00	
Staff	\$4083.06	(includes financial and in-kind staff support)
Waste	\$110.00	(5 skip bins @ \$22 each/week)
TOTAL EXPENSES	\$12,512.81	

The net benefit to Council for the 2019 YCMF was:

Showground Camping Takings	\$17,745.00
Less Total Expenses	\$12,512.81
NETT INCOME	\$5,232.19

BENEFITS

Council’s continued support of this event will benefit the Shire in the following ways:

- More than \$300,000 of direct economic impact for the Shire and its residents
- Positive media coverage for the Shire
- Potential for strengthening regional partnerships through collaboration with the other Shire Council’s which take in this Country Music touring route including Toowoomba Regional Council, Paroo Shire Council, and Bulloo Shire Council

Given the \$329,420 of direct economic impact delivered to the Shire this year, the YCMF easily qualifies as a Tier 2 Destination Event under the Council's new Tourism Events Grant which offers up to \$3000 in funding and/or in-kind. With the 2019 festival just shy of the \$350,000 threshold of a Tier 1 Major Event category the \$3000 would be best utilised to cover Council's financial and in-kind costs to produce the event program and poster to market the event and help it grow. We should also continue to invest Council's time and resources as we have done for the 2019 festival given the high level of economic impact it delivers to the Shire.

Link to Corporate Plan

Key Foundation Area	Key Program Area
<u>Economy</u>	Tourism growth and development

Consultation (internal/external)

Kim Wildman – Manager Tourism
Sandra Lee – Senior Tourism Services Officer
Keith Jamieson – Event Organiser
Marilyn Lanscome – Event Organiser
St George Commercial Caravan Parks
Community Members
Community Businesses
David Blackett – Riversands Winery
Brett Schweikert – Sandytown River Cruises
VIC Volunteers

Legal Implications

NA

Policy Implications

NA

Financial and Resource Implications

- \$3000 in in-kind and financial support from the Tourism & Events Grant to cover the costs of producing the program and poster for the event.
- Costs associated with the hire and use of the Showgrounds was NIL due to the net takings from camping fees.

Attachments

1. StGeorgeYellowbellyCountry MusicFestival2016.pdf [↓](#)
2. Yellowbelly Country Music Festival Flyer 2019.pdf [↓](#)

Recommendation/s

That:

1. Council receives this report
2. Council invests the same level of support for the 2020 Yellowbelly Country Music Festival.

Digby Whyte

Director Community and Environmental Services

The Best in Country Music, Bush Poetry, Food, Drink, Camping, Fishing, Friends & Country Hospitality

Yellowbelly COUNTRY MUSIC Festival



11TH-17TH
JULY 2016

**A Week of Country Music
and Bush Poetry at
St George Show Grounds**

Free walk up shows Mon-Fri at
10am and 2pm, hosted by
Alan & Marilyn Luscombe 0439 130 617



Entry \$20 per
person Sat &
Sun 8am -9pm

For more
information contact
Keith Jamieson
0427 731 088



CAMPING AVAILABLE

SHOW & CAMPING TICKETS AVAILABLE AT GATE

\$15 powered site (first in best dressed)

\$12 unpowered site per night

Must stay for duration of event

• Reg Poole OAM • Jeff Brown • John O'Dea • Jeff Gibson
• Lynette Guest • Rodney Walker • Trevor Tolton • Alisha Smith
• Dianne Lindsay and Peter Simpson • Sharon Heaslip
• Alan Luscombe • Kev Groves • Gary Fogarty • Ray Essery
• Amanda Pollock • Nathan Charlton • Keith Jamieson • Caitlyn Jamieson



For tourist information contact the
Balonne Shire Visitor Information Centre on 07 4620 8877

Yellowbelly
COUNTRY MUSIC
Festival

YELLOWBELLY COUNTRY MUSIC FESTIVAL

ST GEORGE SHOWGROUND QLD

1ST UNTIL 7TH JULY 2019

AWARD WINNING AND GOLDEN GUITAR FAVOURITES



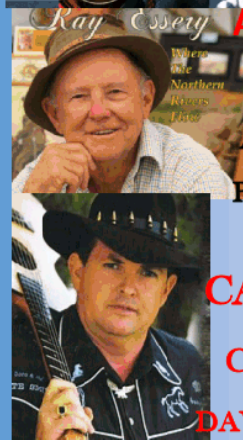
ALAN LUSCOMBE MEMORIAL WALKUPS

ARTISTS. DEAN PERRETT—GARY FOGARTY

BRUCE LAVENDER—ALICE BENFER—JEFF BROWN

ALISHA SMITH—KEITH/CAITLYN JAMIESON- RAY ESSERY

PETE SMITH—KYLE ADAMS COLLIER—LAURA DOWNING



CAMPING ENTRY 9AM SUNDAY 30TH JUNE 2019

CAMPING FEES PER SITE \$15 POWERED - UNPOWERED \$12

DAY PASSES FRIDAY NIGHT \$5 P/P SATURDAY \$25 P/P SUNDAY \$25 P/P

BUSH POETS SATURDAY/SUNDAY 8AM TILL 10AM - ARTISTS 10 AM SATURDAY/SUNDAY

CAMPERS \$ 50 INCLUDES ALL ENTERTAINMENT FOR THE WEEK

LOCAL TOURS OPERATING - ALSO PETS OK ON LEAD NOT IN VENUE OR FOOD AREAS

TEA/COFFEE/DRINKS FOOD AVAILABLE - C/PARKS- HOTELS- MOTELS AVAILABLE

SHOW INFO 0427731088 -VENUE- 0439130617 - WALKUPS - 0419577650

STAY AWHILE IN THE BEAUTIFUL BALONNE SHIRE

INFO CENTRE 0746208877

OFFICER REPORT

TO: Council

SUBJECT: Restoration of the Nindigully Boomerangs

DATE: 02.08.19

AGENDA REF: CES2

AUTHOR: Kim Wildman - Tourism Manager

Executive Summary

From the Manager Tourism reporting on the restoration of the Boomerangs located in Nindigully which were created for the set of the movie *Paperback Hero*.

Background

2019 marks the 20th anniversary of the release of the iconic Australian movie *Paperback Hero* which was filmed at Nindigully in the Balonne Shire. To honour this occasion, the Balonne Shire Council (BSC) has applied for and received a \$19,900 Foundation for Rural and Regional Renewal Grant to restore the three Boomerangs which were created as part of the set for the movie to their former glory.

Following the filming of the movie, the three Boomerangs were donated to the Shire by the film production company with the largest one of the three placed at the entry to the town, on the corner of the Carnarvon Highway and Mayes Street, and the two smaller ones located near the Nindigully Pub.

Sadly over the years the Boomerangs have deteriorated significantly. While the restoration of the Boomerangs is being coincided to support the Nindigully Film & Music Festival, once restored the Boomerangs, given their association with *Paperback Hero* which was Hugh Jackman's first feature length film, will themselves become a major tourist attraction enticing visitors from all over the world to the Balonne Shire to have their photograph snapped in front of them.

The key outcome of this project is thus to increase tourism activity which will have a flow on effect to increasing the economy within Balonne Shire and Outback Queensland, not only for the anniversary this year but for many years to come.

In addition, the restoration of the Boomerangs will provide the Council with the opportunity to showcase our local talent by contracting an artist from within the community to enhance one of the Shire's key tourist attractions.

In applying for the grant for the restoration of the Boomerangs, it was intended that it would not only bring a treasured Council asset back to life but also provide Balonne Shire residents with a much needed morale boost following recent years of drought and water buy backs situation in our region.

In order to set a budget for the restoration project quotes were sought. The artists' quote came in at \$10,000 which only covered the restoration of the two small Boomerangs, however, the artist kindly offered to restore the large Boomerang for free as an "in-kind" contribution for the project.

While it is possible to restore the two smaller Boomerangs in situ, given the location of the large Boomerang on the main highway in a 100 km/h zone and given its current state of disrepair, it was evident that the Boomerang would need to be removed from the site for the duration of the restoration process. A second quote was then sought from Infrastructure for the removal and reinstallation of the Boomerang which came in at \$8000.

The quotes given for the costs of the project at the time of the application therefore indicated that the restoration of the three Boomerangs would be achievable within a \$19,900 budget.

Subsequently some unanticipated costs for the removal and reinstallation of the larger Boomerang have arisen. These have included the Footing Design and Engineering Sign-off estimated at \$3,500 and Structural Design required to reinstall the Boomerang estimated at between \$6,000 to \$8,000.

Therefore, there is approximately a budget shortfall of between \$8,000 and \$10,000 to complete the entire project. This presents the Council with two options:

OPTION A: Council approves additional funds of \$10,000 to cover the shortfall so all three Boomerangs can be restored.

OPTION B: The two smaller Boomerangs and the remaining \$9,900 are used for an informational sign board and landscaping, not included in the original costings. The grant providers are comfortable with this change.

Link to Corporate Plan

Key Foundation Area	Key Program Area
<u>Economy</u>	Tourism growth and development

Consultation (internal/external)

Digby Whyte - Director of Community and Environmental Sustainability, BSC

Brenton Judge - Manager Transport and Drainage, BSC

Justin Beckmann - RMPC Supervisor, BSC

Kim Wildman – Manager Tourism, BSC

Stephanie Price – Grants Officer, BSC

Harrison Moss - Senior Civil Designer, Harrison Infrastructure Group

Legal Implications

NA

Policy Implications

NA

Financial and Resource Implications

Option A: \$10,000

Option B: Nil

Attachments

Nil

Recommendation/s

That Council approves the restoration of the of the two small boomerangs associated with the movie Paperback Hero, and associated signage at Nindigully, to be funded from Rural and Regional Renewal grant monies,

Digby Whyte

Director Community and Environmental Services

OFFICER REPORT

TO: Council

SUBJECT: Community Grants and Assistance Program - St George & District Rugby Union Club

DATE: 02.08.19

AGENDA REF: CES3

AUTHOR: Dani Kinnear - Community Development Officer

Executive Summary

Donation Request from St George & District Rugby Union Club for Trophies and Awards for the end of the year Presentation Night

Background

This month Council has received Three (3) requests for donations and sponsorship. This report tables two (2) of the Three (3) requests, this being a request from St George & District Rugby Union Club to donate towards their end of year trophies and awards.

St George and District Rugby Union Club have run a successful women's seven-a-side team this year with 28 registered players and a Men's 15-a-side team with both teams comprising of players not just from St George but from all over the Shire. Both of these teams have done very well in their respective competitions and are doing the Shire proud.

St George and District Rugby Union Club have requested a \$1,000 Donation from Council to go towards their Trophies and awards for the end of year Presentation night

Council have never sponsored St George and District Rugby Union Club from the Community Grants and Assistance Program

Link to Corporate Plan

Key Foundation Area	Key Program Area
<u>Community</u>	Strong community organisations

Consultation (internal/external)

Ben Gardiner – St George & District Rugby Union Club

Legal Implications

Not Applicable

Policy Implications

Community Grants and Assistance Policy

Financial and Resource Implications

Community Grants and Assistance program has an approved annual budget of \$20,000. Council has approved/allocated \$2,600.00 of these funds to date resulting in \$17,400.00 remaining for future requests.

St George and District Rugby Union Club have request a **\$1,000** Donation towards their Trophies and awards for the end of year Presentation Night

Council has sufficient funds to support St George and District Rugby Union Club with \$1,000 from the 2019/20 Community Grants and Assistance Program

Annual Budget		\$20,000
Less approved/allocated requests	2,600.00	
Less pending requests		
St George & District Rugby Union Club	1,000.00	
Dirranbandi P & C	1,000.00	
CWA Thallon and Daymar Branch	1,000.00	
Total remaining		14,400.00

Attachments

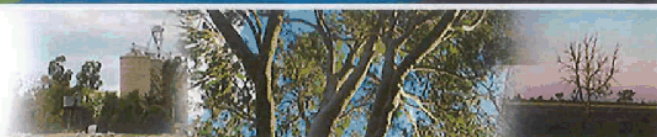
1. Donation Request from St George & Districts Rugby Union Club [↓](#)

Recommendation/s

That Council Donates \$1,000 to St George and District Rugby Union Club towards their trophies and awards for the end of the year Presentation Night from the 2019/20 Community Grants and Assistance Program

Digby Whyte

Director Community and Environmental Services



Community Grants and Assistance Application Form

Section 2: Project/Event/Activity Details	
Event/Project Name:	End of year Trophies and Awards
Event/Project Location:	Frillnecks Clubhouse
Event/Project Date:	28th Sept 2019
Assistance type:	<input type="checkbox"/> In Kind Support <input checked="" type="checkbox"/> Donations (up to \$3,000) <input type="checkbox"/> Sponsorships (up to \$3,000) <input type="checkbox"/> Fee waiver (over \$1,000) Note: Requests up to \$500 - CEO approval and over \$501 - Councillors Approval
Estimated Value Sort:	\$1000 Note: please complete Section 4: Budget, if requesting over \$1000
Brief Description of Event/Project (Max 250 Words):	<p>St George & District Rugby Union Club have a very successful Men's 15 a-side team and a women's 7a-side team, with players coming from all over the Shire. Each year we have a presentation night to celebrate the end of the season and how well the players did. It is a night where we can recognise some of the players specifically but also gives us a chance to come together at the end of a big season and enjoy each others company and revel in our achievements over the year.</p> <p>We ask for a donation to go towards the purchase of new perpetual trophies for our presentation night in September.</p> <p>2 x Players Player \$75 2 x Holy Grail \$70 each 1 x Spirit of Rugby Cup \$138 2 x Highest points Scorer \$85 Each 20 x Tankards \$10.50 Each</p> <p>The remainder of the money will go towards the smaller awards on the evening.</p>
Is this a New or Existing Event/Project:	<input type="checkbox"/> Existing <input checked="" type="checkbox"/> New
Is this a one-off or Annual Event/Project:	<input checked="" type="checkbox"/> One-Off <input type="checkbox"/> Annual
Have you applied for funding through the Community Assistance and Grants program in the last 12 months:	<input type="checkbox"/> Yes, Which event and amount: _____ <input checked="" type="checkbox"/> No



Community Grants and Assistance Application Form

Section 5: DECLARATION

I certify that the information provided in this application is true and correct and that I am authorised to make this application on behalf of the organisation.

(Note: This application form must be signed by two executive officers of the incorporated body accepting legal and financial responsibility for Council's assistance)

Name:	Ben Gardiner	Name:	Simon Lane
Signature:		Signature:	
Position:	President	Position:	Treasurer
Date:	31 July 2019	Date:	31 July 2019

Checklist (Please Tick)

<input checked="" type="checkbox"/>	I have read and understood the Community Grants and Assistance Policy
<input checked="" type="checkbox"/>	All required sections of the application form completed and signed by 2 approved officers
<input checked="" type="checkbox"/>	Section 3 – Budget is completed (if request amount is over \$1,000)
<input checked="" type="checkbox"/>	Copy of Public Liability Certificate of Insurance attached
<input checked="" type="checkbox"/>	Copy of Certificate of Incorporation attached
<input type="checkbox"/>	Copy of required quotes, permits/approvals attached (if applicable)
<input type="checkbox"/>	Completed creditor information form (if applicable)

Office Use Only

Approval up to \$500

Approval is hereby provided for the purpose of the above mentioned in accordance with the Community Grants and Assistance Policy

Approval amount: _____

Chief Executive Officer or delegate

Date: _____

OFFICER REPORT

TO: Council

SUBJECT: Community Grants and Assistance Program - Dirranbandi P & C

DATE: 02.08.19

AGENDA REF: CES4

AUTHOR: Dani Kinnear - Community Development Officer

Executive Summary

Sponsorship Request from Dirranbandi P & C Association for their 2019 Dirranbandi P-10 State School Fete

Background

This month Council has received Three (3) requests for donations and sponsorship. This report tables one (1) of the Three (3) requests, this being a request from Dirranbandi P & C Association for their 2019 Dirranbandi P-10 State School Fete

The School Fete is one of the bigger events on the Dirranbandi social calendar and is a major fundraiser for the school. The event is well attended and the monies raised goes towards improvement of the school facilities and services in order to benefit the education of all children who attend the School.

The fete will include a variety of raffles, auctions and games and will have input from Student representative Council, P & C, and donations from the wider community.

The funds from Council will go towards getting a band for the evening entertainment and the remaining funds will go towards materials and prizes for the stalls and Iron man race, run by the Students.

Last year Council sponsored Dirranbandi P & C \$200 for their School Fete and in 2017 Council sponsored \$800 for the Car Rally they were supporting.

Link to Corporate Plan

Key Foundation Area	Key Program Area
<u>Community</u>	Community well-being

Consultation (internal/external)

Laura Easton – Dirranbandi P & C

Legal Implications

Not Applicable

Policy Implications

Community Grants and Assistance Policy

Financial and Resource Implications

Community Grants and Assistance program has an approved annual budget of \$20,000. Council has approved/allocated \$2,600.00 of these funds resulting in \$17,400.00 remaining for future requests.

Dirranbandi P & C have requested **\$1,000** Sponsorship towards their 2019 Dirranbandi P-10 School Fete

Council has sufficient funds to support Dirranbandi P & C with \$1,000 from the 2019/20 Community Grants and Assistance Program

Annual Budget		\$20,000
Less approved/allocated requests	2,600.00	
Less pending requests		
Dirranbandi P & C	1,000.00	
St George & District Rugby Union Club	1,000.00	
CWA Thallon and Daymar Branch	1,000.00	
Total remaining		14,400.00

Attachments

1. Sponsorship Request from Dirranbandi P & C [↓](#)

Recommendation/s

That Council sponsors Dirranbandi P & C \$1,000 for their 2019 Dirranbandi P-10 School Fete from the 2019/20 Community Grants and Assistance Program

Digby Whyte

Director Community and Environmental Services



Community Grants and Assistance Application Form

Section 2: Project/Event/Activity Details	
Event/Project Name:	Dirranbandi P-10 State School Fete
Event/Project Location:	Dirranbandi P-10 State School
Event/Project Date:	26th October 2019
Assistance type:	<input type="checkbox"/> In Kind Support <input type="checkbox"/> Donations (up to \$3,000) <input checked="" type="checkbox"/> Sponsorships (up to \$3,000) <input type="checkbox"/> Fee waiver (over \$1,000) Note: Requests up to \$500 - CEO approval and over \$501 - Councillors Approval
Estimated Value Sort:	\$1000 Note: please complete Section 4: Budget, if requesting over \$1000
Brief Description of Event/Project (Max 250 Words):	<p>The School Fete is one of the biggest events on the Dirranbandi social calendar and it is the major fundraiser for the school.</p> <p>The School Fete is always a well-attended event and all monies raised go towards improving the school facilities and services in order to benefit the education of all children who attend our school.</p> <p>The fete with input from Student Representative Council, P&C and donations from the wider community will include a variety of raffles, auctions, games, food, alcohol sales and entertainment.</p>
Is this a New or Existing Event/Project:	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> New
Is this a one-off or Annual Event/Project:	<input type="checkbox"/> One-Off <input checked="" type="checkbox"/> Annual
Have you applied for funding through the Community Assistance and Grants program in the last 12 months:	<input type="checkbox"/> Yes, Which event and amount: _____ <input checked="" type="checkbox"/> No



Community Grants and Assistance Application Form

Section 5: DECLARATION

I certify that the information provided in this application is true and correct and that I am authorised to make this application on behalf of the organisation.

(Note: This application form must be signed by two executive officers of the incorporated body accepting legal and financial responsibility for Council's assistance)

Name: LAURA EASTON	Name: Tanya Moore
Signature:	Signature:
Position: PRESIDENT	Position: Secretary
Date: 30.7.19	Date: 30.7.19

Checklist (Please Tick)

- | | |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | I have read and understood the Community Grants and Assistance Policy |
| <input checked="" type="checkbox"/> | All required sections of the application form completed and signed by 2 approved officers |
| <input type="checkbox"/> | Section 3 – Budget is completed (if request amount is over \$1,000) |
| <input type="checkbox"/> | Copy of Public Liability Certificate of Insurance attached |
| <input type="checkbox"/> | Copy of Certificate of Incorporation attached |
| <input type="checkbox"/> | Copy of required quotes, permits/approvals attached (if applicable) |
| <input type="checkbox"/> | Completed creditor information form (if applicable) |

Office Use Only

Approval up to \$500

Approval is hereby provided for the purpose of the above mentioned in accordance with the Community Grants and Assistance Policy

Approval amount: _____

Chief Executive Officer or delegate

Date: _____

OFFICER REPORT

TO: Council

SUBJECT: Community Grants and Assistance Program - QCWA Thallon and Daymar Branch

DATE: 02.08.19

AGENDA REF: CES5

AUTHOR: Dani Kinnear - Community Development Officer

Executive Summary

Queensland Country Women's Association (QCWA) Thallon Daymar Branch requests \$1,000 donation for their Adopt a Spot program

Background

This month Council has received Three (3) requests for donations and sponsorship. This report tables three (3) of the Three (3) requests, this being a request from QCWA Thallon Daymar Branch for their Adopt a Spot Program.

The Adopt a Spot is a program where a community organisation applies through TMR to adopt a section of road and clean up the roadside litter.

QCWA Thallon Daymar Branch would like Council to donate \$1,000 to their organisation to adopt a spot on the Carnarvon Highway, with the exact spot being stipulated by TMR and Balonne Shire Council. It has been proposed that it would be 1.5km on either side of the road starting from Graincorp heading south towards Mungindi. They would carry out this project for 12 months.

The Funds from Council will be going towards materials to collect the rubbish and supplies for a tea that will be run after they have finished collecting the rubbish. This will bring the community together to help keep Thallon tidy.

Link to Corporate Plan

Key Foundation Area	Key Program Area
<u>Environment</u>	Best practice waste management and recycling

Consultation (internal/external)

Liz Hill – QCWA Thallon and Daymar Branch
Di Francisco – BSC Environmental Health Officer

Legal Implications

Not Applicable

Policy Implications

Community Grants and Assistance Policy

Financial and Resource Implications

Community Grants and Assistance program has an approved annual budget of \$20,000. Council has approved/allocated \$2,600.00 of these funds resulting in \$17,400.00 remaining for future requests.

QCWA Thallon Daymar has requested Council to make a \$1,000 donation towards their Adopt a Spot program.

Council has sufficient funds to support QCWA Thallon Daymar with \$1,000 from the 2019/20 Community Grants and Assistance Program.

Annual Budget		\$20,000
Less approved/allocated requests	2,600.00	
Less pending requests		
Dirranbandi P & C	1,000.00	
St George & District Rugby Union Club	1,000.00	
QCWA Thallon and Daymar Branch	1,000.00	
Total remaining		14,400.00

Attachments

1. Donation Request from QCWA Thallon and Daymar Branch [↓](#)
2. Adopt a Spot funding breakdown from QCWA Thallon and Daymar Branch [↓](#)

Recommendation/s

That Council donates \$1,000 from the Community Grants and Assistance program to the Queensland Country Women's Association (QCWA) Thallon Daymar Branch for their 12 month Adopt a Spot Clean-up of roadside rubbish on a section of the Carnarvon Highway, conditional upon:

1. QCWA Thallon Daymar getting an approval from TMR To adopt a spot;

Digby Whyte

Director Community and Environmental Services



Community Grants and Assistance Application Form

Section 2: Project/Event/Activity Details	
Event/Project Name:	Adopt a Spot
Event/Project Location:	Carnarvon Highway
Event/Project Date:	2019-20
Assistance type:	<input type="checkbox"/> In Kind Support <input checked="" type="checkbox"/> Donations (up to \$3,000) <input type="checkbox"/> Sponsorships (up to \$3,000) <input type="checkbox"/> Fee waiver (over \$1,000) <i>Note: Requests up to \$500 - CEO approval and over \$501 - Councillors Approval</i>
Estimated Value Sort:	\$1,000 <i>Note: please complete Section 4: Budget, if requesting over \$1000</i>
Brief Description of Event/Project (Max 250 Words):	<p>The QCWA Thallon Daymar Branch has applied to Adopt a Spot for Clean up of Roadside Litter.</p> <p>Exact location on either side of the Carnarvon Highway will be stipulated by TMR and BSC.</p> <p>The Thallon CWA members will maintain the designated project area for a period of 12 months.</p>
Is this a New or Existing Event/Project:	<input type="checkbox"/> Existing <input checked="" type="checkbox"/> New
Is this a one-off or Annual Event/Project:	<input type="checkbox"/> One-Off <input checked="" type="checkbox"/> Annual
Have you applied for funding through the Community Assistance and Grants program in the last 12 months:	<input type="checkbox"/> Yes, Which event and amount: _____ <input checked="" type="checkbox"/> No



Community Grants and Assistance Application Form

Section 5: DECLARATION

I certify that the information provided in this application is true and correct and that I am authorised to make this application on behalf of the organisation.
(Note: This application form must be signed by two executive officers of the incorporated body accepting legal and financial responsibility for Council's assistance)

Name:	Liz HILL	Name:	Chris Edmiston
Signature:		Signature:	
Position:	President	Position:	Vice President ✓
Date:	03.07.2019	Date:	3.7.19

Checklist (Please Tick)

<input checked="" type="checkbox"/>	I have read and understood the Community Grants and Assistance Policy
<input checked="" type="checkbox"/>	All required sections of the application form completed and signed by 2 approved officers
<input type="checkbox"/>	Section 3 – Budget is completed (if request amount is over \$1,000)
<input checked="" type="checkbox"/>	Copy of Public Liability Certificate of Insurance attached
<input checked="" type="checkbox"/>	Copy of Certificate of Incorporation attached
<input type="checkbox"/>	Copy of required quotes, permits/approvals attached (if applicable)
<input type="checkbox"/>	Completed creditor information form (if applicable)

Office Use Only

Approval up to \$500
Approval is hereby provided for the purpose of the above mentioned in accordance with the Community Grants and Assistance Policy

Approval amount: _____

Chief Executive Officer or delegate

Date: _____

Thallon Daymar Branch

William Street, Thallon QLD 4497

P: 0428 259 299

E: thallondaymarQCWA@gmail.com

01/08/2019

Re Adopt the Spot
Balonne Shire Council

Thallon QCWA thanks Balonne Shire Council for this opportunity to secure funding to support their Adopt the Spot Roadside Littler cleanup project.

Suggested funds were \$1,000 for a 12month project

The use of these funds would be for resources to support the project and for a small thankyou morning tea each month.

Resources		\$650
Locally at Mitre 10 we would source:		
5 x 60L Greenleaf Handy Wheelie Cart \$46.00 each	\$230	
5 x Sabco M900 Picker-upers \$33 x 5	\$165	
5 x Mr Clean Tough Bag packs \$11	\$55	
10 x Garden rhino original gloves \$13	\$130	
10 x Hi Vis vests x \$7	\$70	

Resources for Morning teas		\$350
Tea Coffee Sugar Milk		
Fold up Table, Chairs, Thermos and Cups		

Many thanks for this opportunity to explain the request for funding.

Kind regards

Liz

Liz HILL

President QCWA Thallon Daymar

OFFICER REPORT

TO: Council

SUBJECT: Balonne Shire Wild Dog Advisory Committee - Terms of Reference

DATE: 02.08.19

AGENDA REF: CES6

AUTHOR: Tayla Willis - Project Support Officer

Executive Summary

The report outlines the formation of the Wild Dog Advisory Committee and provides a Terms of Reference.

Background

At the Councillor Workshop on Thursday, 25 July 2019 a Terms of Reference was discussed to assist with the administration, co-ordination and implementation of the Wild Dog Advisory Committee (WDAC) in the Balonne Shire.

Council has received the following feedback from the current Chair, Mr Rod Avery, for consideration:

- The need to have a NRM Representative or Landcare for access to funding avenues;
- Currently the WDAC elect the Chair from its members; and
- That most members would like to discuss how this works.

The Committee is constituted to help reduce the impacts of wild dogs on landholders by guiding an effective, efficient and coordinated approach to controlling wild dogs and other vertebrate pests. The Committee will operate under Council's Biosecurity Plan and in cooperation with the Pest Working Group constituted under that Plan.

Link to Corporate Plan

Key Foundation Area	Key Program Area
<u>Environment</u>	Biosecurity, pest management and stock route planning

Consultation (internal/external)

INTERNAL

Councillors
Chief Executive Officer
Director of Community and Environmental Services
Manager of Rural Services and Compliance
Rural Lands and Environment Officer
Project Support Officer – WDEF and Rural Services

EXTERNAL

Mr Rod Avery (Chair of WDAC)

Legal Implications

The Wild Dog Advisory Committee ('Committee') is a Balonne Shire Council ('Council') Committee established under Section 265 of the Local Government Regulations 2012

Policy Implications

Nil

Financial and Resource Implications

A council officer assists with the meeting set-up and minutes 2-3 times per year.

Attachments

1. Wild Dog Advisory Committee Terms of Reference [↓](#)

Recommendation/s

That Council approves the Wild Dog Advisory Committee (WDAC) as a Balonne Shire Council ('Council') Committee established under Section 265 of the Local Government Regulations 2012, and the associated Terms of Reference.

Digby Whyte

Director Community and Environmental Services



Terms of Reference – BSC Wild Dog Advisory Committee

1. ESTABLISHMENT

The Wild Dog Advisory Committee ('Committee') is a Balonne Shire Council ('Council') Committee established under Section 265 of the Local Government Regulations 2012

2. PURPOSE

The Committee is constituted to help reduce the impacts of wild dogs on landholders by guiding an effective, efficient and coordinated approach to controlling wild dogs and other vertebrate pests. The Committee will operate under Council's Biosecurity Plan and in cooperation with the Pest Working Group constituted under that Plan.

3. SCOPE

The Committee will:

- a) Provide advice to Council relating to wild dog management under the Biosecurity Plan
- b) Provide guidance and advice to landholders and other stakeholders on a coordinated approach to controlling wild dogs and other vertebrate pests
- c) Work in cooperation with the Biosecurity Plan Pest Working Group

4. OBJECTIVES

The Committees objectives are:

- a) Increase landholder participation and coordination in effective wild dog and related priority pest animal control across all land uses in the Shire
- b) Increase awareness of wild dog impacts to all stakeholders in the Shire via education and communication programs
- c) Improve and enhance pest animal data collection across the Shire
- d) Identify and prioritise potential and high impact/density areas in the Shire, including changes from the roll-out of wild dog exclusion fences across the Shire
- e) Maintain and improve the effectiveness of and participation in landholder syndicates

5. TENURE

The Committee will be reviewed at the commencement of each Council term and members of the Committee will be appointed for that term.



Terms of Reference – BSC Wild Dog Advisory Committee

6. MEMBERSHIP

- a) The core membership of the Committee will comprise of:
- Balonne Shire Council Mayor
 - Balonne Shire Council Councillor holding biosecurity/animal pest control portfolio responsibility
 - BSC Director Community and Environment
 - BSC Manager of Rural Services and Compliance
 - BSC Wild Dog Exclusion Fence Coordinator
 - Two syndicate representatives from each zone in the Balonne Shire area
 - A representative from Queensland Parks and Wildlife
 - A representative from Biosecurity Queensland
 - A representative from AgForce
- b) Additional advisory members may be added from within Council staff or external members as required.
- c) Registered trappers invited for information
- d) Other parties may be invited

7. ADMINISTRATIVE SUPPORT

The Committee will be supported by the Community and Environmental Sustainability Directorate's Rural Services Unit and the WDEF Project Support Officer.

8. MEETINGS

- a) The Committee shall meet at least two (2) times per annum to ensure that Wild Dog Management and best practice and advice is co-ordinated and implemented.
- b) Meetings will be chaired by the portfolio Councillor or Mayor or any other such committee member determined by Council.
- c) Order of Proceedings are as follows:
- i. Opening
 - ii. Attendance
 - iii. Leave of Absence
 - iv. Confirmation of Minutes
 - v. Declaration of Conflicts of Interest



Terms of Reference – BSC Wild Dog Advisory Committee

- vi. Deputations
- vii. Agenda Items as required
- viii. General Business (Minor Items only)
- ix. Closing
- d) An agenda to be circulated prior to the meeting.
- e) The Committee will adopt consensus recommendations to Council.
- f) Quorum will be defined as 50% plus one.
- g) The Committee will comply with Council's Code of Meeting Practice.
- h) Conflicts of interest to be declared at commencement of meetings.

9. MINUTES

- a) Minutes shall be taken of Committee meetings
- b) Minutes will not be made public except as presented to Council.
- c) Where appropriate, minutes will be considered by Council in closed session.

10. REPORTING TO COUNCIL

The Committee shall report on its activities and provide advice to Council through the Committee's meeting minutes. The Committee may provide advice and recommendations to Council for consideration.

11. DELEGATED AUTHORITY

The Committee has no delegated authority to make decisions on behalf of the Council. Decisions will be made by Council resolution or as delegated to the Chief Executive Officer.

12. CONFIDENTIALITY

Committee members are required to treat any sensitive information in an appropriate and confidential manner.

13. LEGAL PARAMETERS

- Local Government Regulation 2012 Section 265
- Biosecurity Act 2014

OFFICER REPORT

TO: Council

SUBJECT: Wild Dog Scalp Bounty & Retainer Policy

DATE: 02.08.19

AGENDA REF: CES7

AUTHOR: Tayla Willis - Project Support Officer
Karl Hempstead - Manager Rural Services

Executive Summary

From the Rural Services Unit reporting on Wild Dog Bounty and Retainer Policy.

Background

At the Councillor Workshop held on Thursday, 25 July 2019, a Wild Dog Bounty and Retainer Policy with procedures was discussed with greater compliance requirements.

Wild dogs are a restricted invasive animal under the Biosecurity Act 2014 and are a priority invasive animal pest under the Draft BSC Biosecurity Plan. The general biosecurity obligation in the Act requires everyone to minimise the risks associated with invasive animals and plants under their control.

As part of its integrated pest management systems under the Draft BSC Biosecurity Plan, Council may provide incentive schemes to manage animal and plant priority invasive pests.

The Wild Dog Bounty and Retainer incentive scheme is funded from an annually reviewed landholder pest management levy. BSC receives advice on the control of wild dogs and the use of incentive schemes from a Wild Dog Advisory Committee (WDAC) that includes representatives from landholder syndicates, DAF, Agforce, and other stakeholders. The syndicates retain trappers to assist landholders.

This policy provides direction to Council's wild dog bounty and retainer incentive scheme to support landholders to meet their requirements under the legislation to control wild dogs. It include processes for the registration and retention of trappers retained by landholder syndicates, to landholders and other casual persons engaged in the destruction of wild dogs, and to Council's officers involved in the administration of the scheme.

The policy includes procedures for trapper registration, verifying and documenting dog destruction, processing claims from the presentation of wild dog scalps, and for wild dog destruction.

Link to Corporate Plan

Key Foundation Area	Key Program Area
<u>Environment</u>	Biosecurity, pest management and stock route planning

Consultation (internal/external)

INTERNAL

Councillors
Chief Executive Officer
Director of Finance and Corporate Services
Director of Community and Environmental Services
Manager of Rural Services and Compliance
Rural Lands and Environment Officer
Project Support Officer – WDEF and Rural Services

EXTERNAL

Wild Dog Advisory Committee (WDAC)
Mr Rod Avery – Chair WDAC

Legal Implications

- Balonne Shire Council Corruption and Fraud Control Policy
- Local Government Act 2009
- Local Government Regulation 2012
- Crime and Corruption Act 2001
- Criminal Code Act 1899
- Integrity Act 2009
- Public Interest Disclosure Act 2010
- Public Sector Ethics Act 1994
- Right to Information Act 2009
- Australian Standard 'Fraud and Corruption Control' (AS8001-2008)
- Ombudsman – Public Interest Disclosure Standard No 2 - 2014

Policy Implications

Currently Council does not have a policy for the Wild Dog Scalp and Retainer.

Financial and Resource Implications

A retention payment of \$300 (or otherwise as per Council's approved annual budget and fees and charges) will be made directly to wild dog landholder Syndicate trappers who are registered with BSC for each wild dog scalp presented that resulted from a wild dog destroyed within Balonne Shire. The Syndicate may match or partially match this payment.

A bounty payment of \$100 (or otherwise as per Council's approved annual budget and fees and charges) will be made directly to landholders, registered trappers or casual persons for each wild dog scalp presented that resulted from a wild dog destroyed within Balonne Shire. The Syndicate may match or partially match this payment where associated with Syndicate trappers.

Bounty Payment Budget Amount	\$35,000
Retainer Payment Budget Amount	\$45,000

Attachments

1. Wild Dog Scalps Bounty and Retainer Policy [↓](#)

Recommendation/s

That Council adopts the Wild Dog Bounty and Retainer Policy.

Digby Whyte

Director Community and Environmental Services



Wild Dog Bounty & Retainer Policy

INTRODUCTION

Wild dogs are a restricted invasive animal under the *Biosecurity Act 2014* and are a priority invasive animal pest under the Draft BSC Biosecurity Plan. The general biosecurity obligation in the Act requires everyone to minimise the risks associated with invasive animals and plants under their control.

As part of its integrated pest management systems under the Draft BSC Biosecurity Plan, Council may provide incentive schemes to manage animal and plant priority pests.

The Wild Dog Bounty and Retainer incentive scheme is funded from a landholder pest management levy that is intended to be annually reviewed

BSC receives advice on the control of wild dogs, and the use of incentive schemes, from a Wild Dog Advisory Committee (WDAC) that includes representatives from landholder syndicates, DAF, Agforce, and other stakeholders. The syndicates retain trappers to assist landholders.

SCOPE

This policy relates to Council's wild dog bounty and retainer incentive scheme to support landholders to meet their requirements under the legislation to control wild dogs.

It relates to the registration and retention of trappers retained by landholder syndicates, to landholders and other casual persons engaged in the destruction of wild dogs, and to Council's officers involved in the administration of the scheme.

The policy includes procedures for trapper registration, verifying and documenting dog destruction, processing claims via the presentation of wild dog scalps, and documenting wild dog destruction.

OBJECTIVES

The key objectives of the Wild Dog Bounty and Retainer Policy are to:

- Ensure best practice in the management of wild dog control;
- To enhance, protect and sustain the environment through effective Biosecurity priority invasive animal pests.
- Ensure all legislative requirements are adhered too.
- Ensure compliance and the reduction of any potential fraud associated with presenting wild dog scalps to claim bounty and retainer monies and and the disposal of scalps.
- Ensure improved data collection to inform tactics relating to wild dog control

DEFINITIONS

Act – means the Biosecurity Act 2014

Applicant – Balonne Shire Landholder or Registered Trapper

Document No. >> 82278 Version No.1
Authorised by >> Director of Community & Environmental Sustainability

Initial Date of Adoption >> 15 August 2019
Latest Version Adopted: 15 August 2019
Next Review Date>> May 2020



Wild Dog Bounty & Retainer Policy

Bounty – A predetermined amount of money paid to an individual upon satisfactory evidence of the destruction of a specified animal

BSC – Balonne Shire Council (Council)

BSWDAC – Balonne Shire Wild Dog Advisory Committee

CEO – Chief Executive Officer

Retainer – A predetermined amount of money paid to a registered trapper (in this case per destroyed dog) to retain their skilled services and availability on an ad hoc basis.

Registered Trapper – A person skilled in feral animal control, retained by Syndicates and registered with BSC

(Wild Dog) Syndicate – A group of landholders cooperating to control wild dogs

Wild Dog – refers collectively to dingoes, dingo hybrids, feral dogs and domestic dogs that have escaped or been released

WILD DOG BOUNTY AND RETAINER POLICY

BSC will provide an annually-reviewed incentive scheme to support landholders to meet their requirements under the Biosecurity Act 2014 and Draft BSC Biosecurity Plan to control wild dogs.

A *retention payment* of \$300 (or otherwise as per Council's approved annual budget) will be made directly to wild dog landholder Syndicate trappers who are registered with BSC for each wild dog scalp presented that resulted from a wild dog destroyed within Balonne Shire. The Syndicate may match or partially match this payment.

A *bounty payment* of \$100 (or otherwise as per Council's approved fees and charges) will be made directly to landholders, registered trappers or casual persons for each wild dog scalp presented that resulted from a wild dog destroyed within Balonne Shire. The Syndicate may match or partially match this payment.

Syndicate trappers must register with Council through Vendor Panel as a contractor and hold appropriate licences and insurance.

Trappers and bounty applicants must comply with and complete the procedure associated with verification and recording of dog destruction, and applying for payment of bounty and retainer monies.

Council authorises administration and rural services officers to provide information, process trapper registrations and bounty and retainer applications, and ensure the destruction of dog scalps. Council officers must comply with and complete associated procedures and forms.

Wild dog bounty and retainer payments will be funded from Council's landholder pest management levy, which is reviewed annually.



Wild Dog Bounty & Retainer Policy

TRAPPER REGISTRATION PROCESS

Trappers approved by Syndicates:

1. must register as a contractor with BSC online via Vendor Panel, and meet associated requirements, such as public liability insurance and appropriate licences
2. must register with BSC Rural Services as using the Feral Scan (Wild Dog Scan) App on their smart phone for GPS location of destroyed dogs and associated data (www.feralscan.org.au)

SCALP BOUNTY AND RETAINER APPLICATION PROCESS

On Site

1. GPS points and associated data relating to each destroyed dog uploaded to the Feral Scan (Wild Dog Scan) App from www.feralscan.org.au
2. Full scalp retained from the destroyed dog
3. Letter from the landowner or manager of the property confirming the wild dog(s) are from their property (template: www.balonne.qld.gov.au)

At Council Reception

4. Scalps to be delivered to the Council office. Full scalps only, to be dried or frozen without decomposition and presented in a sealed bag/container.
5. Scalps to be transferred to an authorised Council officer.
6. Completion of a *Claim for Wild Dog Bounty Payment* form (at reception), including number of scalps and associated payment, and signed by the applicant and the receiving Council officer. A copy of the applicant's driver's license is to accompany a first claim together with bank account details for the payment to be made.
 - a. Include a Commonwealth *Statutory Declaration* (form www.balonne.qld.gov.au or at reception) signed by the applicant and endorsed by an authorised Council officer Justice of the Peace, that destroyed dogs were taken from identified Balonne Shire properties.
 - b. Include Letter from landholder confirming dog location
 - c. Receiving Council officer to sight uploaded Feral Scan (Wild Dog Scan) App data and GPS points.
 - d. Where the applicant is a retained trapper the Receiving Council officer is to verify that retained trappers are registered and that Claim details are completed.
7. The applicant to be given a copy of the signed Claim form.



Wild Dog Bounty & Retainer Policy

SCALP DESTRUCTION PROCESS

1. The receiving officer at Council reception must sign the *Claim for Wild Dog Bounty Payment* form confirming that the scalps have been sighted and match the information on the Claim form and the *Certificate of Destruction* section of the form prior to the Application being processed for payment.
2. The receiving officer then either:
 - a. requests an authorised officer from Rural Services disposes of the scalps; or
 - b. where an officer is unavailable, takes the scalps and temporarily stores them in their bag, with an identifying label, in a dedicated freezer within the Council offices.
3. An authorised Rural Services officer is to collect the scalps for disposal
4. The scalps are incinerated at the St George Landfill, with the Rural Services officer sighting they have been completely burned.
5. If the scalps are too wet to burn the fur is to be sprayed with an oil-based fluorescent paint (to avoid potential re-use) and buried at the St George Landfill animal section.
6. The authorised Rural Services officer then completes and signs a 'Certificate of Destruction' section on the original 'Claim for Wild Dog Bounty Payment' form and the original form is then sent to accounts payable (a duplicate remains in the Wild Dog Bounty & Retainer Claims Folder).

SCALP BOUNTY AND RETAINER PAYMENT

1. Completed forms will be processed by Council Accounts Payable staff. Council's payment terms are monthly.
2. The bounty or retainer is to be paid into the claimant's bank account. No cash is involved.
3. Syndicates to be notified monthly of any retainer payments to registered trappers

RELATED POLICIES & REGULATIONS

- Biosecurity Act 2014
- Balonne Shire Draft Biosecurity Plan
- Balonne Shire Wild Dog Management Plan 2019-2024

REVIEW OF POLICY

To be reviewed in July each year, or as required.



Wild Dog Bounty & Retainer Policy

Appendix A: Supporting Wild Dog Advisory Committee and Landholder Syndicates

WILD DOG ADVISORY COMMITTEE

The Balonne Shire Wild Dog Advisory Committee (BSWDAC) was established in 2008 to encourage best practice management of wild dogs with all stakeholders in the Shire to help reduce their impacts on the landholders. BSWDAC is led and managed by Landholders to work with the Balonne Shire Council.

The BSWDAC meets a minimum of two (2) times a year or as required and helps coordinate syndicates of landholders to support wild dog control at a local level.

WILD DOG LANDHOLDER SYNDICATES

Landholder syndicates are groups of landholders that retain trappers and organise cooperative wild dog control. Currently Syndicates levy members to match or partially match BSC wild dog bounty and retainer payments. This policy requires retained trappers to be registered with Council as contractors.

Balonne Shire comprises five (5) syndicate areas. In 2019 these were:

- **North - Central Zone (Mitchell-St George Road/Boolba)**
- **North – East Zone (Moonie Highway/St George)**
- **South – East Zone (Nindigully/Thallon)**
- **Western Zone (Bollon)**
- **Southern Zone (Dirranbandi/Hebel/Mungindi)**

(Refer to Attached Map)

OFFICER REPORT

TO: Council

SUBJECT: MCU 168 Development Application for Material Change of Use - "Intensive Animal Industry" (Sheep Feedlot 10,000 Standard Sheep Unit and Cattle Feedlot 1,000 Standard Cattle Unit) - "Deepwater" Powrunna Road, St George, described as Lot 1 on RP195461

DATE: 05.08.19

AGENDA REF: CES8

AUTHOR: Tayla Willis - Project Support Officer

Executive Summary

A development application from JV and MH Brodie C/- Rod Davies (the applicant) for a Material Change of Use (MCU 168) – "Intensive Animal Industry" (Sheep Feedlot (10,000 SSU) and Cattle Feedlot (1,000 SCU) located at "Deepwater", Powrunna Road, St George, described as Lot 1 on RP195461.

Background

This application is generally consistent with the assessment benchmarks provided by the Planning Act 2016 and any perceived conflict with the assessment benchmarks can be appropriately addressed by way of conditions of development approval.

Applicant:	JV and MH Brodie C/ - Rod Davies, RDC Engineers Pty Ltd
Owner Of Land:	John Vincent & Michelle Helen Brodie
Land description & Area:	Lot 1 on RP195461 (2,903.5ha)
Zone / Precinct :	Rural Zone
Proposal:	Material Change of Use – Intensive Animal Industry (Sheep Feedlot 10,000 SSU and Cattle Feedlot 1,000 SCU
Proposal Assessment category:	Impact Assessment
Referral/Concurrency Agencies:	Department of Transport & Main Roads via the State Assessment and Referral Agency (SARA) (Concurrency Agency Referral) and Santos (Advice Only)
Submissions :	No properly made submissions
Properly made date:	23 rd April 2019

Development Proposal

JV and MH Brodie have made application for a development permit for a Material Change of Use to establish an "Intensive Animal Industry" comprising of a Sheep Feedlot with a capacity of 10,000 Standard Sheep Units (SSU) and Cattle Feedlot with a capacity of 1,000 Standard Cattle Units (SCU). The proposed development is located at "Deepwater", Powrunna Road, St George, described as Lot 1 on RP195461.

The proposed development will operate as two separate facilities, each including the following components configured to suit the relevant livestock type:

1. Water supply
2. Livestock pens, infrastructure and facilities for the arrival, processing and dispatch of livestock.
3. Feed processing and commodity storage
4. Access and internal roads
5. Administration and maintenance
6. Controlled drainage areas, solid waste and effluent management (animal composting stockpile area) and utilisation areas

Key components of the development are described in further detail below.

1. Water Supply:

Water will be supplied by way of licensed underground allocation (water bore for stock intensive and irrigation). Water will be pumped from bore to water storage either a turkeys nest or storage tanks located at the highest elevation onsite to allow the water to be gravity fed to the pens.

2. Livestock handling and pens:

Sheep feedlot

The sheep feedlot is designed to be constructed in five stages, each with a capacity of 2,000 SSU. Each stage will consist of two rows of eight pens providing a total of 40 pens on completion of the five stages.

It is anticipated that the first two stages of the development will commence on receipt of the necessary approvals. Operational and commercial opportunities, along with other considerations will dictate the development of subsequent stages.

Artificial shade and a shelter structure will be constructed over the pens to protect the animals from the weather extremes.

A sheep handling facility and spelling yards will be constructed adjacent to the pens for the processing of animals into and out of the feedlot.

Note: Refer to Attachment 1 Drawing B9-100-00-05 Rev B - Proposed Sheep Feedlot Layout

Cattle Feedlot

It is proposed that the cattle feedlot be constructed after the sheep feedlot. It is intended to be developed in one stage however this will ultimately be dependant on operational requirements, market demand for beef and other considerations.

The cattle feedlot will comprise two rows of pens that are separated and serviced by a common feed road. A free standing steel structure will be constructed over the Receival and Induction yard adjacent to the pens to be utilised for processing of cattle (i.e induction) and will house the forcing yard, race, waiting bay, crush and electronic and electrical equipment associated with livestock management system.

Note: Refer to Attachment 1 Drawing B9-100-00-09 Rev B - Proposed Cattle Feedlot Layout

3. Feed processing and Commodity storage:

Commodity storage for the sheep feedlot will consist of a 1,000 tonne silo for grain storage and a shed constructed for the storage of roughages (hay and silage).

To service the cattle feedlot, a 2,000 tonne silo will be constructed for grain storage, and a shed constructed for the storage of commodities including hay, silage and proteins.

Approximately 25% of the food source (grain and roughage) will be sourced from subject site and the adjoining property owned by the applicant.

4. Access, Internal roads and Onsite Car parking and Manoeuvring:

Access to the site will be via the existing property access from Powrunna Road. The internal access road servicing both facilities will be constructed of an all-weather gravel surface suitable to cater for traffic demands associated with both sheep and cattle.

All-weather feed delivery roads will be constructed to provide access between the livestock pens within the two feedlots facilities.

Sufficient car parking and maneuvering areas will be provided onsite for employees and visitors.

5. Administration and Maintenance Infrastructure:

A transportable "ATCO" style demountable building will be constructed for use as a site office for the sheep facility to carry out administrative functions including visitor inductions, meetings etc. It is expected that the office building will also service the cattle feedlot when developed. However, in the event that additional office space is required an additional demountable building of the same style will be constructed. An ablution building will be established adjacent to the site office.

It is proposed that the commodity shed be used for light repairs and maintenance of machinery by mobile technicians.

6. Drainage, Waste Management and Utilisation:

Waste and waste water from the development is proposed to be managed in accordance with the following practices;

- Manure and spilt feeds will be scraped and collected from within the feed pens and facilities and will be temporary stockpiled in the manure/composting stockpile area prior to being utilised on and off the site.
- The controlled drainage area excludes upslope 'clean water' with diversion banks or embankment formed from the pens themselves and all stormwater runoff is directed to the sedimentation basin and holding pond. The effluent is held in the holding pond until it can be irrigated onto crops.

- Solid waste and effluent management areas will be constructed in accordance with relevant guidelines. Solid waste stockpile area shall temporarily stockpile solid waste (manure, spoilt feed, animal carcass and holding tank sludge) pending application to land in line with cropping demands.
- The solid waste and effluent utilisation areas are existing irrigated and dryland cropping areas. Manure or effluent shall be applied to crops growing on these areas at rates that allow the crops to utilise the nutrients in the manure or effluent.
- The areas shall have crops grown using same techniques currently used on the subject land. However, the manure and effluent will provide nutrient demands of the crops rather than synthetic fertilisers currently used.

Operating Hours and Employees:

The feedlot will be operated by the applicant with the assistance of 2 - 6 employees onsite. Anticipated hours of operation are 6:30am to 6:30pm. This includes transportation, feeding and livestock handling. Heavy vehicle movements may occur outside these hours if livestock transportation is required either at night or early morning for welfare reasons.

Haulage Route

The haulage route for transporting livestock and commodities to and from the development will be the same route used for the existing agricultural operations on the site, being from the Balonne Highway, via Powrunna Road. The Balonne Highway forms part of State-controlled road network. Powrunna Road is a local government controlled road.

The application was referred to Council's Infrastructure Department who provided no objection nor recommended any conditions regarding the suitability of the existing road.

Traffic Generation:

It is anticipated that when the sheep feedlot reaches full operating capacity, there will be 156 heavy vehicle movements per year, averaging to three movements per week for the transportation of sheep. There is estimated to be 108 heavy vehicle movements per year, averaging to two movements per week for feed delivery.

The cattle feedlot is expected to generate 59 heavy vehicle movements per year for the transportation of cattle once reaching full operating capacity, averaging to one movement per week. There is estimated to be 80 heavy vehicle movements per year, averaging to 1.5 movements per week for feed delivery.

Total traffic generation of the development once at full operational capacity is expected to include 403 heavy traffic movements per year.

Livestock will typically be transported in Road Train and B-Double vehicle combinations. Commodities will be delivered via Road Train, semi-trailer, semi-trailer tanker or B-Double vehicle.

Characteristics of the site:

The development site is located in the Rural Zone of the Balonne Shire Planning Scheme, approximately 21 km west of the township of St George. Access to site is gained via Powrunna Road.

The site comprises an area of 2,903.5ha and has two road frontages including the Balonne Highway which borders the southern boundary for a distance of approximately 5km and Powrunna Road bordering the northern boundary for a distance of 6km. Powrunna Road intersects with the Balonne Highway 3.8km south of the development site access.

The current use of the site is dryland and irrigated cropping and sheep grazing for meat production. The site has infrastructure improvements that supports these uses, including water storage, supply distribution and tail water return channels for irrigation and stock-proof fencing. There is no dwelling located onsite.

Reticulated water and sewerage is not available to the site. A gas pipeline easement runs east-west across the site.

Land uses surrounding the subject site comprise various large rural properties primarily used for irrigated and dryland cropping, sheep and cattle grazing. There are a number of dwellings located on the surrounding properties, the closest being within 600 metres of the southern boundary of the site on the opposite side of the Balonne Highway and another located approximately 2km from the northern site boundary.

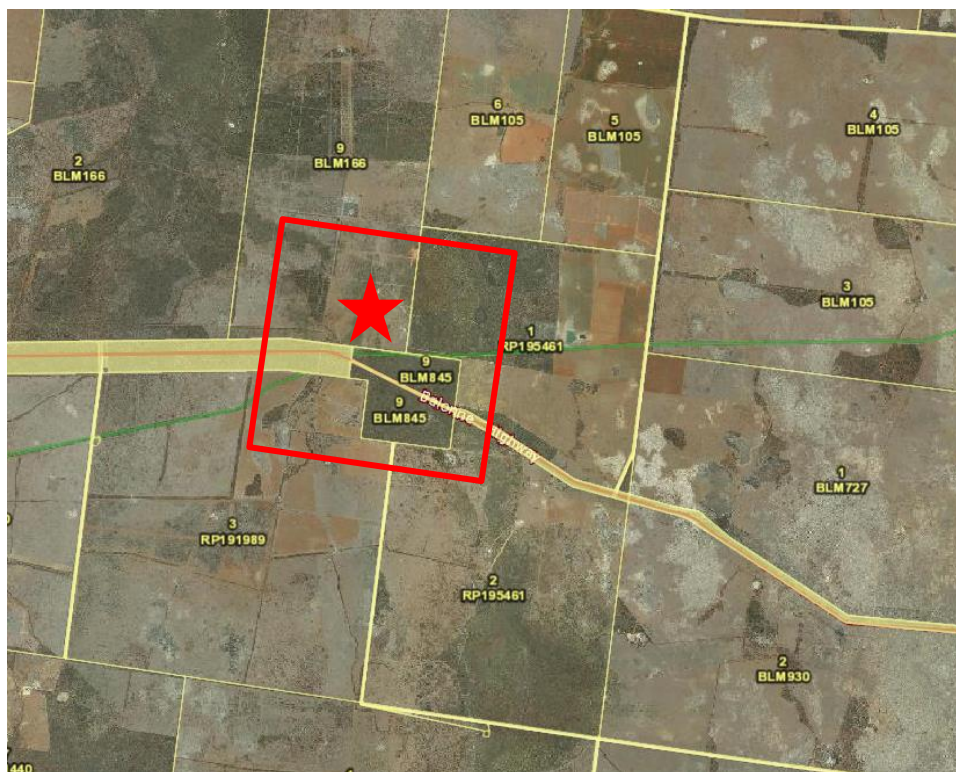


Figure 1: Locality Plan

Source: QLD Globe

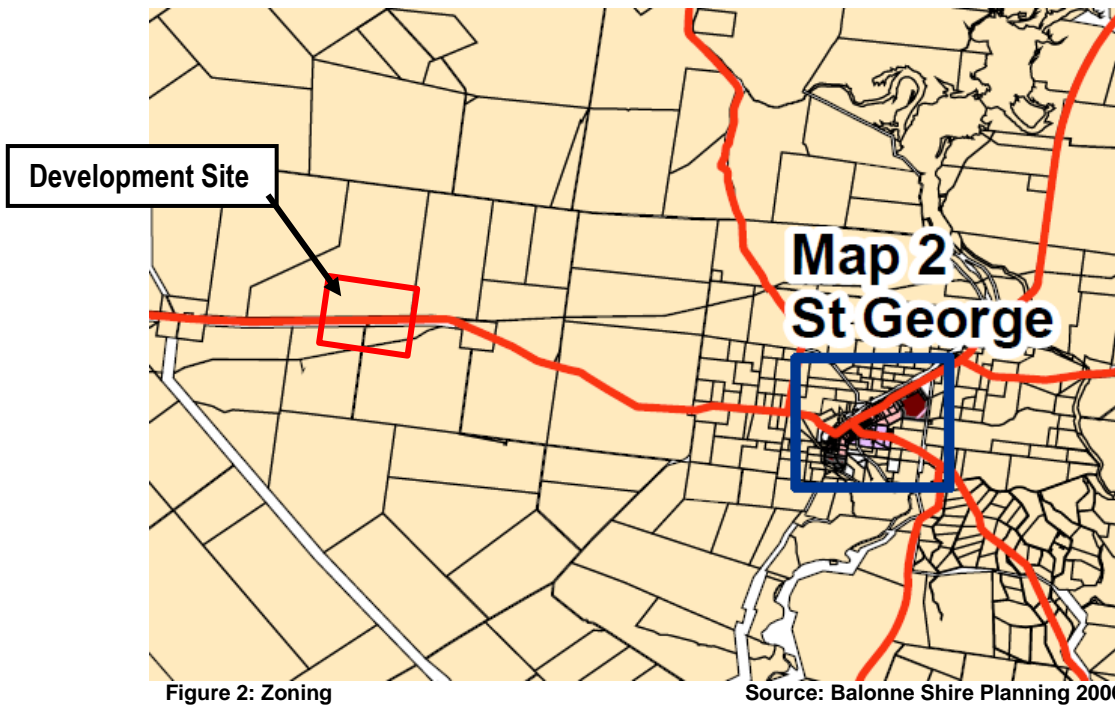


Figure 2: Zoning

Source: Balonne Shire Planning 2006

Assessment

The proposal constitutes a *material change of use* as defined in the *Planning Act 2016* (being the start of a new use of the premises).

The proposed use is defined as "Intensive Animal Industry" in the *Balonne Shire Planning Scheme* (the Planning Scheme);

"Intensive Animal Industry" means the use of premises including buildings, structures, pens, storage areas and effluent treatment areas for commercial or other non-domestic activities involving the breeding, keeping or depasturing of animals where the animals:

- a. *are reliant on prepared or manufactured feed for production purposes; and/or*
- b. *are temporarily held pending transportation or marketing.*

The term includes the use of premises for purposes such as:

- (i) *Aquaculture;*
- (ii) *Dairy;*
- (iii) *Commercial Livestock Dip;*
- (iv) *Cattle Feed Lot;*
- (v) *Piggery;*
- (vi) *Stable;*
- (vii) *Cattery;*
- (viii) *Kennel;*
- (ix) *Commercial Stockyard.*

The proposed use requires a development permit to be issued by Council prior to the commencement of use. Provisions of the Planning Scheme make the required development application for the development permit subject to Impact assessment.

An Impact assessment is an assessment that must be carried out against the Assessment benchmarks prescribed by the *Planning Regulation 2017*, in this case being;

- the *Darling Downs Regional Plan*;
- the *State Planning Policy*; and
- the *Balonne Shire Planning Scheme*.

An Impact assessment must also have regard to any other relevant matter, other than a person's personal circumstances, financial or otherwise, including any properly made submission about the application.

Assessment Benchmarks

Darling Downs Regional Plan

The *Darling Downs Regional Plan* was adopted in October 2013 and covers the local government areas of Balonne, Goondiwindi, Maranoa, Southern Downs, Toowoomba and Western Downs.

The intent of the *Darling Downs Regional Plan* is to provide direction to resolve competing State interests relating to the agricultural and resources sectors, and to enable the growth potential of the region's towns. It seeks to maximise opportunities for co-existence of resources and agricultural land uses.

The proposed development maintains the intent of the *Darling Downs Regional Plan* because it will promote agricultural activities without compromising the productive use of key mining resources.

State Planning Policy

Council must consider impact assessable development applications against the State Planning Policies to the extent they have not been appropriately integrated within or are inconsistent with the Balonne Shire Planning Scheme. The state interests identified in the *State Planning Policy (SPP) – July 2017* that are of relevance to the proposed development include:

- Economic Growth – Agriculture
- Environment and Heritage – Biodiversity, Water quality
- Safety and Resilience to Hazards – Emissions and Hazardous Activities, Natural Hazards, Risk and Resilience
- Infrastructure – Transport Infrastructure

It is considered that the proposed development is consistent with the intent of SPP as;

- It provides opportunities for increased agricultural investment, production and diversification, through the establishment of value-adding agricultural support industries;
- It provides for growth in agricultural production in an appropriate location, being a large Rural land holding with access to infrastructure and services, including the local transport network and beyond;
- It facilitates opportunity for co-existence of development that is complementary to existing agricultural uses on the subject land;
- The biological resources underpinning agricultural land will be maintained or enhanced through sustainable utilisation of liquid and solid wastes;
- It will not result in fragmentation of agricultural land into lot sizes inconsistent with the current or future use of the land for agriculture;
- It is located to avoid matters of identified environmental significance and will not cause disturbance to an area of State environmental significance such as regulated vegetation Category B or C;
- It will be located, designed, constructed and operated to avoid and minimise adverse impacts on environmental values and provides for appropriate management of waste water and stormwater both during and post-construction;

- It is not located in a high ecological value water area or water supply buffer area;
- It is located to avoid impacts on the existing high pressure pipeline traversing the site;
- It is not located in natural hazard areas; and
- Is a rural use and is compatible with and supports the most efficient use of the existing infrastructure and transport network.

Balonne Shire Council Planning Scheme 2006

Desired Environmental Outcomes

The application is subject to Impact Assessment and therefore requires assessment against the *Balonne Shire Planning Scheme* in its entirety. The following is an assessment of the proposal's compliance with the relevant Desired environmental outcomes sought for development within the *Balonne Shire Planning Scheme*.

(a) Environment

- i. The areas of high scenic amenity, remnant vegetation, wetlands, fauna habitats and wildlife corridors and regionally significant open space in the Shire are protected.*
- ii. Places, areas or sites identified as being susceptible to land degradation, including contamination, erosion, salinity and landslip, are protected and further degradation is minimised.*
- iii. Ecological sustainability is achieved by maintaining and improving biodiversity, water and air quality.*
- iv. Places of historical and indigenous cultural heritage and social significance are protected, maintained and enhanced.*

The proposed development will not adversely impact on environmentally significant areas, including wetlands, habitats, remnant vegetation, corridors and open spaces. The proposed development is sited to avoid areas of regulated vegetation and infrastructure associated with the development will be sited at least 120m from category B vegetation. Consequently no regulated vegetation will be disturbed as result of the development.

The development site is not identified as being susceptible to land degradation, nor has it been identified specifically as a place of historical and indigenous cultural heritage significance.

The proposal includes stormwater management controls and mitigation measures to ensure environmental integrity is maintained.

(b) Economic

- i. Good Quality Agricultural Land is protected as a major economic resource for the region.*
- ii. Industry, business and employment opportunities are improved and appropriately located to service the community and region, and encourage economic activity within the local area.*
- iii. Rural business opportunities are improved to protect and value-add to the existing rural based economy.*

The majority of the subject site is mapped as containing Good Quality Agricultural Land (GQAL). The proposed development is considered compatible with the existing use of land for sheep grazing and meat production given that both operations fall within the category of a rural activity and are an expected land use commonly located within the Rural Zoned. The proposed development footprint will occupy only a small portion of the overall site area and will not prejudice the continuation of the existing lawful land uses. The proposed development will value-add to the existing rural economy and property itself and will further diversify the operations and create employment opportunities within the local area.

(c) Community Well-Being & Lifestyle

- i. A convenient access to roads and services is achieved through well located land uses and the efficient use and timely provision of infrastructure such as water, sewerage and roads, walkways and cycling facilities.*
- ii. Infrastructure networks such as road and rail, water cycle and electricity infrastructure are protected from encroachment by sensitive land uses which may adversely affect or limit the normal operation of that infrastructure.*
- iii. Rural residential and urban residential development occurs in distinct localities that provide a sense of community, amenity, services, and a safe, affordable living environment, whilst maintaining the rural amenity of the Town Zone.*
- iv. The role and identity of St George and Dirranbandi townships as the main business and community centres of the shire is consolidated;*
- v. Due recognition of the villages of Mungindi, Bollon, Hebel and Thallon as important centres for the support of the surrounding rural communities and rural enterprises;*
- vi. Development for urban purposes avoids areas where risks to life and property from natural hazards are unacceptable, while development in other areas subject to natural hazard is compatible with, and responsive to, the known risk of the natural hazard (including bushfire and flooding) affecting the site.*
- vii. The range of housing types, services and facilities meets the needs of the community and other uses.*

The proposed development site has existing direct access to the Balonne Highway via Powrunna Road. The application was referred to Council's Infrastructure Department who provided no objection nor required any conditions regarding the suitability of the existing road condition.

Water will be supplied by way of licensed underground allocation (water bore). Water will be pumped from the bore to water storage, being either a turkey's nest or storage tanks located at the highest elevation onsite, to allow the water to be gravity fed to the livestock pens.

Rural Zone Code

Overall Outcomes for the Rural Zone

- (1) The overall outcomes are the purpose of the Rural Zone Code.*

(2) *The Code seeks to ensure that development within the Rural Zone:*

- (a) reflects the economic potential of the Rural Zone;*
- (b) is appropriately located within the Rural Zone and existing and future Rural Activities are not prejudiced by inappropriate development;*
- (c) maintains the environment, including soil, air and water, compatible with healthy natural systems and ensures public health and safety;*
- (d) protects Good Quality Agricultural Land (GQAL) from fragmentation, alienation or encroachment of incompatible land uses in accordance with State Planning Policy 1/92 – Development and Conservation of Agricultural Land;*
- (e) is located, designed and operated in a manner that protects and enhances the predominant rural scale, intensity, form and character;*
- (f) maintains the rural amenity;*
- (g) does not prejudice or impact adversely on other uses including those within other Zones;*
- (h) 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.*
- (i) protects areas and sites of conservation importance, including cultural and high landscape values;*
- (j) is undertaken in an orderly and logical sequence to achieve an efficient provision of infrastructure;*
- (k) is located and designed in ways that minimise the need for flood, bushfire and landslide mitigation and to protect people and premises from such natural events;*
- (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.*

The proposed feedlot is located over a small area relative to the overall size of the lot (2,903.5 hectares). The balance of the site will remain suitable for rural purposes (sheep grazing, dryland/irrigated cropping and like activities). It is considered that the feedlot use is a consistent use within the rural zone and complements agricultural operations. Given the small area of the development in the context of the site and the intended use being an agricultural activity, existing and future rural activities on the property and use of surrounding properties are considered to not be prejudiced. Potential adverse impacts from the use to the environment will be minimised through operational practices and the conditions of any development permit granted. The development will not adversely impact on water or air quality or adversely impact on the biodiversity of the area, and conditions on the Environmental Authority permit will address the potential for adverse off-site impacts. As previously stated and discussed further below, the application has been referred to Council's infrastructure department regarding impacts to the local road network and any other infrastructure matters. No concerns have been raised and therefore it is considered that the development will not adversely impact on the existing infrastructure and local government road network.

The Code's relevant Performance Criteria are shown below, in order to more easily permit structured and detailed consideration of relevant issues—

Performance Criteria	Acceptable Solution
A. For all of the Rural Zone	
Infrastructure PC 1 Electricity Premises are provided with a supply of electricity adequate for the activity.	✓ The subject site has supply to electricity via overhead supply lines for existing activities onsite.
PC 2 Water Supply Premises are provided with an adequate volume and supply of water for the activity.	✓ Water will be supplied by way of licensed underground allocation (water bore). Water will be pumped from bore to water storage either a turkeys nest or storage tanks located at the highest elevation onsite to allow the water to be gravity fed to the pens. The development incorporates onsite water storage tanks to provide potable water and service staff amenities.
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.	✓ If the application is to be approved by Council conditions of the development approval will require the provision of an effluent disposal system designed and constructed 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 on the state-controlled roads is not compromised.	✓ Recognising site location and size of land, the development will be sited and designed to prevent waterlogging of nearby land, protect environmental values and the safety and efficiency of state-controlled road.
PC 5 Vehicle Access Vehicle access is provided to a standard appropriate for the use.	✓ Access to the site will be via the existing property access located off Powrunna Road. The internal access road will be built to an all-weather standard with a gravel surface which will cater for traffic demands for both sheep and cattle. The haulage route for transporting animals will be the same haulage routes as the existing agriculture operations onsite from the Balonne Highway via Powrunna Road. The Balonne Highway is a State-controlled road network and Powrunna is a local government road network. The application was referred to Council's Infrastructure Department who provided no objection

	<p>nor required any conditions regarding the suitability of the existing road condition of Powrunna Road.</p> <p>An all-weather feed road will be constructed within the site which will extend along the pens and between the two feedlots facilities. This will remain the landowner/operator's responsibility to maintain.</p>
<p>PC 6 Density The density of residential activities does not impact adversely on the residential and rural amenity of the area.</p>	Not applicable. The proposed development is not for a dwelling.
<p>PC 7 Parking and Manoeuvring Vehicle parking and service vehicle provision is adequate for the use of whilst ensuring both safe and functional operation for motorists and pedestrians.</p>	<p>✓</p> <p>Sufficient car parking and manoeuvring areas will be provided onsite for employees and visitors.</p>
<p>PC 8 Roads All weather road access is provided between the premises and the existing road network.</p>	<p>✓</p> <p>Access to the site will be via the existing all-weather access located off Powrunna Road.</p>
<p>PC 9 State Controlled Roads State Controlled Roads are maintained and enhanced as a link between major centres.</p>	<p>✓</p> <p>'As Above'</p>
<p>PC 10 Development Adjacent to Highways 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.</p>	<p>✓</p> <p>The proposed development will not be sited within 100m of the Balonne Highway.</p>
<p>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.</p>	Not applicable. The proposed development is not for a noise sensitive development.
<p>PC 12 Development in the Vicinity of Aerodrome (a) Development in the vicinity of an aerodrome: (b) does not adversely affect the operation of the aerodrome; (c) is designed and located to achieve a suitable standard of amenity for the proposed activity; and (d) does not restrict the future operational demands of the aerodrome.</p>	Not applicable. The subject site is not located in close proximity to an airport.
<p>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:</p>	

<ul style="list-style-type: none"> (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 distract or confuse pilots; (d) interfering with navigation or communication facilities; (e) emissions that may affect pilot visibility or aircraft operations; or (f) transient intrusions into the aerodromes operational space. 	
<p>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.</p>	<p style="text-align: center;">✓</p> <p>A pipeline easement is contained within the subject site which runs east-west across the site. No structures associated with the development will be located within the easement.</p> <p>The application was referred to Santos (petroleum pipeline licence holder) as an Advice Agency who have provided recommendations to protect their infrastructure. .</p>
<p>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.</p>	<p>Not applicable. The subject site is not within close proximity to a refuse tip or effluent treatment plant.</p>
<p>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.</p> <p>PC 17 Noise Attenuation Development adjoining the rail corridor is protected from the impact of noise.</p>	<p>Not applicable. The subject site is not within close proximity to a rail corridor.</p>
<p>PC 18 Electricity Transmission Line Easement – Vegetation Transmission lines within an Electricity transmission line easement are protected from vegetation.</p> <p>PC 19 Electricity Transmission Line Easement – Separation Distance Buildings and “community orientated uses” are located a minimum distance from lines to ensure community safety.</p>	

2. Environment PC 20 Watercourses Development ensures the maintenance of riparian areas and water quality including protection from off-site transfer of sediment.	✓ The proposed development will be sited more than 200 metres away from watercourses onsite.
PC 21 Deleted	
PC 22 Air Emissions Air emissions from premises do not cause environmental harm or nuisance to adjoining properties or sensitive land uses.	✓ The subject site is in a remote location. There are substantial separation distances between the feedlot and residential dwellings on adjoining properties (the nearest dwelling is identified by the applicant as being approximately 1.5km away) and there is physical separation of the proposed use from the proximate sensitive land uses provided by the natural topography, existing vegetation and broad scale grazing and cropping land. It is therefore not considered that the proposed development will produce air emissions that will cause environmental harm or nuisance to adjoining properties or sensitive land uses. Air emissions will be controlled by removal of spoilt feed, cleaning and regular maintenance of pens, the sedimentation basin, holding pond, solid storage areas, manure spreading and irrigation areas. If approved, operations of the development will be required to comply with an Environmental Authority for the use.
PC 23 Noise Emissions Noise emissions from premises do not cause environmental harm or nuisance to adjoining properties or sensitive land uses.	✓ The subject site is in a remote location. There are substantial separation distances between the proposed feedlot and residential dwellings on adjoining properties (the nearest dwelling is identified by the applicant as being approximately 1.5km away) and there is physical separation of the proposed use from the proximate sensitive land uses provided by the natural topography, existing vegetation and broad scale grazing and cropping land. It is therefore not considered that the proposed development will produce noise emissions that will cause environmental harm or nuisance to adjoining properties or sensitive land uses. Noise emissions will be controlled by limiting traffic movements and working hours to 6:30am and 6:30pm. (During the warmer months working hours may vary to ensure animal welfare.)
PC 24 Water Quality (a) The standard of effluent and/or stormwater	✓ The proposed development will be sited and

<p>runoff from premises ensures the quality of surface water is suitable for:</p> <p>(b) the biological integrity of aquatic ecosystems;</p> <p>(c) recreational use;</p> <p>(d) supply as drinking water after minimal treatment;</p> <p>(e) agricultural use; or</p> <p>(f) industrial use.</p>	<p>designed with controlled drainage areas to ensure all runoff will be captured to avoid contamination. Stormwater runoff and effluent produced, will be utilised onsite.</p>
<p>PC 25 Excavation and Filling</p> <p>Excavation and filling of land ensures:</p> <p>(a) that both the amenity and safety of users of the site and adjacent land holdings; and</p> <p>(b) soil erosion is kept to a minimum with remedial works.</p>	<p style="text-align: center;">✓</p> <p>Earthwork batters will be constructed with a minimum slope of 25% and excavation and filling will not be carried within 1.5m of the property boundary.</p>
<p>PC 26 Construction Activities</p> <p>Both erosion control and silt collection measures are undertaken so as to ensure protection of environmental values during construction.</p>	<p style="text-align: center;">✓</p> <p>If the application is to be approved by Council, conditions of the development approval will require soil erosion and sediment control to be managed in accordance with Schedule 7: "Standards for Construction Activity" during construction of the feedlot.</p>
<p>PC 27 Separation of Incompatible Land Uses</p> <p>Separation distances are provided to ensure:</p> <p>(a) the future of surrounding uses;</p> <p>(b) infrastructure items are protected from incompatible development;</p> <p>(c) an appropriate standard of amenity and public safety; and</p> <p>(d) conflict arising from incompatible uses is minimised.</p>	<p style="text-align: center;">✓</p> <p>The proposed sheep feedlot and cattle feedlot will operate in two separate facilities.</p> <p>The proposed sheep feedlot will be appropriately separated from all potential incompatible and sensitive land uses. Schedule 10 – Separation Distances for Intensive Animal Industries of the Balonne Shire Planning Scheme stipulates for Lot Feeding (Sheep: Standard Sheep Unit) between 1,501 – 10,000 the following minimum separation distances:</p> <ul style="list-style-type: none"> • Sensitive land uses (other than Town Zone) = 1,000 metres (1km); • Watercourses, wells and bores = 200 metres; • Other boundaries of land = 130 metres; • Public roads = 200 metres; and • Town zone = 4000 metres. <p>The proposed cattle feedlot will be appropriately separated from all potential incompatible and sensitive land uses. Schedule 10 – Separation Distances for Intensive Animal Industries of the Balonne Shire Planning Scheme stipulates for Lot Feeding (Cattle: Standard Cattle Unit) between 501 – 5000, the following minimum separation distances:</p> <ul style="list-style-type: none"> • Sensitive land uses (other than Town Zone) = 1,500 metres (1.5km);

	<ul style="list-style-type: none"> • Watercourses, wells and bores = 200 metres; • Other boundaries of land = 130 metres; • Public roads = 200 metres; and • Town zone = 6000 metres. <p>The nearest dwelling to the proposed feedlots is located more than 1.5km away. The minimum separation distances identified above for watercourses, wells and bores, other boundaries of land and public roads for the proposed feedlot are also exceeded given the proposed location within and size of property.</p> <p>Due to exceeding the minimum separation distance requirements stipulated in Schedule 10 for intensive animal industry, the size of the subject site and the nature of the existing and proposed uses over the site (agricultural) it is considered that the proposed development is appropriately located in relation to existing and potential surrounding land uses.</p>
PC 28 Good Quality Agricultural Land Good Quality Agricultural Land areas as identified in Planning Scheme Map R4 –Good Quality Agricultural Land are conserved and managed for the longer term and protected from development that may lead to its alienation or diminished productivity	<p style="text-align: center;">✓</p> <p>The majority of the subject site is mapped as containing Good Quality Agricultural Land (GQAL).</p> <p>The proposed development will compliment and continue to preserve the ongoing use of the site and increase the productivity of the extensive grazing and cropping activities currently undertaken over the site. The proposed use is therefore considered highly appropriate for the subject site. Additionally the proposal will not fragment any of the areas of the site currently used for grazing and cropping purposes.</p>
PC 29 St George Irrigation Area The St George Irrigation Area as identified in Planning Scheme Map R7 – St George Irrigation Area, is conserved and protected from development that may lead to damage or loss of irrigation infrastructure.	<p>Not applicable. The subject property is not located within the St George Irrigation area.</p>
PC 30 Vegetation Retention Development retains vegetation for the: (a) protection of scenic quality; (b) protection of general habitat; (c) protection of soil quality; and (d) establishment of open space corridors and networks.	<p style="text-align: center;">✓</p> <p>No significant vegetation will be disturbed as result of the development.</p>
PC 31 Protected Areas Development is undertaken to ensure areas of significant biodiversity and habitat value are protected.	<p style="text-align: center;">✓</p> <p>The proposed development will be sited a minimum of 100m away from existing protected areas onsite.</p>
PC 32 Sloping Land	✓

(a) Development is undertaken to ensure: (b) vulnerability to landslip erosion and land degradation is minimised; and (c) Safety of persons and property is not compromised.	The proposed development will not be undertaken of on slopes greater than 15%.
PC 33 – 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 siting closest to the bushfire hazard; and (b) the provision of firebreaks to ensure adequate setbacks between Buildings, structures and Hazardous vegetation.	✓ The development site is mapped as an area of Medium Bushfire Hazard. Despite this, the development has been sited in the lowest bushfire hazard area on the subject land, being a cleared area, and has a minimum setback of greater than 10 metres from vegetation. Bushfire breaks will be provided in accordance with <i>Schedule 12: “Standards for Roads in Bushfire Hazard Area”</i> .
PC 34 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.	Not applicable. The site does not contain or adjoin a Character Building or Cultural Heritage place.
PC 35 Cultural Heritage The significance of known places of indigenous and/or cultural heritage value is retained.	
PC 36 Rural Outbuildings Rural amenity is to be maintained.	✓ Structures/buildings associated with the proposed feedlots will be located more than 100m from all site boundaries.
PC 37 Rural Outbuildings Buffers Adequate buffers are provided to protect the Rural Residential Precinct from Agricultural and Industrial Activities, whilst also ensuring the integrity and viability of such industries is maintained.	Not applicable. The subject site is not located in close proximity to the Rural Residential Zone.

Referral Agencies

The application was referred to Department of Transport and Main Roads (via the State Assessment and Referral Agency (SARA) - Department of State Development, Manufacturing, Infrastructure and Planning), who have issued a concurrence agency response with no requirements (Attachment 2).

The application was referred to Santos as an Advice Agency who have issued a response with recommended requirements on 4 June 2019 (Attachment 3). Further advice provided by Santos on 25 July 2019, confirmed the entity has no objection to the location of the proposed internal driveway on the northern side of the easement. If Council is to approve the development, it is recommended this Santos' advice be attached to the development decision notice and the permit holder contact Santos for further advice.

Environmentally Relevant Activity

The proposed development constitutes an “Environmentally Relevant Activity” under the *Environmental Protection Act 1994*: ERA 2 - Intensive Animal Feedlotting. The proposed thresholds constitute a “Non-Concurrence ERA” under the *Environment Protection Regulation 2008*, and therefore this is considered by the State Department of Agriculture, Forestry and Fisheries separate to this development assessment.

Public Notification and Submissions

Public notification about the application was carried out in accordance with Part 4 of the *Development Assessment Rules* and for a period of 15 business days between 30 June 2019 and 19 June 2019. There were no properly made submissions received during this period.

Link to Corporate Plan

Key Foundation Area	Key Program Area
Infrastructure and Planning	Sustainable planning and development

Consultation (internal/external)

External referrals

Department of Transport and Main Roads via the State Assessment & Referral Agency – Concurrence Agency
Santos – Advice Agency

Internal referrals

Manager Roads and Drainage – Mr Andrew Boardman
Fiona Macleod – Planning and Development Officer

Legal Implications

The *Planning Act 2016* and Council's planning scheme apply.

Policy Implications

Council's planning policies apply.

Financial and Resource Implications

The recommended conditions of approval are to be fulfilled at the developer's cost.

Attachments

1. MCU 168 - JV Brodie and MH Brodie - Development Application.pdf [↓](#)
2. Development Plans [↓](#)
3. DSDMIP SARA Referral Agency Response [↓](#)
4. Santos Referral Response Notice [↓](#)
5. Santos Email - MCU 168 John Brodie - Advice Agency Response [↓](#)

Recommendation/s

That:

- (i) Council receives this report.
- (ii) Council approves the Development Application MCU 168 for Material Change of Use – “Intensive Animal Industry” (Sheep Feedlot 10,000 Standard Sheep Unit (SSU) and Cattle Feedlot 1,000 Standard Cattle Unit (SCU)) – “Deepwater” Powrunna Road, St George described as Lot 1 on RP195461, subject to the permit conditions listed below;

DEVELOPMENT PERMIT CONDITIONS

Preamble

- (i) The relevant planning scheme for this development is the *Balonne Shire Planning Scheme 2006*. All references to the ‘Planning Scheme’ and ‘Planning Scheme Schedules’ within these conditions refer to the above Planning Scheme.
- (ii) The related Environmental Authority(s) as included in the *Environmental Protection Act 1994* must have been given and remain current while the use continues. All references to the ‘Environmental Authority’ within these conditions refer to the Environmental Authority for this approved use.
- (iii) The related Environmental Authorities are:
 - 2(2)(a) Intensive Animal Feeding: 1000 – 10,000 Standard Sheep Units (SSU)
 - 2(1)(a) Intensive Animal Feeding: 150 -1,000 Standard Cattle Units (SCU)
- (iv) All Aboriginal Cultural Heritage in Queensland is protected under the *Aboriginal Cultural Heritage Act 2003* and penalty provisions apply for any unauthorised harm. Under the legislation a person carrying out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal Cultural Heritage. This applies whether or not such places are recorded in an official register and whether or not they are located in, on or under private land. The developer is responsible for implementing reasonable and practical measures to ensure the Cultural Heritage Duty of Care Guidelines are met and for obtaining any clearances required from the responsible entity.
- (v) The *Environmental Protection Act 1994* states that a person must not carry out any activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm. Environmental harm includes environmental nuisance. In this regard, persons and entities involved in the operation of the approved development are to adhere to their ‘general environmental duty’ to minimise the risk of causing environmental harm to adjoining premises.
- (vi) It is the responsibility of the developer to obtain all necessary permits, including for any works in State or Council road reserve(s) and to submit all necessary plans to the relevant authorities prior to any works being undertaken.
- (vii) In completing an assessment of the proposed development, Council has relied on the information submitted in support of the development application as true and correct. Any change to the approved operations on the site may require a new or changed development approval. It is recommended to contact Council for advice in the event of any potential change in circumstances.

- (viii) A permit from the National Heavy Vehicle Regulator (NHVR) to access the road network may be required if heavy vehicles larger than a Type 1 Road Train configuration are used. All Balonne Shire Council Rural roads are approved for Type 1 Road Trains.
- (ix) All persons involved in the operation or use of the site have an obligation to take all reasonable and practical measures to prevent or minimise any biosecurity risk under the *Biosecurity Act 2014*.
- (x) Refer to Attachment 3 - Referral Agency Advice provided by Santos Ltd, dated 4 June 2019, which includes conditions for the approved development. The developer is advised that subsequent advice from Santos Ltd was provided to Council on 25 July 2019, confirming no objection to the proposed location of the internal access road on the northern side of the pipeline easement. It is recommended to contact Santos Ltd prior to commencing construction and for further advice in relation to this infrastructure.

Approved Development

1. The approved development is for a Material Change of Use – “Intensive Animal Industry” (Sheep Feedlot - 10,000 Standard Sheep Units (SSU) and Cattle Feedlot - 1,000 Standard Cattle Units (SCU)) located at “Deepwater”, Powrunna Road, St George, described as Lot 1 on RP195461.
2. All civil and related works shall be designed and supervised by a Registered Professional Engineer of Queensland (RPEQ) who is competent in the construction of the works.

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. Where there is any conflict between the approval conditions and the details shown on the approved plans and/or documents, the approval conditions prevail.

Plan/Document number	Plan/Document name	Date
B9-100-00-03 Rev B	Development Application – Material Change of Use Subject Land – Aerial Plan	25/03/19
B9-100-00-04 Rev B	Development Application – Material Change of Use Subject Land – Aerial Plan	25/03/19
B9-100-00-05 Rev B	Development Application – Material Change of Use Proposed Sheet Feedlot – Preliminary Layout	25/03/19
	Baoodie John 72x20x3/6.5m Shelter	
B9-100-00-07 Rev B	Development Application – Material Change of Use Proposed Commodity Shed – Typical Elevations	25/03/19
B9-100-00-08 Rev B	Development Application – Material Change of Use Site Office – Floor Plan and Elevation Detail	25/03/19
B9-100-00-09 Rev B	Development Application – Material Change of Use Beef Cattle Feedlot – Preliminary Layout	25/03/19

Compliance**with Conditions**

Project No. B9-100	Development Application – Material Change of Use for Intensive Animal Industry (Sheep Feedlot and Beef Cattle Feedlot) on Property “Deepwater” Powrunna Road, St George Report	23/05/19
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4. All conditions relating to the establishment of the approved development must be fulfilled prior to any approved use commencing, unless otherwise noted in these conditions.
5. Prior to the commencement of the use, the applicant shall contact Council to arrange a development compliance inspection.

Environmental Management

6. All activities while the use continues are to be managed in accordance with:
 - a) The relevant Environmental Authority issued by the Department of Agriculture, Fisheries or any subsequent Environmental Authority that is issued for the approved use;
 - b) Development Application – Material Change of Use for Intensive Animal Industry (Sheep Feedlot and Beef Cattle Feedlot) on Property “Deepwater” Powrunna Road, St George Report Project No. B9-100 - Prepared by RDC Engineers dated 23 March 2019; and
 - c) All relevant sections of the Balonne Shire Planning Scheme 2006.

Application Documentation

7. It is the developer’s responsibility to ensure all entities associated with this Development Permit have a legible copy of the Approved Plans and Approved Documents bearing “Council Approval” and the Decision Notice.

Fees and Charges

8. All fees, rates, interest and other charges levied on the property shall be paid in full, in accordance with the rate at the time of payment.

Site Maintenance

9. The development (including parking, access and other external spaces) shall be maintained in accordance with the Approved Plans and Approved Document, subject to and modified by any conditions of this approval.
10. The site shall be maintained in a clean and orderly state at all times to Council’s satisfaction.

Avoiding Nuisance

11. 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.
12. The area and its surrounds shall be kept in an orderly fashion, free of rubbish and clear of weeds and

long grasses. The approved development and the premises are to be maintained in a clean and tidy condition and not to pose any health and safety risks to the community.

13. Lighting of the site, including any security lighting, shall be such that the lighting intensity does not exceed 8.0 lux at a distance of 1.5 metres from the site at any property boundary.
14. All lighting shall be directed or shielded so as to ensure that no glare directly affects nearby properties.
15. Dust emanating as a result of operations carried out onsite must be continually monitored and suppressed in order to prevent any dust drifting onto road networks, nearby properties and sensitive land uses. The landowner/operator must implement a dust management plan for the site operations taking into account proximity to sensitive land uses and roads.
16. 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*.
17. 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*.

Waste Management

18. 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*.
19. All waste generated on-site must be managed in accordance with the waste management hierarchy as detailed in the *Waste Reduction & Recycling Act 2011*.
20. A permanent refuse storage area must be provided within the premises. The refuse storage area must be located so as to be screened from the road and adjoining uses.
21. All refuse storage containers must be maintained in a clean and tidy state at all times while the use continues, and shall be emptied and the waste removed from the site on a regular basis.

Public Utilities

22. The developer shall be responsible for the location of and protection of any Council and Public Utility Services Infrastructure and Assets that may be impacted on during construction of the development
23. Any damage which is caused to Council's Infrastructure as a result of the approved development must be repaired immediately at no cost to Council.

Stormwater Drainage

24. Stormwater is to be managed generally in accordance with:
 - a) Development Application – Material Change of Use for Intensive Animal Industry (Sheep Feedlot and Beef Cattle Feedlot) on Property "Deepwater" Powrunna Road, St George Report Project No. B9-100 - Prepared by RDC Engineers dated 23 March 2019; and

b) Schedule 6: "Standards for Stormwater Design Drainage" of the Balonne Shire Planning Scheme.

25. There is to 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.
26. The holder of the permit shall ensure that the use is to be conducted in a manner that the Sheep and Cattle Feedlot activities do not cause contamination of groundwater or stormwater runoff.
27. The holder of the permit shall ensure that all persons engaged in the conduct of the activity are trained in the practices and procedures necessary to prevent environmental harm as a consequence of carrying out the activity and in the event of any emergency.
28. During construction, soil erosion and sediment is managed in accordance with Schedule 7: "Standards for Construction Activity" of the Balonne Shire Planning Scheme.
29. Stockpiles material capable of being moved by the action of running water shall be stored clear of drainage paths and be prevented from entering the road and/or drainage system.
30. Should it be necessary for the road and/or drainage system to be reinstated or cleaned up due to erosion and/or sedimentation from the site, then such works shall be at no cost to Council. Such works shall be undertaken immediately where there is a potential hazard, including hazard to passing traffic.

Excavation and Filling

31. Excavation and filling is undertaken in accordance with Schedule 7: "Standards for Construction Activity" of the Balonne Shire Planning Scheme.

Provision of Services

32. The development must be connected to an on-site sewerage treatment system that is adequate for the approved use.

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

33. The development must be provided with an on-site water supply with sufficient capacity to meet all operational needs, including watering to minimise dust nuisance and also a potable water supply sufficient to meet the needs of staff and visitors to the site.
34. Adequate amenities are to be provided in proximity to the site office/s to cater for staff and visitors to the development site.
35. The development must be connected to an electricity reticulation service in accordance with the relevant service provider's requirements and specifications along with relevant building standards, requirements and specifications (as relevant).

Access, Car Parking and Manoeuvring

36. 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.
37. The landowner 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.
38. Vehicle access to the development site from Powrunna Road is to be constructed in the location shown on approved drawing B9-100-00-04 Rev B – "Development Application – Material Change of Use Development Site – Aerial Plan", prepared by RDC Engineers, dated 25/03/19. The crossover is to be constructed of gravel and designed to cater for the maximum vehicle size accessing the site, ensuring no damage to the roadway.
39. All weather vehicle access is to be provided for anticipated traffic movement within the development site.
40. Internal roads are to be watered to mitigate dust and upon receipt of any reasonable complaint regarding dust nuisance caused by vehicle movements within the site.
41. Ensure access to car parking spaces, vehicle loading and manoeuvring areas and driveways remain unobstructed and available for their intended purpose.
42. Ensure loading and unloading operations are conducted wholly within the site and vehicles enter and exit the site in a forward direction.

Hazards and Emergency Events

43. A Bushfire Hazard Management Plan, having regard to the site characteristics and management procedures in the event of a bushfire, shall be prepared prior to the commencement of use. The owner and/or operator, staff and visitors to the site shall be made aware of the Bushfire Hazard Management Plan, its content, and the procedures that need to be followed in the case of a bushfire event.
Note: *A copy of the Bushfire Hazard Management Plan must be made available during any compliance inspection carried out by Council.*
44. The approved development must be provided with access to a reliable and adequate water supply for firefighting purposes.
45. Firebreaks are to be provided in accordance with *Schedule 12: "Standards for Roads in Bushfire Hazard Area"* of the *Balonne Shire Planning Scheme*.

Advertising signage

46. Any proposed advertising signage is subject to a further development approval unless compliant with the 'Self Assessable' development provisions of the planning scheme in force at the time.
47. Any advertising signage associated with the approved uses must be fully contained within the development site boundaries and must not encroach on adjoining properties or roads
48. Any free standing advertising signage or structure constructed on the subject site shall be designed by an RPEQ (Structural) Engineer and certification provided for both design and construction.

No Cost to Council

49. The developer is responsible for meeting all costs associated with the approved development unless there is specific agreement by other parties, including the Council, to meeting those costs.
50. All rates and charges of any description and all arrears of such rates and charges, together with interest outstanding thereon, on the land, due to the Council, shall be paid to the Council prior to any approved use commencing.

Latest Versions

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

Application Documentation

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

Digby Whyte

Director Community and Environmental Services

Table of contents

Table of contents.....	3
List of figures	9
List of tables	10
List of photographs	10
List of abbreviations.....	11
Executive summary	12
1 Background.....	14
1.1 Introduction.....	14
1.2 Proposed development outline.....	15
2 Site and locality	17
2.1 Subject land.....	17
2.1.1 Real property description	17
2.1.1.1 Easement	17
2.1.1.2 Land designated as road	18
2.1.2 Current land use	21
2.2 Surrounding land use	23
2.2.1 Surrounding locality.....	23
2.2.2 Adjoining properties	23
3 Existing utilities	26
3.1 Electricity	26
3.2 Water.....	26
3.3 Sewerage.....	27
3.4 Telecommunications	27
4 Proposed development	28
4.1 Design philosophy	28
4.2 Sheep feedlot.....	31
4.2.1 Layout, design and specification.....	31
4.2.2 Capacity	33
4.2.2.1 Standard Sheep Unit (SSU).....	33
4.2.3 Pen configuration	34
4.2.3.1 Stocking density	34
4.2.3.2 Feed trough.....	34
4.2.3.3 Pen area	35
4.2.3.4 Pen orientation.....	35
4.2.3.5 Pen configuration	35
4.2.3.6 Pen slope.....	35
4.2.3.7 Water trough.....	36

DA Form 1 – Development application details

Approved form (version 1.1 effective 22 JUNE 2018) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot)**, use this form (*DA Form 1*) and parts 4 to 6 of *DA Form 2 – Building work details*.

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

Note: All terms used in this form have the meaning given under the *Planning Act 2016*, the *Planning Regulation 2017*, or the *Development Assessment Rules (DA Rules)*.

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	JV Brodie & MH Brodie C\~RDC Engineers Pty Ltd
Contact name (only applicable for companies)	Rod Davis
Postal address (P.O. Box or street address)	PO Box 1223
Suburb	TOOWOOMBA
State	QLD
Postcode	4350
Country	AUSTRALIA
Contact number	0427 629 203 (Rod Davis)
Email address (non-mandatory)	rod.davis@rdcengineers.com.au
Mobile number (non-mandatory)	0427 629 203 (Rod Davis)
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	

2) Owner's consent	
2.1) Is written consent of the owner required for this development application?	
<input checked="" type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application	
<input type="checkbox"/> No – proceed to 3)	



PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable) Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see <u>DA Forms Guide: Relevant plans</u> .				
3.1) Street address and lot on plan				
<input checked="" type="checkbox"/> Street address AND lot on plan (all lots must be listed), or <input type="checkbox"/> Street address AND lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon; all lots must be listed).				
a)	Unit No.	Street No.	Street Name and Type	Suburb
			Powrunna Road	St George
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4487	1	RP195461	Balonne Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay) Note: Place each set of coordinates in a separate row. Only one set of coordinates is required for this part.				
<input type="checkbox"/> Coordinates of premises by longitude and latitude				
Longitude(s)		Latitude(s)		Datum
				<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:
<input type="checkbox"/> Coordinates of premises by easting and northing				
Easting(s)		Northing(s)		Datum
				<input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56 <input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:
3.3) Additional premises				
<input type="checkbox"/> Additional premises are relevant to this development application and their details have been attached in a schedule to this application <input checked="" type="checkbox"/> Not required				
4) Identify any of the following that apply to the premises and provide any relevant details				
<input type="checkbox"/> In or adjacent to a water body or watercourse or in or above an aquifer Name of water body, watercourse or aquifer:				
<input type="checkbox"/> On strategic port land under the <i>Transport Infrastructure Act 1994</i> Lot on plan description of strategic port land:				
Name of port authority for the lot:				
<input type="checkbox"/> In a tidal area Name of local government for the tidal area (if applicable):				
Name of port authority for tidal area (if applicable):				
<input type="checkbox"/> On airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i> Name of airport:				
<input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>				

EMR site identification:	
<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>	
CLR site identification:	

5) Are there any existing easements over the premises?
Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see [DA Forms Guide](#).

☒ Yes – All easement locations, types and dimensions are included in plans submitted with this development application

☐ No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect			
a) What is the type of development? <i>(tick only one box)</i>			
<input checked="" type="checkbox"/> Material change of use	<input type="checkbox"/> Reconfiguring a lot	<input type="checkbox"/> Operational work	<input type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i>			
<input checked="" type="checkbox"/> Development permit	<input type="checkbox"/> Preliminary approval	<input type="checkbox"/> Preliminary approval that includes a variation approval	
c) What is the level of assessment?			
<input type="checkbox"/> Code assessment	<input checked="" type="checkbox"/> Impact assessment <i>(requires public notification)</i>		
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>			
Intensive Animal Industry (sheep feedlot (10,000 SSU) and beef cattle feedlot (1,000 SCU))			
e) Relevant plans			
<i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms guide: Relevant plans.</i>			
<input checked="" type="checkbox"/> Relevant plans of the proposed development are attached to the development application			
6.2) Provide details about the second development aspect			
a) What is the type of development? <i>(tick only one box)</i>			
<input type="checkbox"/> Material change of use	<input type="checkbox"/> Reconfiguring a lot	<input type="checkbox"/> Operational work	<input type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i>			
<input type="checkbox"/> Development permit	<input type="checkbox"/> Preliminary approval	<input type="checkbox"/> Preliminary approval that includes a variation approval	
c) What is the level of assessment?			
<input type="checkbox"/> Code assessment	<input type="checkbox"/> Impact assessment <i>(requires public notification)</i>		
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>			
e) Relevant plans			
<i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i>			
<input type="checkbox"/> Relevant plans of the proposed development are attached to the development application			
6.3) Additional aspects of development			

<input type="checkbox"/> Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
<input checked="" type="checkbox"/> Not required

Section 2 – Further development details

7) Does the proposed development application involve any of the following?	
Material change of use	<input checked="" type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input type="checkbox"/> Yes – complete division 2
Operational work	<input type="checkbox"/> Yes – complete division 3
Building work	<input type="checkbox"/> Yes – complete DA Form 2 – Building work details

Division 1 – Material change of use

Note: This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
Sheep feedlot (10,000 SSU)	Intensive Animal Industry	N/A	-
Beef cattle feedlot (1,000 SCU)	Intensive Animal Industry	N/A	-
8.2) Does the proposed use involve the use of existing buildings on the premises?			
<input type="checkbox"/> Yes			
<input checked="" type="checkbox"/> No			

Division 2 – Reconfiguring a lot

Note: This division is only required to be completed if any part of the development application involves reconfiguring a lot.

9.1) What is the total number of existing lots making up the premises?	
9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)	
<input type="checkbox"/> Subdivision (complete 10))	<input type="checkbox"/> Dividing land into parts by agreement (complete 11))
<input type="checkbox"/> Boundary realignment (complete 12))	<input type="checkbox"/> Creating or changing an easement giving access to a lot from a construction road (complete 13))

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				
10.2) Will the subdivision be staged?				
<input type="checkbox"/> Yes – provide additional details below				
<input type="checkbox"/> No				
How many stages will the works include?				
What stage(s) will this development application apply to?				

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?				
Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment			
12.1) What are the current and proposed areas for each lot comprising the premises?			
Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)
12.2) What is the reason for the boundary realignment?			

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? (attach schedule if there are more than two easements)				
Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement

Division 3 – Operational work

Note: This division is only required to be completed if any part of the development application involves operational work.

14.1) What is the nature of the operational work?	
<input type="checkbox"/> Road work <input type="checkbox"/> Drainage work <input type="checkbox"/> Landscaping <input type="checkbox"/> Other – please specify:	<input type="checkbox"/> Stormwater <input type="checkbox"/> Earthworks <input type="checkbox"/> Signage <input type="checkbox"/> Water infrastructure <input type="checkbox"/> Sewage infrastructure <input type="checkbox"/> Clearing vegetation
14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)	
<input type="checkbox"/> Yes – specify number of new lots:	
<input type="checkbox"/> No	
14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)	

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application
Balonne Shire Council
16) Has the local government agreed to apply a superseded planning scheme for this development application?
<input type="checkbox"/> Yes – a copy of the decision notice is attached to this development application <input type="checkbox"/> Local government is taken to have agreed to the superseded planning scheme request – relevant documents attached <input checked="" type="checkbox"/> No

PART 5 – REFERRAL DETAILS

17) Do any aspects of the proposed development require referral for any referral requirements?

Note: A development application will require referral if prescribed by the Planning Regulation 2017.

☐ No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6

Matters requiring referral to the **Chief Executive of the Planning Regulation 2017:**

- ☐ Clearing native vegetation
- ☐ Contaminated land (*unexploded ordnance*)
- ☐ Environmentally relevant activities (ERA) (*only if the ERA have not been devolved to a local government*)
- ☐ Fisheries – aquaculture
- ☐ Fisheries – declared fish habitat area
- ☐ Fisheries – marine plants
- ☐ Fisheries – waterway barrier works
- ☐ Hazardous chemical facilities
- ☐ Queensland heritage place (*on or near a Queensland heritage place*)
- ☐ Infrastructure – designated premises
- ☐ Infrastructure – state transport infrastructure
- ☒ Infrastructure – state transport corridors and future state transport corridors
- ☐ Infrastructure – state-controlled transport tunnels and future state-controlled transport tunnels
- ☐ Infrastructure – near a state-controlled road intersection
- ☐ On Brisbane core port land near a State transport corridor or future State transport corridor
- ☐ On Brisbane core port land – ERA
- ☐ On Brisbane core port land – tidal works or work in a coastal management district
- ☐ On Brisbane core port land – hazardous chemical facility
- ☐ On Brisbane core port land – taking or interfering with water
- ☐ On Brisbane core port land – referable dams
- ☐ On Brisbane core port land - fisheries
- ☐ Land within Port of Brisbane's port limits
- ☐ SEQ development area
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – community activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – urban activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – combined use
- ☐ Tidal works or works in a coastal management district
- ☐ Reconfiguring a lot in a coastal management district or for a canal
- ☐ Erosion prone area in a coastal management district
- ☐ Urban design
- ☐ Water-related development – taking or interfering with water
- ☐ Water-related development – removing quarry material (*from a watercourse or lake*)
- ☐ Water-related development – referable dams
- ☐ Water-related development – construction of new levees or modification of existing levees (*category 3 levees only*)
- ☐ Wetland protection area

Matters requiring referral to the **local government:**

- ☐ Airport land
- ☐ Environmentally relevant activities (ERA) (*only if the ERA have been devolved to local government*)
- ☐ Local heritage places

Matters requiring referral to the chief executive of the distribution entity or transmission entity : <input type="checkbox"/> Electricity infrastructure
Matters requiring referral to: <ul style="list-style-type: none"> • The Chief executive of the holder of the licence, if not an individual • The holder of the licence, if the holder of the licence is an individual <input type="checkbox"/> Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council : <input type="checkbox"/> Brisbane core port land
Matters requiring referral to the Minister under the Transport Infrastructure Act 1994 : <input type="checkbox"/> Brisbane core port land (inconsistent with Brisbane port LUP for transport reasons) <input type="checkbox"/> Strategic port land
Matters requiring referral to the relevant port operator : <input type="checkbox"/> Land within Port of Brisbane's port limits (below high-water mark)
Matters requiring referral to the Chief Executive of the relevant port authority : <input type="checkbox"/> Land within limits of another port (below high-water mark)
Matters requiring referral to the Gold Coast Waterways Authority : <input type="checkbox"/> Tidal works, or work in a coastal management district in Gold Coast waters
Matters requiring referral to the Queensland Fire and Emergency Service : <input type="checkbox"/> Tidal works marina (<i>more than six vessel berths</i>)

18) Has any referral agency provided a referral response for this development application?		
<input type="checkbox"/> Yes – referral response(s) received and listed below are attached to this development application		
<input checked="" type="checkbox"/> No		
Referral requirement	Referral agency	Date of referral response
Identify and describe any changes made to the proposed development application that was the subject of the referral response and the development application the subject of this form, or include details in a schedule to this development application (<i>if applicable</i>).		

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules
<input checked="" type="checkbox"/> I agree to receive an information request if determined necessary for this development application <input type="checkbox"/> I do not agree to accept an information request for this development application Note: By not agreeing to accept an information request I, the applicant, acknowledge: <ul style="list-style-type: none"> • that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties • Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules. Further advice about information requests is contained in the DA Forms Guide .

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)			
<input type="checkbox"/> Yes – provide details below or include details in a schedule to this development application <input checked="" type="checkbox"/> No			
List of approval/development application references	Reference number	Date	Assessment manager
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)		
<input type="checkbox"/> Yes – a copy of the receipted QLeave form is attached to this development application <input type="checkbox"/> No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid <input checked="" type="checkbox"/> Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)		
Amount paid	Date paid (dd/mm/yy)	QLeave levy number
\$		

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?	
<input type="checkbox"/> Yes – show cause or enforcement notice is attached <input checked="" type="checkbox"/> No	

23) Further legislative requirements			
Environmentally relevant activities			
23.1) Is this development application also taken to be an application for an environmental authority for an Environmentally Relevant Activity (ERA) under section 115 of the <i>Environmental Protection Act 1994</i> ?			
<input type="checkbox"/> Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below <input checked="" type="checkbox"/> No Note: Application for an environmental authority can be found by searching "ESR/2015/1791" as a search term at www.qld.gov.au . An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.			
Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			
<input type="checkbox"/> Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.			
Hazardous chemical facilities			
23.2) Is this development application for a hazardous chemical facility ?			
<input type="checkbox"/> Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application <input checked="" type="checkbox"/> No Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.			
Clearing native vegetation			

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation that the chief executive of the *Vegetation Management Act 1999* is satisfied the clearing is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*?

☐ Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)

☒ No

Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.

2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

Environmental offsets

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a **prescribed environmental matter** under the *Environmental Offsets Act 2014*?

☐ Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter

☒ No

Note: The environmental offset section of the Queensland Government's website can be accessed at www.qld.gov.au for further information on environmental offsets.

Koala conservation

23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work within an assessable development area under Schedule 10, Part 10 of the Planning Regulation 2017?

☐ Yes

☒ No

Note: See guidance materials at www.des.qld.gov.au for further information.

Water resources

23.6) Does this development application involve **taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the Water Act 2000**?

☒ Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development

☐ No

Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrm.qld.gov.au for further information.

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. If the development application involves:

- Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1
- Taking or interfering with water in a watercourse, lake or spring: complete DA Form 1 Template 2
- Taking overland flow water: complete DA Form 1 Template 3.

Waterway barrier works

23.7) Does this application involve **waterway barrier works**?

☐ Yes – the relevant template is completed and attached to this development application

☒ No

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

Marine activities

23.8) Does this development application involve **aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants**?

☐ Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*

☒ No

Note: See guidance materials at www.daf.qld.gov.au for further information.

Quarry materials from a watercourse or lake

23.9) Does this development application involve the **removal of quarry materials from a watercourse or lake** under the *Water Act 2000*?

☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
☒ No
Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au and www.business.qld.gov.au for further information.

Quarry materials from land under tidal waters

23.10) Does this development application involve the **removal of quarry materials from land under tidal water** under the *Coastal Protection and Management Act 1995*?

☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
☒ No
Note: Contact the Department of Environment and Science at www.des.qld.gov.au for further information.

Referable dams

23.11) Does this development application involve a **referable dam** required to be failure impact assessed under section 343 of the *Water Supply (Safety and Reliability) Act 2008* (the Water Supply Act)?

☐ Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the Water Supply Act is attached to this development application
☒ No
Note: See guidance materials at www.dnrme.qld.gov.au for further information.

Tidal work or development within a coastal management district

23.12) Does this development application involve **tidal work or development in a coastal management district**?

☐ Yes – the following is included with this development application:

☐ Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)
☐ A certificate of title

☒ No
Note: See guidance materials at www.des.qld.gov.au for further information.

Queensland and local heritage places

23.13) Does this development application propose development on or adjoining a place entered in the **Queensland heritage register** or on a place entered in a local government's **Local Heritage Register**?

☐ Yes – details of the heritage place are provided in the table below
☒ No
Note: See guidance materials at www.des.qld.gov.au for information requirements regarding development of Queensland heritage places.

Name of the heritage place:		Place ID:	
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Brothels

23.14) Does this development application involve a **material change of use for a brothel**?

☐ Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the *Prostitution Regulation 2014*
☒ No

Decision under section 62 of the Transport Infrastructure Act 1994

23.15) Does this development application involve new or changed access to a state-controlled road?

☐ Yes - this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)
☒ No

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist	
I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17 <i>Note: See the Planning Regulation 2017 for referral requirements</i>	<input checked="" type="checkbox"/> Yes
If building work is associated with the proposed development, Parts 4 to 6 of <i>DA Form 2 – Building work details</i> have been completed and attached to this development application	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable
Supporting information addressing any applicable assessment benchmarks is with development application <i>Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see DA Forms Guide: Planning Report Template.</i>	<input checked="" type="checkbox"/> Yes
Relevant plans of the development are attached to this development application <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i>	<input checked="" type="checkbox"/> Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (<i>see 21</i>)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable

25) Applicant declaration
<input checked="" type="checkbox"/> By making this development application, I declare that all information in this development application is true and correct <input checked="" type="checkbox"/> Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the <i>Electronic Transactions Act 2001</i> <i>Note: It is unlawful to intentionally provide false or misleading information.</i>
<p>Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.</p> <p>Personal information will not be disclosed for a purpose unrelated to the <i>Planning Act 2016</i>, <i>Planning Regulation 2017</i> and the DA Rules except where:</p> <ul style="list-style-type: none"> such disclosure is in accordance with the provisions about public access to documents contained in the <i>Planning Act 2016</i> and the <i>Planning Regulation 2017</i>, and the access rules made under the <i>Planning Act 2016</i> and <i>Planning Regulation 2017</i>; or required by other legislation (including the <i>Right to Information Act 2009</i>); or otherwise required by law. <p>This information may be stored in relevant databases. The information collected will be retained as required by the <i>Public Records Act 2002</i>.</p>

PART 9 – FOR OFFICE USE ONLY

Date received: Reference number(s):

Notification of engagement of alternative assessment manager	
Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	

Relevant licence number(s) of chosen assessment manager	
---	--

QLeave notification and payment	
<i>Note: For completion by assessment manager if applicable</i>	
Description of the work	
QLeave project number	
Amount paid (\$)	
Date paid	
Date receipted form sighted by assessment manager	
Name of officer who sighted the form	

Individual owner's consent for making a development application under the *Planning Act 2016*

I, **John Vincent Brodie**

as owner of the premises identified as follows:


"Deepwater", Powrunna Road, St George, comprising Lot 1 on RP195461, Local Government: Balonne Shire

consent to the making of a development application under the *Planning Act 2016* by:

John Vincent Brodie and Michelle Helen Brodie

on the premises described above for:

Material Change of Use for an Intensive Animal Industry (sheep feedlot and beef cattle feedlot).

 5/4/19

[signature of owner and
date signed]

The *Planning Act 2016* is administered by the Department of Local Government, Infrastructure and Planning, Queensland Government.

Applicant template 10.0
Version 1.0—3 July 2017

Individual owner's consent for making a development application under the *Planning Act 2016*

I, **Michelle Helen Brodie**

as owner of the premises identified as follows:

"Deepwater", Powrunna Road, St George, comprising Lot 1 on RP195461, Local Government: Balonne Shire

consent to the making of a development application under the *Planning Act 2016* by:

John Vincent Brodie and Michelle Helen Brodie

on the premises described above for:

Material Change of Use for an Intensive Animal Industry (sheep feedlot and beef cattle feedlot).


5/4/19

[signature of owner and
date signed]

The *Planning Act 2016* is administered by the Department of Local Government, Infrastructure and Planning, Queensland Government.

Applicant template 10.0
Version 1.0—3 July 2017

(version 1.1)

Note: All terms used within this template have the meaning given under the Planning Act 2016, the Planning Regulation 2017, or the Development Assessment Rules (DA Rules).

<p>1) Are the works existing?</p> <p><i>Note: Ensure that the relevant plans that accompany the development application identify the location of existing works and proposed works.</i></p>	<p><input type="checkbox"/> Yes – provide construction date (if known)</p> <p><input checked="" type="checkbox"/> No</p>	
---	--	--

2) Will the proposed works replace or amend existing authorised works?	<input type="checkbox"/> Yes – provide the authorisation number:	
	provide the description of the authorisation:	
	<input checked="" type="checkbox"/> No	

	<input type="checkbox"/> Taking water for new stock or domestic purposes
	<input type="checkbox"/> Alterations of existing works
	<input type="checkbox"/> Taking water under a water entitlement under the <i>Water Act 2000</i>
	<input checked="" type="checkbox"/> Capturing agriculture or industrial effluent
	<input type="checkbox"/> Rehabilitating degraded areas – applicable to Warrego, Paroo, Bulloo and Nebine Water Resource Plan areas only. The following documentation may be required as supporting information for the development application: <ul style="list-style-type: none"> • A certificate from a professional, qualified in soil science, stating the area concerned is degraded and the works will be an appropriate method for rehabilitating the area • Evidence the works are required under the <i>Land Act 1994</i> • Evidence the works have been approved for funding under the Primary Industries Productivity Enhancement Landcare Loans Scheme.
3) What is the purpose of the proposed work? (tick all applicable boxes)	<input type="checkbox"/> Taking water required by an environmental authority under the <i>Environmental Protection Act 1994</i> or a development permit under the <i>Planning Act 2016</i> or the repealed <i>Sustainable Planning Act 2009</i> . A copy of the relevant environmental authority or development permit may be required as supporting information for the development application.

4) Provide details on the volume of water proposed to be taken or stored	The proposed developed shall capture effluent from an environmentally relevant activity (sheep feedlot and beef cattle feedlot). The estimated volume of effluent generated is about 20 ML.
--	---

5) If the development application is supported by an authorisation to take overland flow water	<input type="checkbox"/> Development application is not supported by an authorisation to take overflow water.
	<input type="checkbox"/> For stock purposes or domestic purposes under section 20(4) of the <i>Water Act 2000</i> .

(other than a resource allocation of entitlement), what is the nature of the authorisation? (tick all applicable boxes)	<input type="checkbox"/> For limited capacity works under a water-resource plan.
	<input type="checkbox"/> To take water that is contaminated agricultural runoff water or tail water.
	<input checked="" type="checkbox"/> To take water required by an environmental authority under the <i>Environmental Protection Act 1994</i> or a development permit under the <i>Planning Act 2016</i> or the repealed <i>Sustainable Planning Act 2009</i> .
	<input type="checkbox"/> To take water using existing notified works or reconfiguration of existing works under a water resource plan.

DA Form 1 – Template 3 Taking over land flow water
Version 1.1 — 22 JUNE 2018

**Development Application –
Material Change of Use for
Intensive Animal Industry (sheep
feedlot and beef cattle feedlot) on
the property “Deepwater”**

**“Deepwater”
Powrunna Road
ST GEORGE QLD 4487**



**JV & MH Brodie
PO Box 16078
NORTHPOINT QLD 4350**

[March 2019]

RDC
ENGINEERS | AGRICULTURAL
ENVIRONMENTAL
PROJECT MANAGEMENT

**PO Box 1223
TOOWOOMBA QLD 4350**




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4.2.3.8	Shelter sheds.....	36
4.2.4	Livestock handling	38
4.2.5	Feed processing and commodity storage	38
4.2.6	Water supply, storage and reticulation	40
4.2.7	Access and internal roads.....	40
4.2.8	Administrative/Maintenance infrastructure	41
4.2.9	Controlled drainage area	43
4.2.10	Solid waste management.....	43
4.2.10.1	Solid wastes	43
4.2.10.1.1	Manure	43
4.2.10.1.2	Waste feed	43
4.2.10.1.3	Mortalities.....	44
4.2.10.1.4	Holding pond sludge.....	44
4.2.10.2	Solid waste stockpile	44
4.2.10.3	Solid waste utilisation	45
4.2.11	Liquid waste management	45
4.2.11.1	Effluent storage	45
4.2.11.2	Effluent utilisation.....	45
4.2.11.2.1	Environmental buffers	46
4.2.11.3	Domestic wastewater.....	47
4.2.12	Separation distances.....	48
4.2.13	Staging	48
4.3	Spelling facility.....	48
4.4	Beef cattle feedlot	49
4.4.1	Layout, design and specification.....	49
4.4.2	Capacity	51
4.4.2.1	Standard Cattle Unit (SCU).....	51
4.4.3	Pen configuration	52
4.4.3.1	Stocking density	52
4.4.3.2	Feed bunk	52
4.4.3.3	Pen area	53
4.4.3.4	Pen orientation.....	53
4.4.3.5	Pen configuration	53
4.4.3.6	Pen slope.....	53
4.4.3.7	Water trough.....	54
4.4.4	Livestock processing.....	54
4.4.5	Feed processing and commodity storage	54
4.4.6	Access and internal roads.....	55
4.4.7	Water supply, storage and reticulation	56
4.4.8	Administrative/maintenance infrastructure.....	56
4.4.9	Controlled drainage area	56
4.4.10	Solid waste management.....	56
4.4.10.1	Solid wastes	57
4.4.10.1.1	Manure.....	57
4.4.10.1.2	Waste feed	57
4.4.10.1.3	Mortalities.....	57
4.4.10.1.4	Holding pond sludge.....	57

4.4.10.2	Solid waste stockpile	58
4.4.10.3	Solid waste utilisation	58
4.4.11	Liquid waste management	59
4.4.11.1	Effluent storage	59
4.4.11.2	Effluent utilisation	59
4.4.11.2.1	Environmental buffers	60
4.4.11.3	Domestic wastewater	60
4.4.12	Utilities	60
4.4.13	Separation distances	60
4.4.14	Staging	61
4.5	Construction	62
4.5.1	Construction period	62
4.5.2	Construction materials	62
4.5.3	Traffic and access arrangements	62
4.5.4	Hours of construction	63
4.6	Operation	64
4.6.1	Sewage management	64
4.6.2	Hours of operation	65
4.6.3	Traffic and transport	65
4.6.3.1	Haulage routes	65
4.6.3.2	Traffic generation	65
4.6.3.2.1	Sheep feedlot	65
4.6.3.2.2	Beef Cattle feedlot	66
4.6.4	Fire management	67
5	Existing environment	69
5.1	Climate	69
5.2	Landform and drainage	71
5.3	Land resources	71
5.3.1	Good quality agricultural land	71
5.3.2	Strategic cropping land	74
5.3.3	Potential acid sulphate soils	76
5.3.4	Contaminated land	77
5.3.5	Unexploded ordnance	78
5.4	Water resources	80
5.4.1	Groundwater	80
5.4.2	Surface water	80
5.4.3	Flooding	80
5.5	Biodiversity	83
5.5.1	Vegetation	83
5.5.1.1	Regulated vegetation	83
5.5.1.2	Regional ecosystem	85
5.5.1.2.1	“Endangered” regional ecosystem	85
5.5.1.2.1.1	6.4.1	85
5.5.1.2.2	“Of concern” regional ecosystem	85
5.5.1.2.2.1	6.5.3	85

5.5.1.2.2.2	6.3.17.....	85
5.5.1.2.3	“Least concern” regional ecosystem.....	86
5.5.1.2.3.1	6.3.17.....	86
5.5.1.2.3.2	6.5.19.....	86
5.5.2	Regrowth vegetation	89
5.5.3	Essential habitat	89
5.5.4	Flora & fauna	89
5.6	Wetlands	92
5.7	Cultural heritage	94
5.7.1	Indigenous.....	94
5.7.2	Non-Indigenous.....	95
5.8	Biosecurity	97
5.9	Coastal and marine environment	98
5.9.1	Fish habitat area	98
5.10	State transport	100
5.11	Strategic environmental areas.....	102
5.12	Environmentally sensitive areas	104
5.13	Natural hazards	107
5.13.1	Bushfire.....	107
5.13.2	Flooding	108
5.13.3	Landslide.....	108
5.13.4	Coastal.....	109
5.14	Matters of state environmental significance	111
5.14.1	Protected areas (including all classes of protected area except coordinated conservation areas) under the <i>Nature Conservation Act 1992</i>	112
5.14.2	‘Marine national park’, ‘conservation park’, ‘scientific research’, ‘preservation’ or ‘buffer’ zones under the <i>Marine Parks Act 2004</i>	112
5.14.3	Areas within declared fish habitat areas that are management A areas or management B areas under the <i>Fisheries Regulation 2008</i>	112
5.14.4	A designated precinct, in a strategic environmental area under the Regional Planning Interests Regulation 2014, schedule 2, part 5, s15(3)	112
5.14.5	Wetlands in a wetland protection area or wetlands of high ecological significance shown on the map of referable wetlands under the <i>Environmental Protection Regulation 2008</i>	112
5.14.6	Wetlands and watercourses in high ecological value waters identified in the Environmental Protection (Water) Policy 2009, schedule 1	112
5.14.7	legally secured offset areas as defined under the <i>Environmental Offsets Act 2014</i>	113
5.14.8	threatened wildlife under the <i>Nature Conservation Act 1992</i> and special least concern animals under the <i>Nature Conservation (Wildlife) Regulation 2006</i>	113
5.14.9	Marine plants under the <i>Fisheries Act 1994</i> (excluding marine plants in an urban area)	113
5.14.10	waterways that provide for fish passage under the <i>Fisheries Act 1994</i> (excluding waterways providing for fish passage in an urban area)	114
5.14.11	High risk area on the flora survey trigger as described by the <i>Environmental Offsets Regulation 2014</i> , schedule 2, part 6(1)	114

5.15	Matters of national environmental significance.....	114
5.15.1	World heritage properties.....	114
5.15.2	National heritage properties	115
5.15.3	Wetlands of international importance (Ramsar Wetlands)	115
5.15.4	Nationally threatened species and ecological communities.....	115
5.15.5	Migratory species	115
5.15.6	Commonwealth marine areas.....	116
5.15.7	The Great Barrier Reef Marine Park (GBRMP)	116
5.15.8	Nuclear actions.....	116
5.15.9	A water resource, in relation to coal seam gas development and large coal mining development	116
6	Planning framework	117
6.1	State legislative framework	117
6.1.1	<i>Planning Act 2016</i>	117
6.1.2	State planning policy.....	117
6.1.2.1	Economic growth	119
6.1.2.1.1	Agricultural land.....	119
6.1.2.2	Environment and Heritage.....	119
6.1.2.2.1	Biodiversity	120
6.1.2.2.2	Water quality	120
6.1.2.3	Safety and resilience to hazards	121
6.1.2.3.1	Emissions and hazardous activities	121
6.1.2.3.2	Natural hazards risk and resilience	121
6.1.2.4	Infrastructure	122
6.1.2.4.1	Transport Infrastructure.....	122
6.1.3	State Development Assessment Provisions	130
6.1.3.1	Managing multiple state codes or matters of state interest	131
6.1.4	State codes.....	132
6.1.5	Pre-lodgement consultation.....	132
6.2	Local Legislative framework.....	135
6.2.1	Local Planning scheme	135
6.2.1.1	Introduction	135
6.2.1.2	Definition of Use.....	135
6.2.1.3	Strategic framework.....	135
6.2.1.4	Zoning and assessment status.....	138
6.2.1.5	Local plan	143
6.2.1.6	Land characteristics overlays	143
6.2.1.7	Planning scheme codes.....	145
7	Relevant guidelines.....	175
7.1.1	State guidelines, codes and policies.....	175
7.1.2	National guidelines	176
8	References	178
Appendix A	– Title reference	180
Appendix B	– Land contamination	181
Appendix C	– Wildlife online extract.....	182
Appendix D	– HES / GES wetlands mapping.....	183

Appendix E	– Cultural Heritage search extract.....	184
Appendix F	– Matters of National Environmental Significance	185
Appendix G	– State Development Assessment Provisions – State Codes – Compliance	
Statement	186
Appendix H	– Pre-lodgement consultation	187

List of figures

Figure 1 – Subject land – Locality plan	19
Figure 2 – Subject land – Cadastral plan.....	20
Figure 3 – Surrounding locality – Aerial plan.....	25
Figure 4 – Proposed development – Site layout.....	30
Figure 5 – Proposed sheep feedlot – Site layout	32
Figure 6 – Proposed sheep feedlot – Typical shelter shed plan and elevation.....	37
Figure 7 – Proposed sheep feedlot – Typical commodity storage shed	39
Figure 8 – Proposed sheep feedlot – Typical site office plan and elevation.....	42
Figure 9 – Proposed beef cattle feedlot – Site layout.....	50
Figure 10 – Subject land – BSC Planning Scheme map – R2 - Good Quality Agricultural Land overlay.....	73
Figure 11 – Subject land – Strategic Cropping Land overlay	75
Figure 12 – Subject land – Potential UXO Areas overlay	79
Figure 13 – Subject land – Flood Hazard Assessment overlay (1% AEP)	82
Figure 14 – Subject land – Regulated vegetation overlay.....	84
Figure 15 – Subject land – Vegetation management supporting map.....	87
Figure 16 – Subject land – Regional ecosystem overlay	88
Figure 17 – Subject land – Protected plants flora survey trigger map	91
Figure 18 – Subject land – Wetland Protection Areas overlay	93
Figure 19 – Subject land – Heritage place overlay	96
Figure 20 – Subject land – Fish Habitat Areas overlay.....	99
Figure 21 – Subject land – State Controlled Infrastructure overlay.....	101
Figure 22 – Subject land – Strategic Environmental Area overlay.....	103
Figure 23 – Subject land – Environmentally Sensitive Areas overlay.....	106
Figure 24 – Subject land – Coastal protection overlay	110
Figure 25 – Subject land – State Planning Policy overlay – Agriculture.....	124
Figure 26 – Subject land – State Planning Policy overlay – Biodiversity	125
Figure 27 – Subject land – State Planning Policy overlay – Water quality	126
Figure 28 – Subject land – State Planning Policy overlay – Emissions and hazardous activities	127
Figure 29 – Subject land – State Planning Policy overlay – Natural hazards, risk and resilience	128
Figure 30 – Subject land – State Planning Policy overlay – Transport infrastructure	129
Figure 31 – BSC Planning Scheme Map - P1	139
Figure 32 – Balonne Shire Council – Flood Hazard Overlay	144

List of tables

Table 1 – Real property description	17
Table 2 – Standard Sheep Unit conversion factor (MLA, 2011)	33
Table 3 – Proposed buffer distances to water resources and public areas	47
Table 4 – Proposed sheep feedlot - Separation distances to sensitive receivers.....	48
Table 5 – Standard Cattle Unit conversion factor	51
Table 6 – Proposed beef cattle feedlot - Separation distances to sensitive receivers.....	61
Table 7 – Sheep feedlot – Traffic movements	66
Table 8 – Beef cattle feedlot – Traffic movements	67
Table 9 – Climatic data derived for St George Post Office (1881-1997) (BoM, 2019).....	70
Table 10 – Category A ESAs and Administering Legislation	104
Table 11 – Category B ESAs and Administering Legislation	105
Table 12 – Subject land - State Planning Policy relevant state interests.....	119
Table 13 – Response to DSDMIP Pre-lodgement advice	133
Table 14 – Strategic Framework	136
Table 15 – Rural Zone Code Purpose and Overall Outcomes	140
Table 16 – Rural Zone Code (Balonne Shire Planning Scheme 2014).....	146

List of photographs

Photograph 1 – Current land use – Broadacre dryland cropping	21
Photograph 2 – Current land use – Broadacre irrigated cropping	22
Photograph 3 – Current land use – Sheep grazing	22
Photograph 4 – Land use of adjoining properties (east).....	24
Photograph 5 – Land use of adjoining properties (north)	24
Photograph 6 – Subject land – Electricity infrastructure	26
Photograph 7 – Subject land – Irrigation bore	27

List of abbreviations

AHD	Australian Height Datum
ARI	Average Recurrence Interval
AS	Australian Standard
AUSVETPLAN	Australian Veterinary Emergency Plan
BoM	Bureau of Meteorology
CDA	Controlled Drainage Area
CEMP	Construction Environmental Management Plan
DA	Development Application
DAF	Queensland Department of Agriculture and Fisheries
DEEDI	Queensland Department of Employment, Economic Development and Innovation
DEHP	Queensland Department of Environment and Heritage Protection
DES	Queensland Department of Environment and Science
DERM	Queensland Department of Environment and Resource Management
DILGP	Queensland Department of Infrastructure, Local Government and Planning
DSDMIP	Queensland Department of State Development, Manufacturing, Infrastructure and Planning
DNRM	Queensland Department of Natural Resources and Mines
DNRME	Queensland Department of Natural Resources, Mines and Energy
DPI	Queensland Department of Primary Industries
DPIF	Queensland Department of Primary Industries and Fisheries
DTMR	Queensland Department of Transport and Main Roads
EA	Environmental Authority
EMP	Environmental Management Plan
EMS	Environmental Management System
GCM	Gross Combination Mass
GHG	Greenhouse Gases
H:V	Horizontal Units in Proportion to Vertical Units
LGA	Local Government Area
MLA	Meat and Livestock Australia
MSES	Matters of State Environmental Significance
MNES	Matters of National Environmental Significance
NFAS	National Feedlot Accreditation Scheme
PASS	Potential Acid Sulfate Soils
SCU	Standard Cattle Unit
SSU	Standard Sheep Unit
TAPM	The Air Pollution Model
TRC	Toowoomba Regional Council

Executive summary

JV & MH Brodie operate a sheep grazing and dryland and irrigated cropping enterprise on the property "Deepwater" at St George approximately 21 km by road south-west of the township of St George.

JV & MH Brodie wish to develop an intensive livestock development on the property which comprises a sheep feedlot and beef cattle feedlot. The proposed development shall have a maximum capacity of 10,000 standard sheep units for the sheep feedlot and 1,000 standard cattle units for the beef cattle feedlot. The proposed development would comprise two separate facilities each with a functional configuration suitable for each type of livestock.

The development of a sheep feedlot on the property will strengthen the existing sheep grazing and cropping enterprises by value adding to the production, taking advantage of fluctuations in commodity prices and as a drought mitigation strategy.

The development of a beef cattle feedlot shall diversify the existing agricultural operations and further capitalise on the fluctuations in commodity prices and to realise the potential of the cropping operations.

Consequently, the establishment of the proposed development would require a material change of use of the subject land as the proposed use is defined as "Intensive Animal Industry" under the Balonne Shire Council planning scheme.

This report has been prepared in support of a development application (Material Change of Use Application) for:

(i) Development Permit - Material Change of Use for Intensive Animal Industry located on the property "Deepwater", Powrunna Road, St George.

Due to the scale of the sheep feedlot and beef cattle feedlot a development application for the assessable development of a material change of use for an environmentally relevant activity is not triggered. Consequently, an application for an environmental authority to operate an ERA 2 - Intensive animal feedlotting shall be made directly to the Department of Agriculture and Fisheries (DAF).

The proposed development is subject to impact assessment under the provisions of the *Balonne Shire Planning Scheme 2014* (Balonne Shire Council, 2006). This report addresses the merits of the development with regard to the provisions of the *Planning Act 2016* and the *Balonne Shire Planning Scheme 2014* and demonstrates the suitability of the proposal within the locality and its compliance with the relevant provisions of the *Balonne Shire Planning Scheme 2014*.

Site address: "Deepwater", Powrunna Road, St George, QLD 4487

Real property description: Lot 1 on RP195461

Assessment manager: Balonne Shire Council

Site area: ~2,903.5 ha

Zone: Rural

Existing use: Rural uses - Dryland and irrigated cropping and sheep grazing

Approvals sought: Development Permit for Material Change of Use - Intensive Animal Industry

Level of assessment: Impact Assessable

1 Background

1.1 Introduction

JV & MH Brodie operate a livestock and cropping enterprise on the property “Deepwater” at St George approximately 21 km by road south-west of the township of St George within the Balonne Shire Council area.

The subject land comprises one land parcel which from a business perspective is managed with an adjoining property owned by JV & MH Brodie. The adjoining property is known as “Wyoming”.

The livestock enterprise on the subject land comprises the running of some 4,000 head of meat sheep which are fattened on improved pasture, stubble from crops and hay depending on the seasons. The cropping enterprise comprises dryland and irrigated cropping of about 580 ha (~1430 acres).

The enterprise currently employs contractors for earthworks, mustering, spray contracting, farming and sheep processing which would equate to approximately 2 full time equivalent employees.

The livestock and cropping enterprise operates for 12 months of the year and engages contractors as required for activities such as planting, spraying and harvesting of crops, sheep management (mustering and processing) and to supply various associated services such as plant maintenance and earthworks.

JV & MH Brodie wish to develop a sheep feedlot and beef cattle feedlot on the subject land. Consequently, the establishment of a sheep feedlot and beef cattle feedlot involves a material increase in the intensity or scale of the existing use on the subject land and accordingly comprises a Material Change of Use pursuant to Schedule 2 of the *Planning Act 2016*.

A sheep feedlot and beef cattle feedlot are defined as “Intensive Animal Industry” under the *Balonne Shire Planning Scheme 2014* (Balonne Shire Council, 2006) and is a consistent use and impact assessable development within the subject land’s land use zoning (Rural Zone). Consequently, a development permit for Material Change of Use is required to authorise the establishment and operation of the proposed development on the subject land.

This report has been prepared in support of a development application (Material Change of Use) for:

(i) Development Permit for Material Change of Use for Intensive Animal Industry located on the property “Deepwater”, Powrunna Road, St George.

The proposed development is also defined as intensive animal feedlotting, an Environmentally Relevant Activity (ERA) under the *Environmental Protection Regulation 2008*.

The definition of intensive animal feedlotting under the *Environmental Protection Regulation 2008: Schedule 2 Part 1:2* is:

feedlot means a confined yard or enclosure that—

- (a) contains watering and feeding facilities where cattle or sheep are fed entirely by hand or mechanically; and*
- (b) is designed, constructed or used in a way that does not allow cattle or sheep in the yard or enclosure to graze.*

Due to the scale of the sheep feedlot and beef cattle feedlot a development application for the assessable development of a material change of use for an environmentally relevant activity is not triggered.

This report addresses the merits of the proposed development and its compliance with regard to the provisions of the *Balonne Shire Planning Scheme 2014* (Balonne Shire Council, 2006) along with an overview of the design and layout and any impacts on the existing environment of the proposed development.

1.2 Proposed development outline

JV & MH Brodie wish to develop on the subject land an intensive livestock development which comprises a sheep feedlot and beef cattle feedlot. The proposed development shall have a maximum capacity of 10,000 standard sheep units within the sheep feedlot and 1,000 standard cattle units within the beef cattle feedlot. The proposed development shall be designed and constructed in a manner that will allow flexibility of use with the ability to increase or decrease the number of animals within the development in line with market and economic factors.

The proposed development would comprise two separate facilities each with the following components in a functional configuration:

- Water supply/storage and reticulation infrastructure – A reliable and uninterrupted supply of clean water of the required volume to sustain operations is required;
- Pens - Fenced areas are required for accommodating sheep, production beef cattle (production pens), sheep/cattle arriving to or being dispatched from each facility (induction/dispatch pens), and sick beef cattle (hospital pens);
- Livestock handling – Infrastructure and facilities are required for the arrival, processing and dispatch of sheep and cattle;
- Feed processing and commodity storage - Feed rations are prepared on-site in a facility, with associated commodity storage, handling and ration delivery infrastructure;
- Access and internal roads - Access to the site and the layout of internal road systems are critical to the efficient and safe functioning of the proposed development;

- Administrative/maintenance infrastructure - Facilities are required for conducting management, maintenance and administrative functions at the development. This includes a site office and associated facilities for example;
- Controlled drainage areas – Rainfall runoff from areas such as pens and livestock handling areas that has a high organic matter and therefore a high pollution potential is controlled within a system that collects and conveys this runoff to a sedimentation system and holding pond prior to environmentally sustainable utilisation;
- Drainage system - The controlled drainage area contains a system including catch drains, sedimentation system and holding pond for conveying stormwater, allows settling of entrained sediment in the stormwater to ‘settle out’ and storage of the stormwater from the controlled drainage areas until it can be sustainably utilised;
- Solid waste and effluent management areas – Solids wastes such as manure and mortalities are temporarily stockpiled and processed within the solid waste stockpile and carcass composting area prior to utilisation on-site. Effluent is stored in holding ponds pending application to the effluent utilisation area; and
- Solid waste and effluent utilisation areas – Solid wastes generated are applied to an on-site utilisation area. Effluent is applied to land via irrigation within a dedicated effluent utilisation area.

The proposed development shall be undertaken in stages. Operational requirements, commercial opportunities and other considerations shall dictate the development of each stage.

Further description of the various elements of the proposed development is provided in section 4.

The sheep feedlot shall be designed, constructed and managed equivalent to a Class 1 intensive feeding system as outlined by MLA (2011). A Class 1 intensive feeding system has the highest standard of design, operation, maintenance, pad management and cleaning frequency when compared to Class 2, 3 and 4.

The beef cattle feedlot shall be designed, constructed and managed equivalent to a Class 1 beef cattle feedlot. A Class 1 beef cattle feedlot has the highest standard of design, operation, maintenance, pad management and cleaning frequency. Skerman (2000) provides further information on a Class 1 beef cattle feedlot.

2 Site and locality

2.1 Subject land

The subject land on which the development is proposed is located approximately 21 km by road west of the township of St George in QLD. The subject land has primary frontage to the Balonne Highway of approximately 5 km in length. The subject land has primary frontage to Powrunna Road (unsealed) of approximately 6 km in length. Powrunna Road intersects with the Balonne Highway some 3.8 km south of the access to the proposed development.

Figure 1 is a locality plan highlighting the subject land to roads and the nearby township of St George.

2.1.1 Real property description

The subject land comprises one (1) cadastral portion. The subject land is known as the property "Deepwater". The real property description of the subject land is provided in Table 1. The total area of the subject land is about approximately 2,903.5 ha (~7,172 acres). The subject land is located in the Balonne Shire Council (BSC) local government area. Figure 2 is a cadastral plan highlighting the cadastral parcel that comprises the subject land.

The subject land is owned by JV & MH Brodie (ABN 37 353 265 269) in freehold land tenure. The certificate of title for the subject land on which the development is proposed is provided in Appendix A.

Table 1 – Real property description

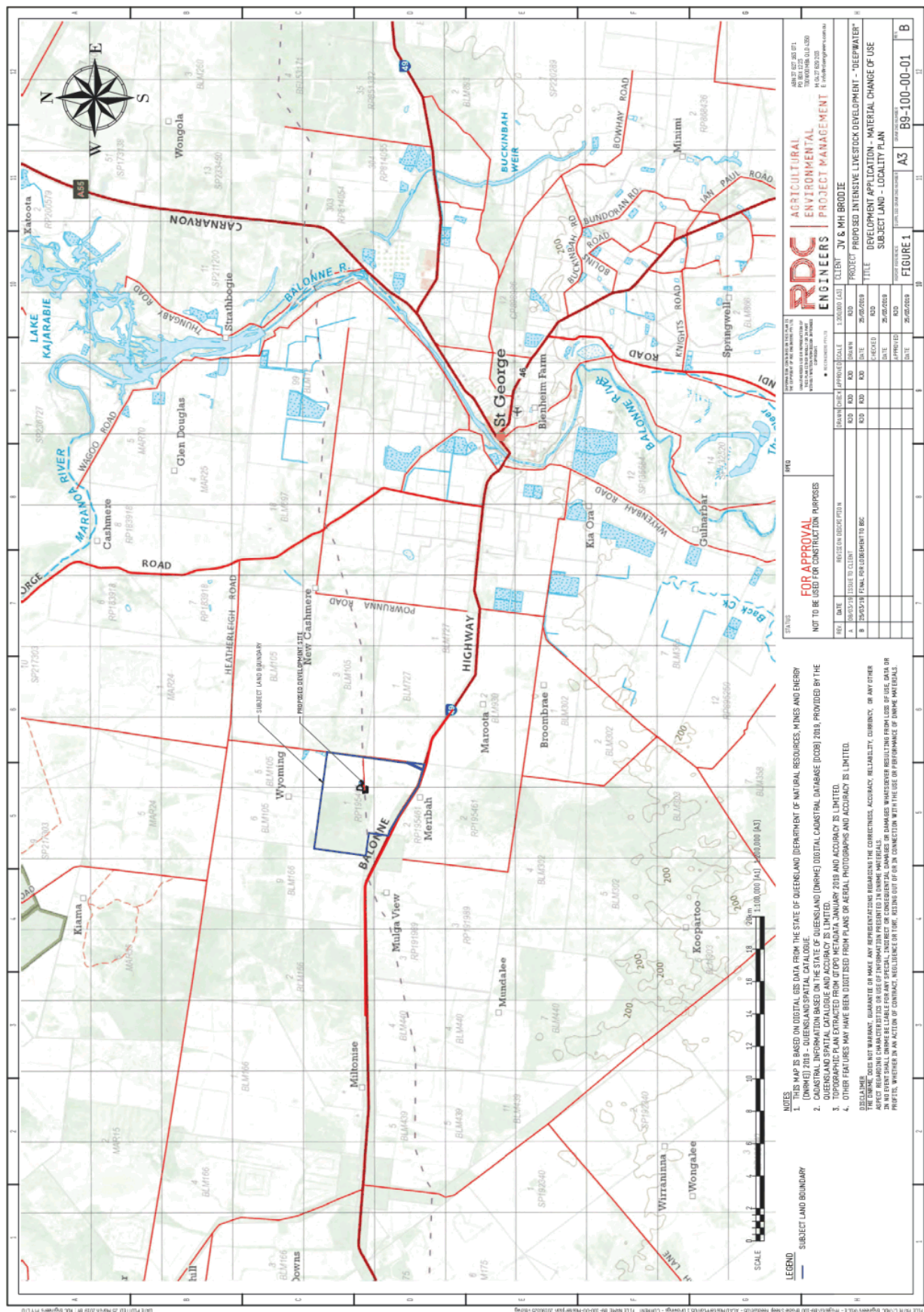
Property Name	Lot No.	Plan No.	Easements	County	Parish	Area ha
Deepwater	1	RP195461	P on RP198312	Belmore	Maroungie	~2,903.49
Total Area						~2,903.49

2.1.1.1 Easement

The subject land contains an easement in gross No 602368692 (H887490) 28/05/1986 as shown in Figure 2, burdening the land to Santos Limited, Delhi Petroleum Pty Ltd, Vamgas Limited, Ampol Exploration Limited, Claremont Petroleum NL, Oil Company of Australia NL, Moonie Pipeline Company Pty Ltd, Bridgefield Pty Ltd the licensee over easement P on RP198312.

2.1.1.2 Land designated as road

The subject land does contain land designated as road under the Land Act 1994 as shown in Figure 2.



2.1.2 Current land use

The current land use on the subject land comprises broadacre dryland and irrigated cropping and sheep grazing for meat production. The subject land has infrastructure improvements to support these land uses, including:

- Water storage, supply, distribution and tail water return channels for irrigation; and
- Stock-proof fencing;

The subject land currently runs about 4,000 head of meat sheep. There is some 580 ha (~1,430 acres) of cropping country without about 377 ha (~930 acres) dryland farmed and 203 ha (~500 acres) irrigated. Typically, crops such as sorghum, barley, wheat, oats (seeds/ grazing), chickpeas and lab lab are grown under dryland conditions. Barley (hay/silage), oats (hay/silage) and Rhodes grass (hay/silage) are the typical crops grown under irrigation. The balance of the subject land comprises grazing land and native vegetation.

Figure 3 is an aerial photograph showing the subject land and illustrating the current land use. Photograph 1, Photograph 2 and Photograph 3 further illustrate the current land use of the subject land.



Photograph 1 – Current land use – Broadacre dryland cropping



Photograph 2 – Current land use – Broadacre irrigated cropping



Photograph 3 – Current land use – Sheep grazing

2.2 Surrounding land use

2.2.1 Surrounding locality

The subject property is located in the St George district, an agricultural area approximately 25 km west of the township of St George. The area is characterised by the alluvial plain of the Balonne River and agricultural pursuits include significant areas of dryland and irrigated broadacre cropping and extensive grazing of sheep and beef cattle. There are no intensive animal industries or rural residential lifestyle properties located in close proximity to the subject land.

The subject land is surrounded by a number of rural properties containing rural residences, with the closest residences being located approximately 2,000 m north of the northern boundary of the subject land and 600 m from the southern boundary on the southern side of the Balonne Highway.

There are large tracts of native vegetation to the west of the subject land on areas less suitable areas for grazing and cropping as shown on Figure 3.

2.2.2 Adjoining properties

The subject land is co-located with rural properties that are engaged in similar agricultural pursuits such as dryland cropping with extensive grazing of sheep and beef cattle. The area also contains large expanses of scattered regulated vegetation.

There are no intensive animal industries or rural residential lifestyle properties in the local area.

The prevailing pattern of land use on properties adjoining the subject land may be summarised as follows:

- Low intensity sheep and beef cattle grazing and dryland cropping (east);
- Low intensity sheep and beef cattle grazing (south);
- Dryland and irrigated cropping and sheep grazing (north); and
- Remnant vegetation and low intensity beef cattle grazing (west).

Adjoining properties to the north, east, south and west comprise parcels of land in the order of 2,000 to 4,500 ha in area.

Photograph 4 and Photograph 5 further illustrate the land use surrounding the subject land.



Photograph 4 – Land use of adjoining properties (east)



Photograph 5 – Land use of adjoining properties (north)



3 Existing utilities

3.1 Electricity

There is currently overhead electricity supply to the subject land off the St George-Bollon line. The existing irrigation enterprise has three-phase power for the groundwater bore pump station.

The overhead electrical power supply for the subject land is shown in Photograph 6.



Photograph 6 – Subject land – Electricity infrastructure

3.2 Water

The subject land is located in a rural area and not in a Balonne Shire Council reticulated water supply area.

JV & MH Brodie hold a groundwater allocation for the subject land as part of the St George Alluvium Groundwater Scheme. This allocation is licensed in accordance with Water Plan (Condamine and Balonne) 2004. The total nominal allocation is 2,800 ML.

Groundwater is used as the source of water for irrigation of crops and livestock drinking water and is obtained from two (2) irrigation bores. Groundwater from the irrigation bores is metered in accordance with the Water Act 2000. Photograph 7 illustrates the equipped groundwater bore that provides water for irrigation of crops and livestock drinking water.

There are no domestic buildings on the subject land.



Photograph 7 – Subject land – Irrigation bore

3.3 Sewerage

There is no sewer reticulation to the subject land. There is no dwelling on the subject land. Consequently, there is no existing requirement for on-site wastewater disposal.

3.4 Telecommunications

The subject land is within mobile phone service coverage.

4 Proposed development

JV & MH Brodie wish to develop on the subject land an intensive livestock enterprise which comprises a sheep feedlot and beef cattle feedlot. The sheep feedlot and beef cattle feedlot shall be separate facilities and not constructed as one development.

The sheep feedlot shall be a conventional intensive sheep and lamb feeding system with permanent intensive feeding pens with adjoining feed alleys in which the sheep are housed outdoors and provided with their daily feed and water requirements. The proposed sheep feedlot shall have a capacity for keeping up to 10,000 standard sheep units (SSUs).

The beef cattle feedlot shall be a conventional outdoor feedlot with permanent production pen area with adjoining feed alleys in which the beef cattle are housed in the open air and provided with their daily feed and water requirements. The proposed beef cattle feedlot shall have a capacity for keeping up to 1,000 standard cattle units (SCUs).

The proposed development shall be staged in line with operational requirements, commercial opportunities and other considerations. It is anticipated that the sheep feedlot shall be developed prior to the beef cattle feedlot.

4.1 Design philosophy

The design philosophy of the proposed development has been informed by a deep understanding of the intrinsic purpose, the environmental context and the drivers of performance of a sheep feedlot and beef cattle feedlot. This holistic approach enables ecologic and economic sustainability to be integrated into the design, construction and management (when approved) of the development.

State and Local Government planning authorities differentiate between sheep and beef cattle when considering the Planning Act (2016), Environment Protection Act (1994) and local planning instruments in relation to intensive animal industry.

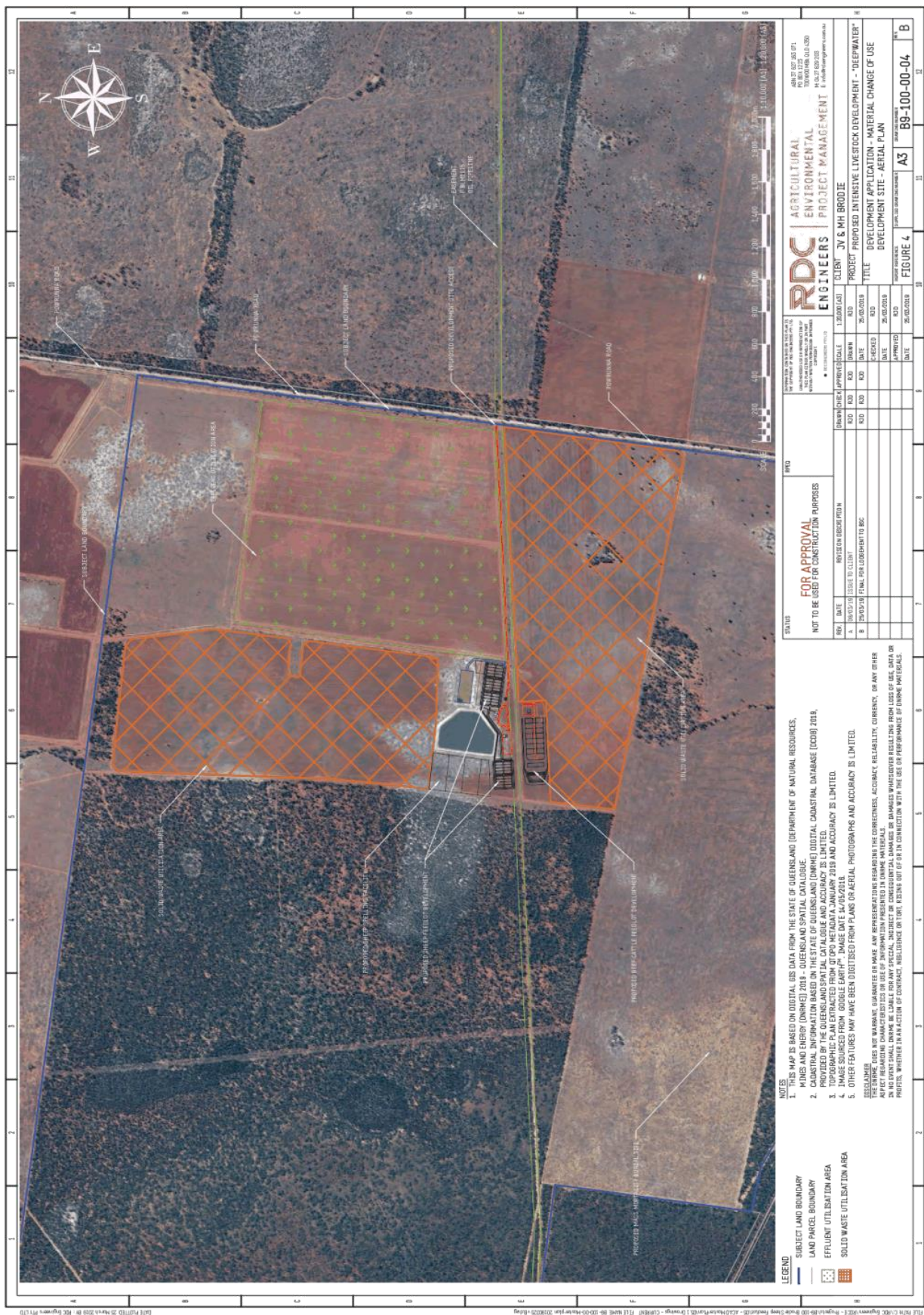
Consequently, the *National procedures and guidelines for intensive sheep and lamb feeding systems* (MLA, 2011), *National Guidelines for Beef Cattle Feedlots in Australia* (MLA, 2012b) and *Reference manual for the establishment and operation of feedlots in Queensland* (Skerman, 2000) have been used as the guiding reference for the design, construction and management of the sheep and beef cattle feedlot respectively.

MLA (2011) and Skerman (2000) outline four feedlot classes for the establishment and operation of a sheep feedlot and beef cattle feedlot respectively with design and operational standards becoming progressively more stringent moving from Class 4 to Class 1.

The design, construction and management of the sheep feedlot and beef cattle feedlot is consistent with relevant legislation, environmental standards, codes of practice and guidelines as outlined in section 7.

The sheep feedlot and beef cattle feedlot would be designed, constructed and maintained as a Class 1 standard, the highest standards of design, construction and management.

Figure 4 illustrates the location of the proposed development on the subject land.



4.2 Sheep feedlot

The sheep feedlot has been designed for compliance with the *Eligibility criteria and standard conditions for sheep feedlotting (ERA 2) – Version 2* (DEHP, 2016) and the *National procedures and guidelines for intensive sheep and lamb feeding systems* (MLA, 2011).

The location of the sheep feedlot has been specifically selected for the following reasons: -

- Proximity to existing infrastructure including the pasture areas, access roads and water supply;
- Within that part of the subject land not containing irrigation infrastructure or regulated vegetation
- Flat topography on highest ground adjoining low area suitable for drainage infrastructure, requiring relatively minor earthworks to construct;
- Separation from the more environmentally sensitive areas to the north, west and south of the subject land; and
- Separation from nearby residential land uses.

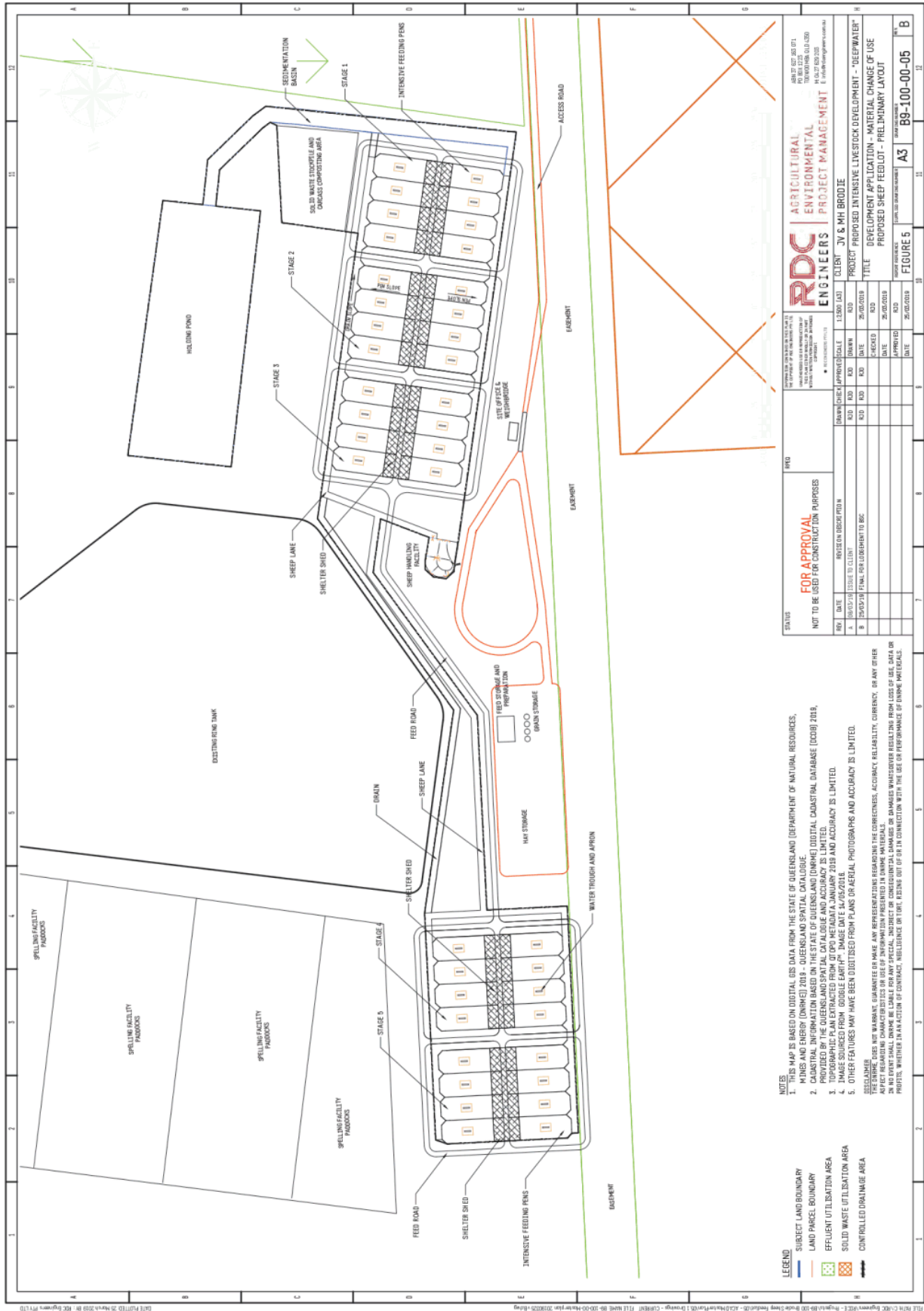
4.2.1 Layout, design and specification

The sheep feedlot has been designed to:

- maximise operational efficiency;
- maximise sheep performance;
- minimise environmental impact;
- minimise waste;
- maximise worker health and safety;
- maximise sheep welfare; and
- minimise capital and operational costs.

The layout of the sheep feedlot is shown in Figure 5.

A detailed description of the various functional elements of the sheep feedlot is outlined in the following sections.



4.2.2 Capacity

As manure and urine production are a function of live-weight, the stocking capacity of intensive livestock developments is typically expressed in line with the weight of livestock within the facility or turned off, rather than the number of head.

4.2.2.1 Standard Sheep Unit (SSU)

The term 'Standard Sheep Unit' (SSU) is used in Queensland to describe the stocking capacity of a sheep feedlot in accordance with the weight of sheep turned off from the facility, rather than the number of head.

A Standard Sheep Unit (SSU) is not equal to a Dry Sheep Equivalent (DSE).

Each animal can be converted to a SSU equivalent based on their metabolic liveweight and the following formula:

$$\text{SSU Scaling Factor} = (\text{Animal Liveweight}/60)^{0.75}$$

The SSU scaling factor for various average liveweight for sheep and lambs is provided in Table 2.

Table 2 – Standard Sheep Unit conversion factor (MLA, 2011)

Average Liveweight (kg)	SSU Scaling factor
<25	0.519
26-30	0.595
31-35	0.667
36-40	0.738
41-45	0.806
46-50	0.2
51-55	0.937
56-60	1.0
61-65	1.062
66-70	1.123
71-75	1.182
>75	1.241

4.2.3 Pen configuration

The layout and siting of the sheep feedlot intensive feeding pens and associated drainage systems are shown in Figure 5. The configuration and design details of the sheep feedlot are outlined in the following sections.

4.2.3.1 Stocking density

Stocking density will have a significant influence on the environmental performance of the sheep feedlot since it partly determines the average moisture content of the surface of the pen. Every day, sheep add moisture to the pen surface by depositing manure (faeces and urine).

The optimum stocking density for outdoor intensive sheep feeding systems is yet to be determined. However, current recommendations suggest 3 – 5 m² per head.

The sheep feedlot shall have a stocking density of about 3.5 m² per head for the intensive feeding pens. This stocking density provides sufficient space to facilitate normal social behaviour.

4.2.3.2 Feed trough

The sheep will be provided with their daily feed requirements and water *ad libitum*.

As the feed ration shall generally be processed on-site and fed-out once or more a day an open feed trough system shall be used.

An open feed trough shall be located on the outside, along the entire length of the higher end of the pen with frontage to the feed road. The feed troughs shall be of a construction that prevents sheep and lambs being able to climb into or through them.

It is important that the correct feed space allowance is given to avoid shy feeding. Typically, the length of trough space required per head for sheep fed daily ranges from 100 mm to 150 mm. A bunk space of 70 mm per head shall be implemented as the feed troughs shall be located under cover and additional troughs shall be provided in those pens with starter animals.

The feed troughs will have a minimum 2.0 m wide concrete or compacted gravel apron that extends into the pen as shown in Figure 5. The concrete or compacted apron prevents wearing of the pen surface within this high-use area. The apron will slope away from the trough to facilitate drainage.

4.2.3.3 Pen area

For the sheep intensive feeding pens, the combination of selected design parameters and allowance for herringbone gate arrangements translates into pen areas in the order of 850 m². The nominal width of a pen will be 18 m. The depth of each pen will be some 48 m depending on final pen layout, laneway and drain and shelter shed design.

Figure 5 shows the layout of a typical sheep intensive feeding pen.

4.2.3.4 Pen orientation

The orientation of the sheep intensive feeding pens has been dictated by the site layout and natural surface topography. The feed alleys and pen rows shall run east-west as shown in Figure 5.

4.2.3.5 Pen configuration

The proposed development shall have a back-to-back pen configuration. The back-to-back design has two parallel rows of pens separated and serviced by a common feed road. The back-to-back configuration has a central feed alley servicing pens on both sides of the roadway as shown in Figure 5. The feed road shall be located on the higher side or at the 'front' of the pens. Both rows of pens drain away from the feed alley to a sheep lane/catch drain towards the 'back' of the pens.

The back-to-back design was selected as this layout is best suited to the site with its relatively flat topography (i.e. <2%).

4.2.3.6 Pen slope

Pen slope is the fall of the pen surface perpendicular to the feed trough. The adoption of a suitable pen slope is essential for ensuring good drainage. By ensuring that the pens dry out rapidly after rainfall, odour generation is minimised and the sheep are not subjected to boggy conditions that could adversely affect their health, welfare and performance.

A pen also has down-slope as a consequence of the lateral slope of the catch drain. Hence, as there is a combined pen and drain slope across the site, the maximum pen slope is not perpendicular to the feed bunk. The magnitude of this slope and its angle from perpendicular to the bunk will depend on the relative magnitude of each of the pen and drain slopes.

A pen slope of between 2.5% and 4% will ensure quick drainage of rainfall, but without runoff scouring excessive amounts of manure from the pen surface.

The sheep intensive feeding pens have been designed with a pen slope of 2.5% which falls to lateral catch drains with a slope in the order of 0.5%, depending on final design.

The final pen slopes may change when the detailed design is completed.

4.2.3.7 Water trough

Prefabricated concrete water troughs will be installed along the dividing fence lines between two pens. The troughs will be situated at the drain-end of the pens to allow dirty water released during trough cleaning or as a result of spills to be directed out of the pen and into the catch drains by underground pipes. This will prevent the pen floors from being wetted during trough cleaning. Troughs are also likely to have less feed deposited.

Typically, at least 30 cm of trough length plus an additional 1.5cm per head shall be provided. A 5.1 m long rectangular trough or circular trough shall be installed and sheep shall have access to both sides of the trough.

Concrete or compacted gravel aprons at least 2.0 m wide will be constructed around all water troughs as shown in Figure 5.

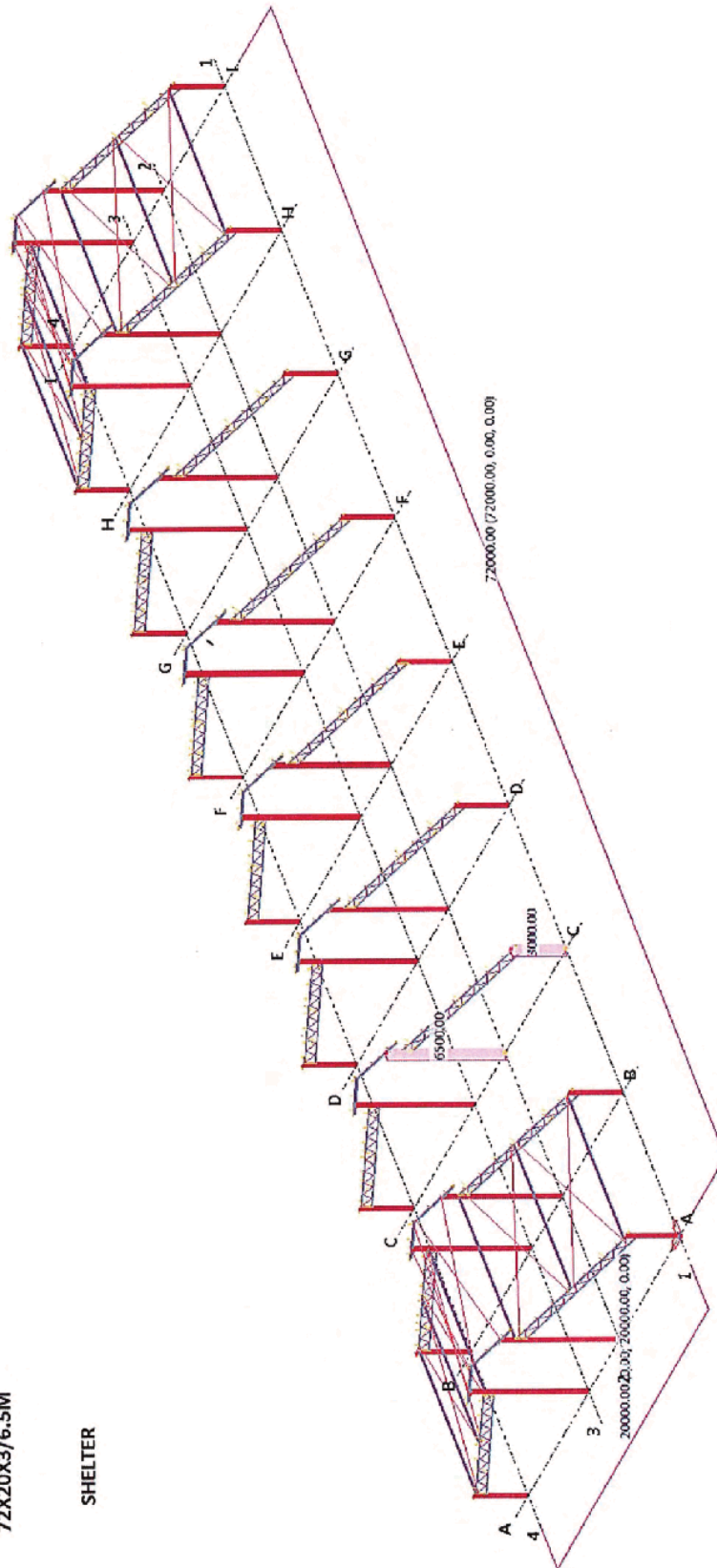
4.2.3.8 Shelter sheds

Healthy sheep can tolerate a wide range of temperatures if they are acclimatised and have adequate feed and water. However, shelter can improve the welfare of the animal and reduce production losses. Consequently, each intensive feeding pen will have an artificial shade and shelter structure to protect them from extremes of wind, heat and cold.

The nature and type of the shelter structure has not been designed, however is expected to comprise a freestanding shed with iron cladding on the roof as shown in Figure 6 and cover the feed area and a proportion of the intensive feeding area as shown in Figure 5.

BAOODIE JOHN
72X20X3/6.5M

SHELTER



4.2.4 Livestock handling

A sheep handling facility shall be constructed adjacent to the intensive feeding pens on the side of the facility for processing of animals into and out of the feedlot and spelling yards as shown on Figure 5.

4.2.5 Feed processing and commodity storage

Infrastructure for grain and roughage storage and feed processing shall be developed as part of the proposal. A 1,000 tonne silo system shall be constructed on a compacted gravel pad for storage of grains. A new commodity shed is proposed to be constructed for storage of roughages such as hay and silage etc. The style and type of shed proposed for commodity storage has not been decided. However, it is expected to be similar to the plan and elevation of a typical farm storage shed as shown in Figure 7.

4.2.6 Water supply, storage and reticulation

Water for the sheep feedlot will be sourced from existing licensed groundwater allocation.

Water shall be pumped from equipped bores to water storage infrastructure comprising of either the existing ring tank or storage tanks located on the highest elevation at the site to allow the water to be gravity fed to the intensive feeding pens.

Water shall then be reticulated around the sheep feedlot via a gravity and/or a pressurised system using an underground polyethylene pipe network.

The reticulation system shall be designed to supply water throughout the sheep feedlot during peak demand periods.

4.2.7 Access and internal roads

Access to the site and the layout of internal road systems are critical to the efficient and safe functioning of the sheep feedlot.

Access to the sheep feedlot shall be from the existing subject land entrance off Powrunna Road as shown in Figure 4.

The internal road connecting to the sheep feedlot shall be a well-formed durable gravel surface that shall provide access in all weather conditions and is of sufficient construction to cater for the traffic demands of the sheep feedlot.

All signs shall be fully contained within the subject land. Sufficient on-site car parking shall be provided commensurate with the scale and use. Due to the nature of the development and rural character of the site, the provision of a formal car parking area is unnecessary. However, any gravel hardstand areas used as car parking areas such as adjacent to the site office shall be designed in accordance with relevant Australian Standards (e.g. Standards Australia, 2890.1-2004) where relevant.

Sufficient on-site manoeuvring area shall be provided to enable all vehicles to enter and exit the site in the forward direction as shown in Figure 4.

All incoming and outgoing vehicles shall travel past the site office. This provides security and control over site entry as well as improved inventory control.

A feed delivery road shall be established between each row of pens in the back-to-back configuration. This road would be approximately 4 m wide to enable vehicles to deliver feed to the pens.

A fit-for-purpose internal road system shall be established with adequate road width, turning radii, drainage, all-weather surface, adequate sight distance through intersections, curves and crests to provide good traffic flow around the site.

To ensure good traffic flow at the site, vehicles travel to either the feed storage/processing area or to the sheep handling facility.

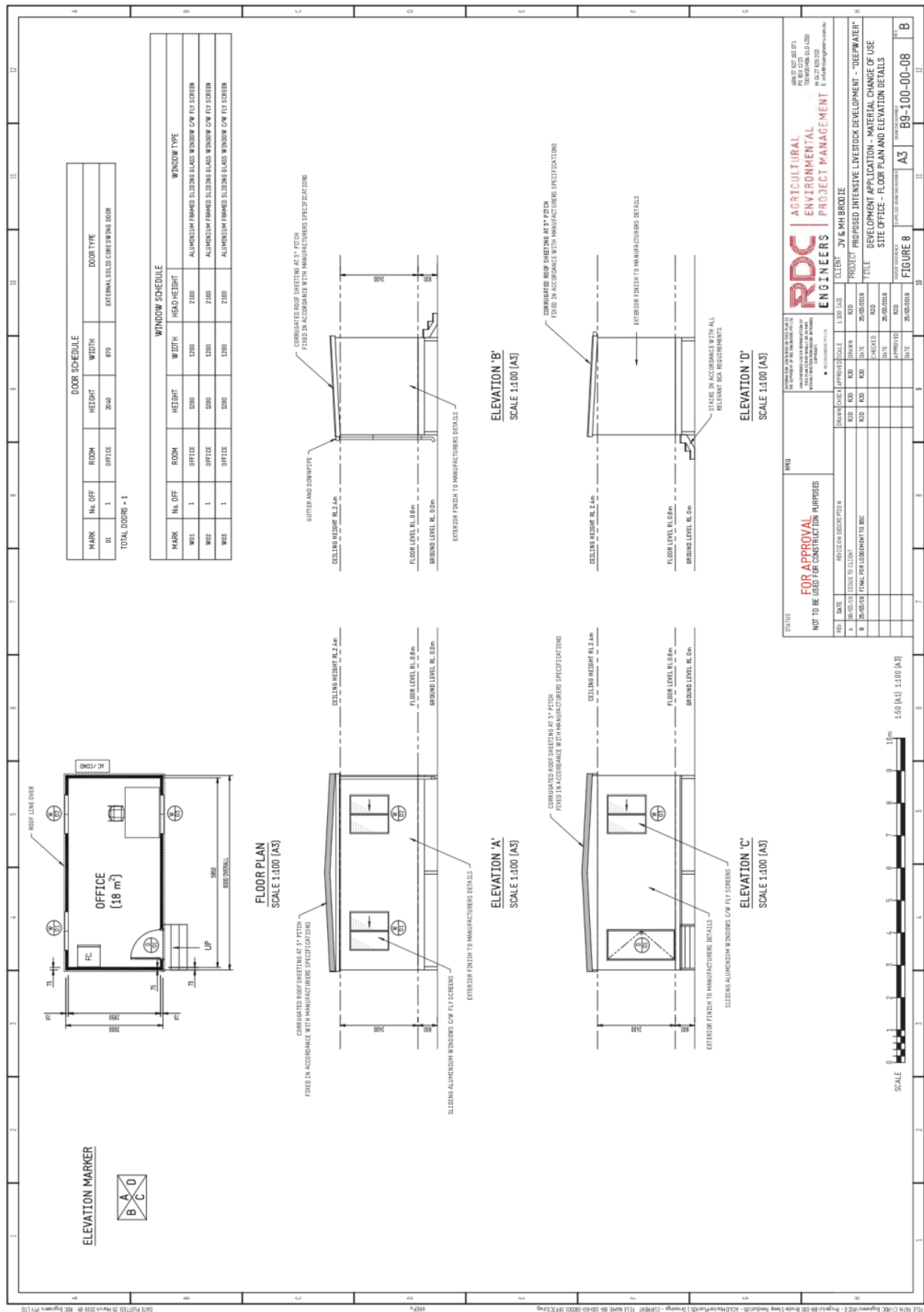
4.2.8 Administrative/Maintenance infrastructure

A transportable 'ATCO' style demountable building shall be used as the site office for the sheep feedlot. The plan and elevation of the size and style proposed is provided in Figure 8.

The site office shall be used for conducting management and administrative functions at the sheep feedlot. It provides a dedicated area for administration and clerical activities, visitor induction, meetings, employee offices and storage for company records (e.g. financial, animal performance and inventory) etc.

The site office includes adjoining transportable employee ablution block including a toilet (s), shower(s) hand-washing facilities, first aid station and car parking and meets minimum Workplace Health and Safety standards.

There is no requirement to develop a dedicated machinery workshop as the commodity shed may be utilised for light repairs and maintenance of machinery by mobile technicians.



4.2.9 Controlled drainage area

Those areas of the sheep feedlot from which stormwater runoff has a high organic matter and therefore a high pollution potential are contained within a controlled drainage area. The sheep feedlot shall have one (1) controlled drainage area as shown on Figure 5.

The controlled drainage area shall incorporate a sedimentation basin and holding pond located at the lower end of the controlled drainage area. The holding pond shall be designed to temporarily store stormwater runoff (effluent) from major storms and/or when extended wet periods prevent irrigation of wastewater so that pond overtopping events are prevented and / or limited to an acceptable frequency.

4.2.10 Solid waste management

The disposal of solid waste is a major consideration in the siting, structure and management of the sheep feedlot. The development shall produce significant amounts of putrescible solid wastes as outlined below.

All other non-putrescible and domestic putrescible solid wastes shall be removed off-site for recycling, recovery or disposal at a suitable facility. The sheep feedlot is expected to generate negligible quantities of non-putrescible and domestic putrescible solid wastes.

4.2.10.1 Solid wastes

4.2.10.1.1 Manure

Manure is the solid waste produced by sheep. Manure is the faeces and urine excreted by the sheep.

Manure also includes those solids that have settled from the stormwater runoff in the sedimentation basin and which are removed after drying. Manure is the major solid waste for management.

4.2.10.1.2 Waste feed

Typically, very low levels of feed are wasted through spillage or spoilage. Spilled or spoiled feed is removed from the trough and deposited within the pen or taken directly to the solid waste storage area.

4.2.10.1.3 Mortalities

Composting shall be the method used for disposal of carcasses as composting yields a product for utilisation and is ecological sustainable when compared to other methods of disposal such as burial and incineration.

For mass mortalities, burial is the preferred method of disposal. In this method carcasses shall be deeply buried in a completely sealed pit to prevent the escape of fluids and/or infectious agents.

The burial pits shall be established in low permeability soils on a site well removed from surface waters, drainage lines, gullies, groundwater bores and the sheep feedlot site as shown in Figure 4. The soils in this location are low permeability, thus lining of the pits with clay is unlikely to be required. If lining is required, then the pits shall be lined with at least 600 mm of clay.

4.2.10.1.4 Holding pond sludge

When suspended solids from the effluent settle, a layer of sediment material known as sludge is deposited on the base of the holding pond. Over time the accumulated sludge reduces the effective storage volume of the pond.

Consequently, sludge shall be removed periodically, although weather conditions may delay removal. With a well-designed and maintained sedimentation and holding pond system, sludge accumulation in the holding pond should be minimal.

4.2.10.2 Solid waste stockpile

A solid waste stockpile area is needed to temporarily store manure after it has been removed from the intensive feeding pens and sedimentation basin. Stockpiling allows pens to be cleaned out as frequently as required, even when spreading machinery is not available, when agricultural land is not ready for the application of manure or when it may not be possible to directly remove it from the site.

The storage, processing and/or composting of solid wastes shall be undertaken on a suitably designed and constructed area within the controlled drainage area. The composting of mortalities shall be undertaken within the solid waste stockpile and carcass composting area.

The solid waste stockpile and carcass composting area shall be constructed using the specifications outlined in section 4.5.2 and have a floor slope of 2.5% towards the sedimentation basin to ensure drainage. Figure 5 shows the location of the solid waste stockpile and carcass composting area within the controlled drainage area.

4.2.10.3 Solid waste utilisation

Solid waste (e.g. manure, spoilt feed, carcass compost, holding pond sludge) is valued as a source of nutrients for fertilising crops or pasture and therefore, shall be applied to land where it can be sustainably utilised by crops or pasture and soil. The application rates depend on factors such as the solid waste chemical characteristics, physical and chemical characteristics of the soils, type of crops grown and climate.

Figure 4 illustrates the location of the proposed solid waste utilisation area. The subject land has an area of about 345 ha of cropping land suitable for the application of solid wastes.

4.2.11 Liquid waste management

4.2.11.1 Effluent storage

Effluent shall be collected, temporarily held in the sedimentation basin and then stored in holding pond until it can be utilised as outlined in section 4.2.11.2.

Existing irrigation infrastructure shall be used to convey effluent stored in the holding pond to the effluent utilisation area.

4.2.11.2 Effluent utilisation

Effluent is valued as a source of nutrients for fertilising crops and therefore, shall be applied to land when available where it can be sustainably utilised by crops and soil. Land is required for the long-term application of water, nutrients, salts and organic loads in the effluent.

The effluent utilisation area has been selected to be ecologically sustainable to prevent environmental harm, especially to soils, groundwater and surface water and to avoid impacts to remnant vegetation. The effluent utilisation system is a full utilisation system. In this system, the effluent is fully used (thereby no discharges to surface waters), with the area required for irrigation determined by calculating the limiting land area using a water and nutrient balance. Figure 4 illustrates the location of the proposed effluent utilisation area. The subject land has an area of about 218 ha of cropping land suitable for the application of effluent.

The amount of water, nutrients and organic matter for optimum sustainable production of the cropping system is a function of the crop, the agronomic system employed, and site-specific factors such as climate, topography and soil type.

Effluent shall be applied to crops and land in accordance with a written procedure that ensures:

- infiltration to groundwater and subsurface flows of contaminants to surface waters are prevented;
- surface pondage and run-off of aqueous waste is prevented;
- degradation of soil structure is minimised;
- soil sodicity and the build-up of nutrients and heavy metals in the soil and subsoil are minimised;
- spray drift or overspray does not carry beyond aqueous waste release areas;
- aqueous waste release areas are maintained with an appropriate crop in a viable state for transpiration and nutrient uptake; and
- the crop on the release area is harvested and removed from the release area.

4.2.11.2.1 Environmental buffers

When planning the effluent utilisation area, consideration of the separation of the area from neighbours and sensitive environments was considered. The rationale for separating these land uses is to protect the locality's ground and surface waters, other environmental and social values as well the long-term future of the effluent utilisation area.

A buffer distance shall also be applied where the application of effluent takes place within close proximity to Powrunna Road, or other areas likely to be used by the public at that time. The appropriateness of the applied buffer distance has been determined having consideration for the qualities of the materials being applied, weather conditions and other environmental factors; as well as the anticipated level of public usage or exposure at those times.

The adopted buffer distances between the effluent utilisation area and water resources and public areas are provided in Table 3.

Table 3 – Proposed buffer distances to water resources and public areas

Sensitive area	Minimum buffer separation distance Effluent m	Impact of concern/comments
Watercourses	100	Protection of water quality and aquatic ecosystems.
Internal natural drainage lines	20	Protection of water quality for most sensitive water uses of the potentially affected waterbody.
Bore – Domestic supply	50	Groundwater quality for domestic human uses protected.
Public roads	50*	Avoidance of spray drift of effluent containing pathogens offsite.
Public spaces	100*	Avoidance of spray drift of effluent containing pathogens offsite.
Property boundary	50*	Avoidance of spray drift of effluent containing pathogens offsite.

*Where irrigation gives rise to aerosols.

4.2.11.3 Domestic wastewater

As the sheep feedlot site is located in a rural area and cannot be connected to the Balonne Shire Council's reticulated sewerage system, an on-site domestic wastewater management system (septic and absorption area) may be installed adjacent to the site office.

The on-site sewage treatment system be designed in accordance with Australian Standard AS1547. Raw or treated sewage shall not be added to the controlled drainage area of the sheep feedlot and not irrigated onto the effluent utilisation area.

The on-site sewage treatment system shall be designed, installed, operated and maintained in a manner that will:

- Prevent public health risk;
- Prevent environmental damage (particularly to land, soil, groundwater and surface waters); and
- Protect community amenity (e.g. odours).

All relevant approvals for the sewage treatment system shall be obtained from Balonne Shire Council.

4.2.12 Separation distances

The sheep feedlot has been sited and designed to prevent or minimise adverse impacts on the amenity of the surrounding community. Table 4 outlines the separation distances available to the nearest sensitive receptors. Table 4 demonstrates that the sheep feedlot is appropriately sited to mitigate any adverse impacts on sensitive receivers.

Table 4 – Proposed sheep feedlot - Separation distances to sensitive receivers

Sensitive receivers	Separation distance m
Town Zone	>4,000m
Rural residence	>1,000
Domestic bore	>1,000
Category A or B environmentally sensitive area	~120
Watercourse	>1,000
Property boundary	>1,000
Public areas (roads etc)	>1,000

4.2.13 Staging

The sheep feedlot involves a staged construction in up to five (5) stages depending on operational requirements, market demand for sheep meat and other considerations. The timing and duration of each stage maybe contiguous or discrete periods depending on the factors mentioned previously.

Each stage will comprise about 2,000 SSU. The first two stages shall commence as soon as the proposed development gains all necessary approvals.

4.3 Spelling facility

A spelling facility for sheep shall be developed within close proximity to the sheep feedlot. The spelling facility will allow sheep to be rested during transit to meet animal welfare regulations.

The spelling facility shall consist of a series of paddocks each with watering and feeding facilities. The sheep shall not be housed for extended periods as the spelling facility is intended only for short duration stays. The stocking density of the spelling yards shall be managed and paddocks rotated to ensure ground cover is maintained and the surface area does not become denuded of vegetation.

4.4 Beef cattle feedlot

The beef cattle feedlot has been designed for compliance with the *Eligibility Criteria & Standard Conditions for Cattle Feedlotting (ERA 2) – Version 2* and the *National Beef Cattle Feedlot Environmental Code of Practice* (MLA,2012a).

The location of the beef cattle feedlot has been specifically selected for the following reasons:

-

- Proximity to existing infrastructure including water supply and access roads;
- Within that part of the subject land not containing irrigation infrastructure, cropping or regulated vegetation;
- Flat topography on highest ground adjoining low area suitable for drainage infrastructure, requiring relatively minor earthworks to construct;
- Separation from the more environmentally sensitive areas to the north, east and south of the subject land; and
- Separation from nearby residential land uses.

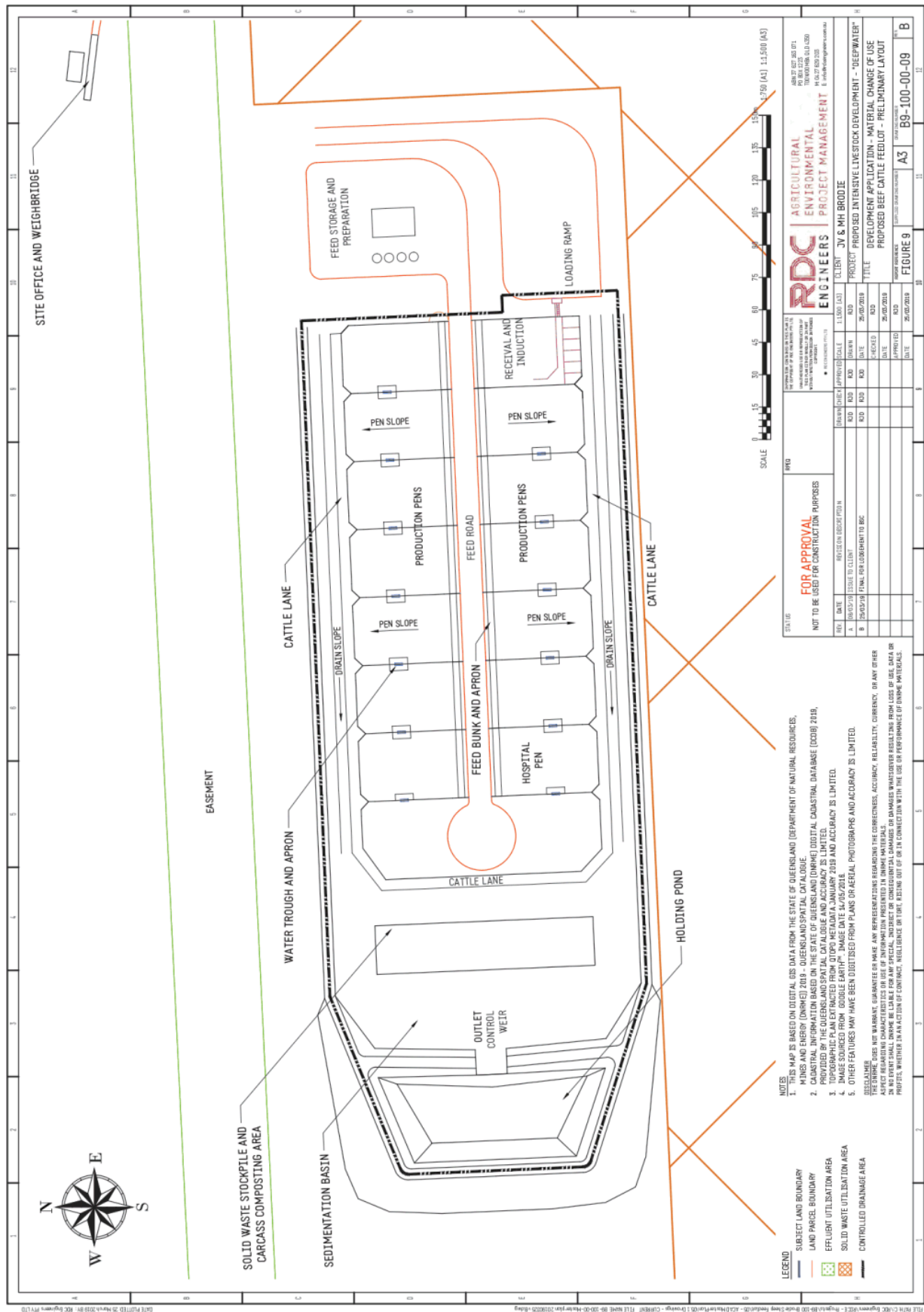
4.4.1 Layout, design and specification

The beef cattle feedlot has been designed to:

- maximise operational efficiency;
- maximise cattle performance;
- minimise environmental impact;
- minimise waste;
- maximise worker health and safety;
- maximise cattle welfare; and
- minimise capital and operational costs.

The layout of the beef cattle feedlot is shown in Figure 9.

A detailed description of the various functional elements of the beef cattle feedlot is outlined in the following sections.



4.4.2 Capacity

As stated in section 4.2.2, the stocking capacity of intensive livestock developments is typically expressed in line with the weight of livestock within the facility or turned off, rather than the number of head as manure and urine production are a function of live-weight.

4.4.2.1 Standard Cattle Unit (SCU)

The term 'Standard Cattle Unit' (SCU) is used in Queensland to describe the stocking capacity of a beef cattle feedlot in accordance with the weight of cattle turned off from the facility, rather than the number of head. A standard cattle unit is an animal of 600 kg liveweight, at the time of exit (turnoff) from the feedlot (Skerman, 2000). This term enables the stocking capacity of beef cattle feedlots to be expressed in line with the weight of cattle turned off from the facility, rather than the number of head. This concept is based on the understanding that manure production increases with cattle liveweight.

Each animal can be converted to a SCU equivalent based on their metabolic liveweight and the following formula:

$$\text{SCU Scaling Factor} = (\text{Animal Liveweight}/600)^{0.75}$$

The SCU scaling factor for various average liveweight for beef cattle is provided in Table 5.

Table 5 – Standard Cattle Unit conversion factor

Average Liveweight (kg)	SCU Scaling factor
350	0.68
400	0.74
450	0.81
500	0.87
550	0.94
600	1.00
650	1.06
700	1.12

4.4.3 Pen configuration

The layout and siting of the beef cattle production pens and associated drainage systems are shown in Figure 9. The configuration and design details of the beef cattle production pens are outlined in the following sections.

4.4.3.1 Stocking density

Stocking density will have a significant influence on the environmental performance of the beef cattle feedlot since it partly determines the average moisture content of the surface of the pen. Every day, beef cattle add moisture to the pen surface by depositing manure (faeces and urine).

The *National Beef Cattle Feedlot Environmental Code of Practice* (MLA, 2012a) recommends a maximum stocking density of 25 m² per SCU for beef cattle feedlots. Stocking densities higher than 20 m² per SCU can lead to increased pen dust loads and require higher capacity for drainage system infrastructure such as sedimentation basins and holding ponds.

The beef cattle feedlot shall have a stocking density in the order of 18 m²/SCU for the beef cattle production pen area.

Operationally, the beef cattle production pens may be managed at different stocking densities to manage the health, welfare and beef production of cattle and achieves a balance between a pen surface that is, on average, too dry and one that is too wet for the local climate and cattle size.

4.4.3.2 Feed bunk

The beef cattle will be provided with their daily feed and water requirements.

As the feed ration shall generally be processed on-site and fed-out more than once a day an open feed bunk (troughs) system shall be used. Further, all types of rations, including those moist or containing large amounts of coarsely chopped fibre, can be fed in troughs.

An open feed bunk shall be located on the outside, along the entire length of the higher end of the pen with frontage to the feed road.

Typically, the length of bunk space required per head ranges from 250 mm to 300 mm. A bunk space of about 360 mm per head was selected as a shorter feed bunk space may restrict the opportunity of shy feeders to feed, particularly at the commencement of the feeding period with beef cattle.

The feed bunks will have a 3.0 m wide concrete apron that extends into the pen as shown in Figure 9. A concrete apron prevents wearing of the pen surface within this high-use area. The apron will slope away from the bunk to facilitate drainage. The concrete apron shall be constructed to withstand the loading of cleaning equipment.

4.4.3.3 Pen area

For the beef cattle production pens, the combination of selected design parameters and allowance for herringbone gate arrangements translates into pen areas in the order of 1,562 m². The nominal bunk length (width) of a pen will be 31.5 m. The depth of each pen will be some 50 m depending on final pen layout and cattle lane/drain design.

Figure 9 shows the layout of a typical beef cattle production pen.

4.4.3.4 Pen orientation

The orientation of the beef cattle production pens has been dictated by the site layout and natural surface topography. The feed alleys and pen rows shall run east-west as shown in Figure 9 to fit with the natural topography of the site.

4.4.3.5 Pen configuration

The proposed development shall have a back-to-back pen configuration. The back-to-back design has two parallel rows of pens separated and serviced by a common feed road. The back-to-back configuration has a central feed alley servicing pens on both sides of the roadway as shown in Figure 9. The feed road shall be located on the higher side or at the 'front' of the pens. Both rows of pens drain away from the feed alley to a cattle lane/catch drain towards the 'back' of the pens, where each row has a separate cattle lane and catch drain.

The back-to-back design was selected as this layout is best suited to the site with its relatively flat topography (i.e. <2%).

4.4.3.6 Pen slope

Pen slope is the fall of the pen surface perpendicular to the feed bunk. A pen also has down-slope as a consequence of the lateral slope of the catch drain. Hence, as there is a combined pen and drain slope across the site, the maximum pen slope is not perpendicular to the feed bunk. The magnitude of this slope and its angle from perpendicular to the bunk will depend on the relative magnitude of each of the pen and drain slopes.

A pen slope of between 2.5% and 4% will ensure quick drainage of rainfall, but without runoff scouring excessive amounts of manure from the pen surface.

The beef cattle production pens have been designed with a pen slope of 3.0% which falls to lateral catch drains with a slope in the order of 0.5%, depending on final design.

The final pen slopes may change slightly when the detailed design is completed.

4.4.3.7 Water trough

Prefabricated concrete water troughs will be installed along the dividing fence lines between two pens. The troughs will be situated at the drain-end of the pens to allow dirty water released during trough cleaning or as a result of spills to be directed out of the pen and into the catch drains by underground pipes. This will prevent the pen floors from being wetted during trough cleaning. Troughs are also likely to have less feed deposited. Water troughs in this location can be located easily by new cattle traversing the perimeter of the pen.

Concrete aprons at least 3.0 m wide will be constructed around all water troughs as shown in Figure 9. The aprons will be reinforced to withstand the loading of pen cleaning equipment.

4.4.4 Livestock processing

Typically, beef cattle processing operations such as the induction process are located inside a building or partly covered to improve the environment for cattle and handlers who can work and manage cattle during inclement or hot weather in a timely and low stress manner.

As a minimum the forcing yard, race, waiting bay and crush shall be covered with a free standing structure to provide shade and a relatively clean, dedicated area for housing electronic or electrical equipment associated with the livestock management system.

4.4.5 Feed processing and commodity storage

Infrastructure for grain and roughage storage and feed processing shall be developed as part of the beef cattle feedlot. A 2,000 tonne silo system shall be constructed on a compacted gravel pad for storage of grain. A shed is proposed to be constructed for storage of commodities such as hay, silage, proteins etc. The style and type of shed proposed for commodity storage has not been decided. However, it is expected to be similar to the plan and elevation of a typical farm storage shed as shown in Figure 7.

4.4.6 Access and internal roads

Access to the beef cattle feedlot shall be from the existing subject land entrance off Powrunna Road as shown in Figure 4.

The internal road connecting to the sheep feedlot shall also be used as the beef cattle feedlot access and shall be of sufficient construction to cater for the traffic demands of both the sheep feedlot and beef cattle feedlot.

Sufficient on-site car parking shall be provided commensurate with the scale and use. Due to the nature of the development and rural character of the site, the provision of a formal car parking area is unnecessary. However, any gravel hardstand areas used as car parking areas such as adjacent to the site office shall be designed in accordance with relevant Australian Standards (e.g. Standards Australia, 2890.1-2004) where relevant.

Sufficient on-site manoeuvring area shall be provided to enable all vehicles to enter and exit the site in the forward direction as shown in Figure 4.

All incoming and outgoing vehicles shall travel past the site office located adjacent to the sheep feedlot. This provides security and control over site entry as well as improved inventory control.

A feed delivery road shall be established between the row of pens in the back-to-back configuration. This road would be approximately 6 m wide to enable vehicles to deliver feed to the feed bunks of the pens. The feed road shall be constructed to:

- produce a smooth finish to minimise wear and tear on feed trucks and reduce feed spillage;
- withstand high traffic volumes and wheel loadings;
- provide reliable all-weather access to the feed bunks; and
- be unsealed.

A fit-for-purpose internal road system shall be established with adequate road width, turning radii, drainage, all-weather surface, adequate sight distance through intersections, curves and crests to provide good traffic flow around the site of the beef cattle feedlot.

To ensure good traffic flow at the site, vehicles travel to either the feed storage/processing area or to the cattle receipt/dispatch area. The cattle handling and feeding systems are managed separately and both operate fairly independently with little operational interference.

4.4.7 Water supply, storage and reticulation

Water for the beef cattle feedlot will be sourced from the existing licensed groundwater allocation.

Water shall be pumped from an equipped bore to water storage infrastructure comprising of either an above-ground earthen turkey's nest or storage tanks located on the highest elevation at the site to allow the water to be gravity fed to the pens.

Water shall then be reticulated around the beef cattle feedlot via a gravity and/or a pressurised system using an underground polyethylene pipe network.

The reticulation system shall be designed to supply water throughout the beef cattle feedlot during peak demand periods.

4.4.8 Administrative/maintenance infrastructure

The site office for the sheep feedlot may be utilised for the beef cattle feedlot or a separate facility developed. In the event that a separate facility is proposed a transportable 'ATCO' style demountable building shall be used as the site office similar to the sheep feedlot and shown in Figure 8.

There is no requirement to develop a dedicated machinery workshop as the commodity shed may be utilised for light repairs repair and maintenance of machinery by mobile technicians.

4.4.9 Controlled drainage area

Those areas of the beef cattle feedlot from which stormwater runoff has a high organic matter and therefore a high pollution potential are contained within a controlled drainage area. The beef cattle feedlot shall have one (1) controlled drainage area as shown on Figure 9.

The controlled drainage area shall incorporate a sedimentation basin and holding pond located at the lower end of the controlled drainage area. The holding pond shall be designed to temporarily store stormwater runoff (effluent) from major storms and/or when extended wet periods prevent irrigation of wastewater so that pond overtopping events are prevented and / or limited to an acceptable frequency.

4.4.10 Solid waste management

The disposal of solid waste is a major consideration in the siting, structure and management of the beef cattle feedlot. The beef cattle feedlot shall produce significant amounts of putrescible solid wastes as outlined below.

All other non-putrescible and domestic putrescible solid wastes shall be removed off-site for recycling, recovery or disposal at a suitable facility. The beef cattle feedlot is expected to generate negligible quantities of non-putrescible and domestic putrescible solid wastes.

4.4.10.1 Solid wastes

4.4.10.1.1 Manure

Manure is the solid waste produced by cattle. Manure is the faeces and urine excreted by the cattle. Since manure includes both faeces and urine, freshly excreted manure has a moisture content of around 90%. However, it usually dries quickly once deposited on the pen surface.

Manure also includes those solids that have settled from the stormwater runoff in the sedimentation basin and which are removed after drying. Manure is the major solid waste for management.

4.4.10.1.2 Waste feed

Typically, very low levels of feed are wasted through spillage or spoilage. Spilled or spoiled feed is removed from the feed trough and deposited within the pen or taken directly to the solid waste storage area.

4.4.10.1.3 Mortalities

Composting shall be the method used for disposal of carcasses as composting yields a product for utilisation and is ecological sustainable when compared to other methods of disposal such as burial and incineration. Most Australian beef cattle feedlots use composting for managing mortalities (MLA, 2012b).

For mass mortalities, burial is the preferred method of disposal. The burial pits shall be established in low permeability soils on a site well removed from surface waters, drainage lines, gullies, groundwater bores and the beef cattle feedlot site. The proposed location for burial of mass mortalities shown in Figure 4. The soils in this location are low permeability, thus lining of the pits with clay is unlikely to be required. If lining is required, then the pits shall be lined with at least 600 mm of clay.

4.4.10.1.4 Holding pond sludge

When suspended solids from the effluent settle, a layer of sediment material known as sludge is deposited on the base of the holding pond. The distribution and accumulation of this sludge is rarely uniform and depends on the efficacy of the sedimentation system and

drainage system. Over time the accumulated sludge reduces the effective storage volume of the pond.

Consequently, sludge should be removed periodically, although weather conditions may delay removal.

With a well-designed and maintained sedimentation and holding pond system, sludge accumulation in the holding pond should be minimal.

4.4.10.2 Solid waste stockpile

A solid waste stockpile area is needed to temporarily store manure after it has been removed from the pens and sedimentation basin. Stockpiling allows pens to be cleaned out as frequently as required, even when spreading machinery is not available, when agricultural land is not ready for the application of manure or when it may not be possible to directly remove it from the site.

The stockpiled manure will commence to decompose anaerobically or aerobically, depending on its moisture content. The handling properties of the manure is also enhanced by stockpiling as clumps of manure are broken up and reduced in size.

The storage, processing and/or composting of solid wastes shall be undertaken on a suitably designed and constructed area within the controlled drainage area. The composting of mortalities shall be undertaken within the solid waste stockpile and carcass composting area.

Stockpiling of solid wastes is best undertaken in windrows up to 2 m high rather than in large piles. Windrows are typically constructed by forming solid wastes into a long pile with a triangular cross-section, a base width of 3–4 m and a height of 1.5–2 m. Their long axes shall be perpendicular to the slope to promote drainage.

The solid waste stockpile and carcass composting area shall be constructed using the specifications outlined in section 4.5.2 and have a floor slope of 2.5% towards the sedimentation basin to ensure drainage. Figure 9 shows the location of the solid waste stockpile and carcass composting area within the controlled drainage area of the beef cattle feedlot.

4.4.10.3 Solid waste utilisation

Solid waste (e.g. manure, spoilt feed, carcass compost, holding pond sludge) is valued as a source of nutrients for fertilising crops or pasture and therefore, shall be applied to land where it can be sustainably utilised by crops or pasture and soil. The application rates depend on factors such as the solid waste chemical characteristics, physical and chemical characteristics of the soils, type of crops grown and climate.

Figure 4 illustrates the location of the proposed solid waste utilisation area. The subject land has an area of about 345 ha of cropping land suitable for the application of solid wastes.

4.4.11 Liquid waste management

4.4.11.1 Effluent storage

Effluent shall be collected, temporarily held in the sedimentation basin and then stored in the holding pond until it can be utilised as outlined in section 4.4.11.2.

Existing irrigation infrastructure shall be used to convey effluent stored in the holding pond to the effluent utilisation area.

4.4.11.2 Effluent utilisation

Effluent is valued as a source of nutrients for fertilising crops and therefore, shall be applied to land when available where it can be sustainably utilised by crops and soil. Land is required for the long-term application of water, nutrients, salts and organic loads in the effluent.

The effluent utilisation area has been selected to be ecologically sustainable to prevent environmental harm, especially to soils, groundwater and surface water and to avoid impacts to remnant vegetation. The effluent utilisation system is a full utilisation system. In this system, the effluent is fully used (thereby no discharges to surface waters), with the area required for irrigation determined by calculating the limiting land area using a water and nutrient balance. Figure 4 illustrates the location of the proposed effluent utilisation area. The subject land has an area of about 318 ha of cropping land suitable for the application of effluent.

The amount of water, nutrients and organic matter for optimum sustainable production of the cropping system is a function of the crop, the agronomic system employed, and site-specific factors such as climate, topography and soil type.

Effluent shall be applied to crops and land in accordance with a written procedure that ensures:

- infiltration to groundwater and subsurface flows of contaminants to surface waters are prevented;
- surface pondage and run-off of aqueous waste is prevented;
- degradation of soil structure is minimised;
- soil sodicity and the build-up of nutrients and heavy metals in the soil and subsoil are minimised;
- spray drift or overspray does not carry beyond aqueous waste release areas;
- aqueous waste release areas are maintained with an appropriate crop in a viable state for transpiration and nutrient uptake; and

- the crop on the release area is harvested and removed from the release area.

4.4.11.2.1 Environmental buffers

When planning the effluent utilisation area, consideration of the separation of the area from neighbours and sensitive environments was considered. A buffer distance shall also be applied where the application of effluent takes place within close proximity to Powrunna Road, or other areas likely to be used by the public at that time.

The adopted buffer distances between the effluent utilisation area and water resources and public areas are provided in Table 3.

4.4.11.3 Domestic wastewater

An on-site domestic wastewater management system (septic and absorption area) may be installed adjacent to the site office for disposal of domestic wastewater.

The on-site sewage treatment system shall be designed in accordance with Australian Standard AS1547. Raw or treated sewage shall not be added to the controlled drainage area of the beef cattle feedlot and not irrigated onto the effluent utilisation area.

The on-site sewage treatment system shall be designed, installed, operated and maintained in a manner as outlined in section 4.2.11.3

4.4.12 Utilities

The beef cattle feedlot shall require a supply of electricity to service the electricity demand of the facilities requiring electrical power such as the feed preparation and cattle processing facility. Electricity supply shall be obtained either from the extension of electricity services from the existing property overhead supply, diesel powered generator or solar array.

No extensions or upgrades to existing communications services are required. As outlined in section 3.2 the beef cattle feedlot is not located in a reticulated water supply area and shall source water from existing licensed groundwater allocations. Consequently, no extensions or upgrades to reticulated water supply are required.

4.4.13 Separation distances

The beef cattle feedlot been sited and designed to prevent or minimise adverse impacts on the amenity of the surrounding community. Table 6 outlines the separation distances available to the nearest sensitive receptors. Table 6 demonstrates that the beef cattle feedlot is appropriately sited to mitigate any adverse impacts on sensitive receivers.

Table 6 – Proposed beef cattle feedlot - Separation distances to sensitive receivers

Sensitive receiver	Separation distance m
Town Zone	>6,000m
Rural residence	>1,500m
Domestic bore	>1,000m
Category A or B environmentally sensitive area	~130m
Watercourse	>2,000m
Property boundary	>1,000m
Public areas (e.g. roads)	>1,000m

4.4.14 Staging

The beef cattle feedlot would be constructed in one stage depending on operational requirements, market demand for beef and other considerations. The timing and duration of each stage maybe contiguous or discrete periods depending on the factors mentioned previously. The beef cattle feedlot shall be developed after the sheep feedlot.

4.5 Construction

4.5.1 Construction period

The construction period for all stages of the proposed development if undertaken in one contiguous program is estimated to take approximately 4-6 months depending on weather conditions. However, as outlined in section construction works will be undertaken in line with staging requirements.

The construction of the proposed development will only commence after receiving development consent from the Balonne Shire Council and an environmental authority from the Department of Agriculture and Fisheries for the sheep feedlot and beef cattle feedlot respectively.

4.5.2 Construction materials

Various materials are required for the construction of the proposed development. These include:

- Concrete aggregates and products – cement, sand, rock, blocks etc;
- Pre-cast concrete structures – water troughs, bunks, tanks etc;
- Steel – fencing, shelter structure, reinforcing mesh, silos etc; and
- Subgrade/base materials – clay, gravels etc.

All materials with the exception of those able to be legally sourced from the subject land such as subgrade materials shall be imported onto the development site.

Waste containment structures such as catch drains, sedimentation basin, holding pond and solid waste stockpile and carcass composting area must be constructed, operated and maintained in accordance with accepted engineering standards currently appropriate for the purpose for which the structure is intended to be used. The in-situ coefficient of permeability of the finished base, batters and embankments of waste containment structures must not exceed 0.1 millimetres per day.

4.5.3 Traffic and access arrangements

The development site would be accessed from the existing subject land entrance off Powrunna Road.

All heavy vehicles associated with the construction of the proposed development would be routed along the Balonne Highway. Typically, a low-loader type vehicle would deliver the construction equipment to the site as required and backload with equipment that has completed operations and is to be demobilised from the site. Delivery of items of

construction equipment would be staggered throughout the construction period in line with sequencing of activities.

4.5.4 Hours of construction

The construction of the proposed development shall occur within the hours specified in the Assessment Manager's conditions contained in the Decision Notice for the proposed development issued by the Balonne Shire Council.

Due to the rural location, the hours would be between 6:30 am and 6:30 pm for Monday to Friday and between 7 am and 5 pm on Saturdays and Sundays with no construction activities undertaken on Public Holidays.

However, there are some situations, where construction work may need to be undertaken outside of these hours, including for example:

- the delivery of oversized plant or structures that police or other authorities determine require special arrangements to transport along public roads;
- emergency work to avoid the loss of life or damage to property, or to prevent environmental harm; and
- maintenance and repair of public infrastructure where disruption to essential services and/or considerations of worker safety do not allow work within standard hours.

4.6 Operation

In the event of a large number of mortalities at the proposed development, state and local government authorities would be called to investigate the cause of the mortalities and advise and assist with the most suitable disposal method. The following entities will be contacted:

- Biosecurity Queensland (13 25 23) if there is a suspected disease outbreak.
- Department of Agriculture and Fisheries (DAF) (13 25 23) in the event of a suspected disease outbreak in accordance with relevant AUSVETPLAN manual procedures. DAF veterinary officers have the main responsibility and resources to combat an endemic disease outbreak.
- Consultant veterinarians (To be advised); and
- Balonne Shire Council (07 4620 8888) to assist in the disposal of the livestock (burial, composting) on or off-farm (land fill site) if required.

All emergency animal diseases **must be reported to Biosecurity Queensland on 13 25 23** as soon as they are suspected. All development personnel shall be made aware of the signs of emergency diseases in sheep and cattle.

A suitable site for mass burial of mortalities has been identified on the subject land as shown in Figure 4.

The burial pits shall be established in low permeability soils on a site well removed from surface waters, drainage lines, gullies, groundwater bores and the development complex. The soils in this location are low permeability, thus lining of the pits with clay is unlikely to be required. If lining is required, then the pits shall be lined with at least 600 mm of clay.

4.6.1 Sewage management

Sewage shall be treated and disposed on-site by dedicated land area by absorption adjacent to the respective source facility as shown on Figure 4. The system shall be designed in accordance with Australian Standard AS1547.

The on-site sewage management systems shall be operated and maintained in a manner that will:

- Prevent public health risk;
- Prevent environmental damage (particularly to land, soil, groundwater and surface waters); and
- Protect community amenity (e.g. odours).

4.6.2 Hours of operation

Transport of feed commodities and livestock would typically occur between 6:30 am and 6:30 pm. However, heavy vehicle movements may occur outside of normal transport hours for example transport of sheep and/or cattle may occur either at night or in the early hours of the morning for animal welfare reasons.

4.6.3 Traffic and transport

The proposed development shall continue to utilise the site entrance that is currently used to access the subject land as shown in Figure 4. Access shall be off Powrunna Road. An internal road connects the subject land entrance to the sheep feedlot and beef cattle feedlot.

Traffic generated by the proposed development shall consist of heavy vehicles delivering feed commodities such as grain, heavy livestock vehicles for the movement of sheep and cattle. Section 4.6.3.2.1 and 4.6.3.2.2 provides details on traffic generation for the sheep feedlot and beef cattle feedlot respectively.

4.6.3.1 Haulage routes

The proposed development shall continue to utilise exactly the same haulage routes as the existing agricultural enterprise on the subject land. The principal haulage route to the proposed development shall be:

- Route A - from the Balonne Highway to the proposed development via Powrunna road. Route A is used by heavy vehicles transporting sheep, agricultural enterprise inputs (seed, fertiliser) onto the subject land and commodities (hay, grain) off the subject land. The Balonne Highway is a state-controlled road and is approved for B-Double and Road Train use. Powrunna Road is a local road under the control of Balonne Shire Council and is frequently used by Road Train vehicles.

The principal haulage route is shown on Figure 3 and is a well-maintained, state-controlled or local road respectively.

4.6.3.2 Traffic generation

4.6.3.2.1 Sheep feedlot

Typically, livestock are transported in 4-deck sheep livestock trailers in Road Train and B-Double vehicle combinations. Commodities are typically delivered in Road Train and B-Double vehicle combinations. About 25 % of the grain and roughage (hay, silage) shall be sourced from the subject land and adjoining property owned by the applicant.

It is envisaged that all development staff shall reside in the local area of rural properties or in the township of St George.

Livestock are transported in accordance with the Queensland compulsory code of practice for land transport of livestock under the *Animal Care and Protection Act 2001* and Land Transport of Livestock (Animal Health Australia (AHA) 2012).

The traffic movements for the proposed development are summarised in Table 7. Table 7 shows that there are about 156 heavy vehicle movements per year or about 3 per week on average for movement of sheep. One vehicle movement is defined as an inbound and outbound trip. Table 7 shows that there are estimated to be about 108 heavy vehicle movements per year or about 2 per week on average for feed delivery. All solid waste generated within the sheep feedlot shall be utilised on the subject land as fertiliser for dryland and irrigated crops.

Table 7 – Sheep feedlot – Traffic movements

Activity	Vehicle Type & (Distribution)	GCM t	Capacity	Movements per week	Movements per year
Incoming sheep	Road Train (50%)	~82.5	~1140 head	<1	30
	B-Double (50%)	~62.5	~855 head	<1	40
Outgoing sheep	Road Train (50%)	~82.5	~910 head	<1	37
	B-Double (50%)	~62.5	~690 head	~1	49
Incoming feed commodities					
Grain	Road Train (50%)	~82.5	~50t	<1	25
	B-Double (50%)	~62.5	~36t	<1	34
Roughages	Road Train (50%)	~82.5	~50t	<1	21
	B-Double (50%)	~62.5	~36t	<1	28
Outgoing solid waste*	On-farm truck	~42.5	~26t	-	-
Employees	Light vehicles	<4.5	-	~20	1,040
Support services	Light vehicles	<4.5	-	~1	52

*On-farm trucks use internal roads on subject property and adjoining property Wyoming owned by the applicant and do not use local road network.

4.6.3.2.2 Beef cattle feedlot

The traffic movements for the beef cattle feedlot development for an as-built capacity of 1,000 SCUs are summarised in Table 8 based on a typical mid-fed 150 day market type. One vehicle movement is defined as the sum of an inbound and outbound trip.

Typically, livestock are transported in 2 deck cattle livestock trailers in Road Train and B-Double vehicle combinations. Commodities are typically delivered in semi-trailer, semi-trailer tanker or B-Double vehicle. However, a majority of the grain and roughage (hay, straw, silage) shall be sourced from the adjoining property owned by the applicant and transport vehicles shall not use the local road network.

It is envisaged that all development staff shall reside in the local area of rural properties or in the township of St George.

Livestock are transported in accordance with the Queensland compulsory code of practice for land transport of livestock under the *Animal Care and Protection Act 2001* and Land Transport of Livestock (Animal Health Australia (AHA) 2012).

Table 8 shows that there are about 59 heavy vehicle movements per year or about 1 per week on average for movement of cattle. Table 8 shows that there are estimated to be about 80 heavy vehicle movements per year or about 1.5 per week on average for feed delivery. All solid waste generated within the beef cattle feedlot shall be utilised on the subject land as fertiliser for dryland and irrigated crops.

Table 8 – Beef cattle feedlot – Traffic movements

Activity	Vehicle Type & (Distribution)	GCM t	Capacity	Movements per week	Movements per year
Incoming cattle	Road Train (50%)	~82.5	~135 head	<1	9
	B-Double (50%)	~62.5	~101 head	<1	12
Outgoing cattle	B Double (100%)	~62.5	~66 head	<1	38
Incoming feed commodities					
Grain	Road Train (50%)	~82.5	~36t	<1	23
	B-Double (50%)	~62.5	~26t	<1	30
Protein	B-Double (75%)	~62.5	~36t	<1	4
	Semi-trailer (25%)	~42.5	~26t	<1	8
Roughages	On-farm truck	~42.5	~26t	-	-
Liquids (Oil)	Semi-trailer tanker	~42.5	~20t	<1	7
Supplements	Semi-trailer	~42.5	~26t	<1	8
Outgoing solid waste*	On-farm truck	~42.5	~26t	-	-
Employees	Light vehicles	<4.5	-	10	520
Support services	Light vehicles	<4.5	-	~1	52

*On-farm trucks use internal roads on subject property and adjoining property Wyoming owned by the applicant and do not use local road network.

4.6.4 Fire management

A fire is an emergency that causes the greatest concern for personnel. A fire management strategy shall be developed for fire developing from a range of sources. These include bushfires (e.g. planned controlled burning that escapes the original burn zone, embers from a cigarette or unattended campfire, lightning strikes, or deliberate arson), fires originating from the proposed development such as from flammable hazardous material storage, machinery use, electrical faults, maintenance activities or feed storage and processing where hay and/or grain dust is present etc.

The risk of fire is offset by strategies that reduce fire risk. Suitable access and adequate infrastructure to support suppression of fire is provided by way of adequate water supply (storage tanks, ring tank storage, irrigation pumps), fire breaks and portable extinguishers.

A grassed fire break shall be maintained around the proposed development outside of the controlled drainage areas that will also provide access for fire-fighting vehicles. The grass shall be regularly slashed and a height of no greater than 5 cm maintained.

The water supply storages (tanks, ring tank) shall be used as fire-fighting water in the event of fire.

5 Existing environment

5.1 Climate

The region has a semi-arid climate with hot summers and warm dry winters (BSh in the Koeppen-Geiger climate classification). Rainfall varies with time of year due to the latitude of the region (-27.95°) with a highly seasonal weather pattern resulting in higher summer rainfall. Climatic data from the closest representative meteorological record station to the subject land, being St George Post Office (1881-1997) located approximately 20 km south-east of the subject land is shown in Table 9 (BOM, 2018).

The area has an average annual rainfall of about 516 mm with the heaviest falls usually occurring in December, January and February. The lowest rainfall totals are in June, August and September (Table 9).

The climatic influence on temperatures results in warm to hot summers and cool winters. The mean maximum temperature is about 34°C in January and the mean minimum is about 5°C recorded for July.

Table 9 – Climatic data derived for St George Post Office (1881-1997) (BoM, 2019)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year
Rainfall													
Mean rainfall (mm)	74.6	61.3	54.4	32.7	39.0	33.3	33.3	25.3	26.7	38.8	45.8	51.8	516.2
Median rainfall (mm)	56.3	45.0	35.3	16.3	23.5	25.3	26.6	16.8	21.0	29.4	33.2	43.4	498.4
Lowest rainfall (mm)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	125.0
Highest rainfall (mm)	415.7	292.7	360.2	203.8	310.0	151.7	261.2	136.9	128.2	156.8	181.8	172.7	1003.6
Temperature and Humidity													
Mean maximum temperature (deg C)	34.8	33.7	31.6	27.6	22.9	19.4	18.8	21.1	25.1	29.0	32.2	34.3	27.5
Mean minimum temperature (deg C)	21.3	20.8	18.3	13.7	9.4	6.5	5.2	6.6	9.9	14.2	17.4	20.0	13.6
Mean 9am Relative Humidity (%)*	53	56	56	58	69	74	70	62	53	48	45	48	58
Wind Speed													
Mean 9am wind speed (km/h)**	11.2	11.0	11.0	9.7	8.1	7.4	8.1	9.8	11.5	13.6	11.9	11.2	10.4

5.2 Landform and drainage

The subject land is located in the older alluvial plains associated with alluvial spreads of the Balonne River. The average elevation of the alluvial plains in the region of the subject land is approximately 210 m (AHD) with the local topography defined as almost level to very gently undulating as shown on Figure 3.

The Balonne River and its tributaries characterise the drainage systems of the area. Typically, the subject land drains to the north by broad undefined overland flow paths that flow towards unnamed drainage lines.

Drainage of the subject land is characterised by man-made structures such as drains constructed in the 2000's for management of overland flow and irrigation purposes.

5.3 Land resources

The subject land has been previously mapped to a scale of 1:250,000 as part of the Soils of the Balonne-Maranoa Area, South-Central Queensland (Galloway et al., 1974) land resource assessment. This assessment identifies and describes the land resource areas (LRA) of the Balonne-Maranoa Area and collates available information on the agriculturally important soils.

Galloway et al. (1974) land resource assessment mapping was used to gain a general understanding of the soils of the subject land. The soils can be described as deep, loamy red earths with massive structure.

5.3.1 Good quality agricultural land

The Queensland State Planning Policy 1/92 – Development and the Conservation of Agricultural Land (SPP1/92) outlines the policy principles relating to GQAL.

In conjunction with SPP1/92, the Planning Guidelines of the Identification of Good Quality Agricultural Land (Department of Primary Industries & Department of Housing, Local Government and Planning, 1993) defines GQAL as 'land which is capable of sustainable use for agriculture, with a reasonable level of inputs, and without causing degradation of land or other natural resources'.

Department of Primary Industries & Department of Housing, Local Government and Planning (1993) define four classes of agricultural land as outlined below.

- Class A: crop land — land that is suitable for current and potential cropping with limitations to production which range from none to moderate level.

- Class B: limited crop land — land that is marginal for current and potential cropping due to severe limitations, and suitable for pastures. Engineering and/or agronomic improvements may be required before the land is considered for cropping.
- Class C: pasture land — land that is suitable only for improved or native pastures due to limitations which preclude continuous cultivation for crop production, but some areas may tolerate a short period of ground disturbance for pasture establishment.
- Class D: non-agricultural land — land not suitable for agricultural uses due to extreme limitations. This may be undisturbed land with significant habitat, conservation and/or catchment values, or land that may be unsuitable because of very steep slopes, shallow soils, rocky outcrops or poor drainage.

In all local government areas, Class A land is considered GQAL with most local governments also considering Class B land as GQAL. Some local governments also include some Class C land as GQAL. This generally only occurs where pastoral land uses dominate. Class C land can be further separated into C1 – sown improved pastures and C2 – land capable of supporting only native pastures in the long term.

A review of the Good Quality Agricultural Land overlay of the *Balonne Shire Planning Scheme 2014* (Balonne Shire Council, 2006) shows that the majority of the subject land is mapped as GQAL.

A reproduction of the mapping is shown in Figure 10.

5.3.2 Strategic cropping land

In 2014, the *Strategic Cropping Land Act 2011* (SCL Act) was repealed by the *Regional Planning Interests Act 2014* (RPI Act).

The RPI Act identifies and protects areas of regional interest and seeks to manage the impact and support coexistence of resource activities and other regulated activities in areas of regional interest.

The strategic cropping area (SCA) is an area of regional interest under the RPI Act and consists of the areas shown on the SCL Trigger Map as strategic cropping land (SCL). SCL is land that is, or is likely to be, highly suitable for cropping because of a combination of the land's soil, climate and landscape features.

A regional interests development approval (RIDA) may be required when a resource or regulated activity is proposed to be located in an area of regional interest. A resource activity is defined under Section 12 of the RPI Act.

Under the RPI Act a regulated activity is defined as an activity that is prescribed in regulation because it is likely to have a widespread and irreversible impact on an area of regional interest. Widespread means spread over or occupying a wide space. Irreversible means not able to be undone or altered.

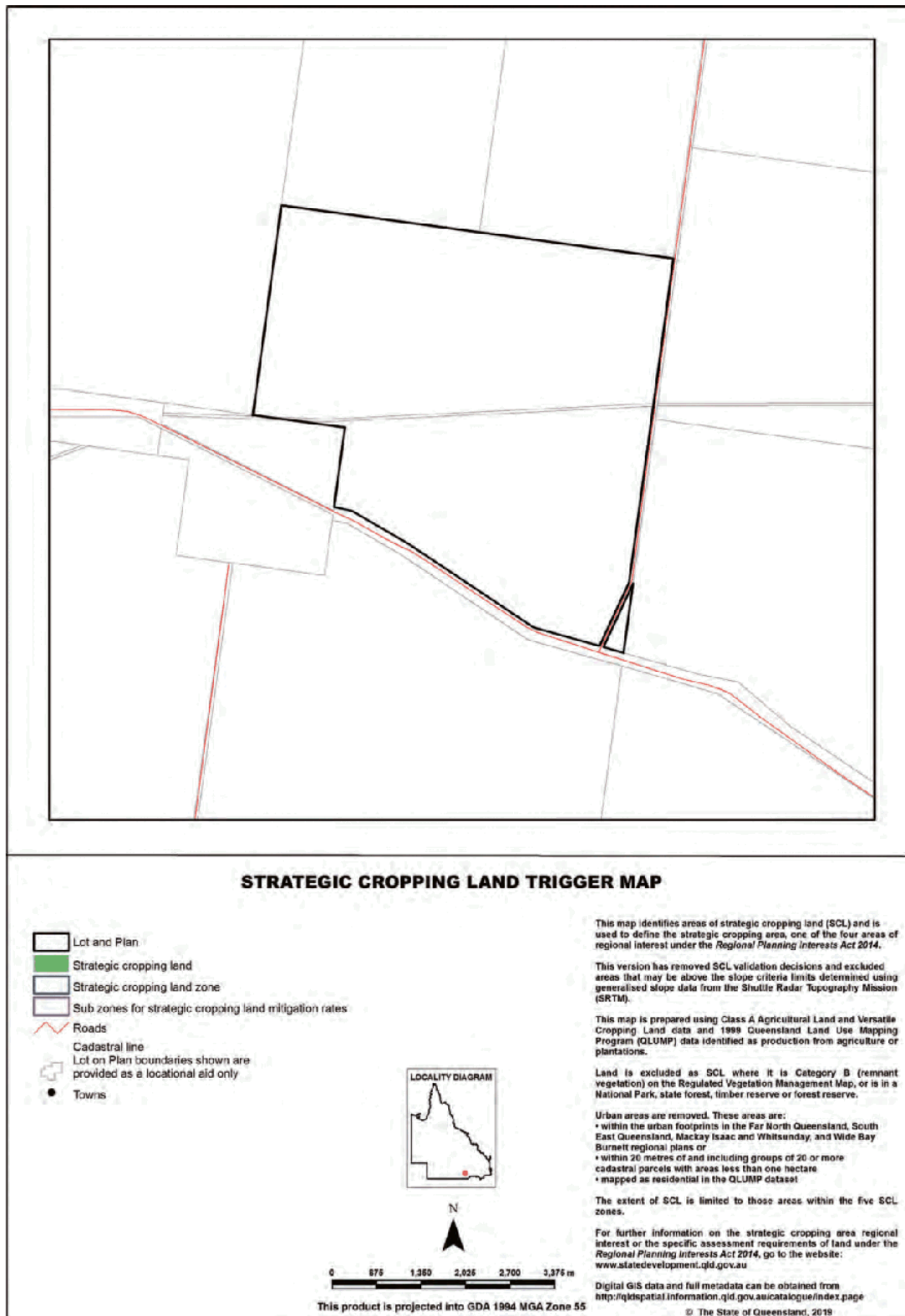
The following activities are prescribed as regulated activities in a strategic environmental area under the RPI Act:

- broadacre cropping; and
- water storage (dam).

An SCL trigger map of the subject land was obtained from the Department of Natural Resources, Mines and Energy online SCL mapping system and is shown in Figure 11. Figure 11 shows that there is no SCL mapped over the subject land.

Further, as the proposed development is not a resource activity or regulated activity within a strategic environmental area, a regional interests development approval (RIDA) is not required.

This Lot on Plan is located in:
 Lot: 1 Plan: RP195481 is located outside of the SCL zones and therefore the requirements of the strategic cropping area regional interest under the Regional Planning Interests Act 2014 do not apply.



Map centred on: Lot: 1 Plan: RP195481; requested: 01/03/2019 12:03:38



FIGURE 11

5.3.3 Potential acid sulphate soils

Soils and sediments containing iron sulphides, most commonly pyrite, are called acid sulphate soils (ASS). ASS which have not been oxidised by exposure to air are known as potential acid sulfate soils (PASS). When exposed to air due to drainage or disturbance, these soils produce sulphuric acid, often releasing toxic quantities of iron, aluminium and heavy metals.

PASS commonly occur on coastal wetlands as layers of Holocene marine muds and sands deposited in protected low-energy environments such as barrier estuaries and coastal lakes. In similar environments, they are still being formed.

PASS are formed when seawater or sulphate-rich water mixes with land sediments containing iron oxides and organic matter in a waterlogged situation, in the absence of oxygen.

When PASS are exposed to air (that is, no longer in a waterlogged anaerobic state), the iron sulphides in the soil react with oxygen and water to produce a variety of iron compounds and sulphuric acid. These compounds may contaminate land and adjacent waterways. Following significant rainfall, such contamination may cause red spot disease in fish and destroy aquatic flora and fauna, including highly visible fish kills (Ahern et al. 1998)

PASS occur predominantly on coastal lowlands with elevations generally below 5 m Australian Height Datum (AHD). No detailed PASS mapping for the subject land has been conducted. Ahern et al (1998) recommend areas below 5 m AHD be investigated for PASS prior to commencement of any drainage or excavation works.

The subject land is not located on coastal lowlands and shown to be at an elevation of about 200 m, well above 5 m AHD. Consequently, the area on which the proposed development is to be located is unlikely to contain PASS.

Whilst the land is above 5 m AHD, as the proposed development involves works excavating and filling of soil, any PASS leachate, can potentially have significant adverse effects on surrounding natural environments. Hence, the State Planning Policy 2/02 Guideline: Acid Sulfate Soils (Version 2) will be used as a source of general advice on the level of investigation, level of treatment and management of ASS should PASS be disturbed.

Prior to any disturbance, a preliminary investigation will be conducted to:

- identify the presence or absence of PASS in areas to be disturbed by the proposed operational works; and if present,
- define the location of PASS and the maximum amount of existing and potential acidity in order to determine the appropriate treatment and management response.

To assess the presence or absence of PASS accurately, subsurface sampling and field soil tests may be conducted. Where field tests indicate PASS may be present, laboratory analysis of samples will be conducted to quantify the amount of existing plus potential acidity.

The proposed development will avoid disturbing PASS or will be managed to avoid or minimise the release of acid and metal contaminants. PASS that have been disturbed will be treated and managed to prevent acid generation and neutralise existing acidity.

The outcomes sought to be achieved by the proposed development with respect to ASS are:

- The generation or release of acid and metal contaminants from ASS does not have significant adverse effects on the natural environment.
- The disturbance of ASS will avoid the release of acid and metal contaminants by:
 - neutralising existing acidity and preventing the generation of acid and metal contaminants;
 - preventing the release of surface or groundwater flows containing acid and metal contaminants into the environment; and
 - not permanently or temporarily extracting groundwater that results in the aeration of previously saturated ASS.

5.3.4 Contaminated land

Land contamination can occur as a result of poor environmental management and waste disposal practices or accidental spills in industrial, agricultural or mining activities. In some cases, land was contaminated in the past by activities now known to be hazardous. Often these cases involve chemicals which have since been banned or are now subject to stricter controls.

In Queensland, the Department of Environment and Science (DES) administers the *Environmental Protection Act 1994* (EP Act). The EP Act's emphasis is on managing Queensland's environment within the principles of ecologically sustainable development. Chapter 7, Part 8 of the EP Act deals with managing contaminated land. Managing potentially contaminating activities and known contaminated sites in Queensland helps prevent environmental and health risks.

The Environmental Management Register (EMR) and the Contaminated Land Register (CLR) are public registers which contain information about contaminated land in Queensland. The EMR also contains information of land which is, or could potentially be, contaminated because it is being used for an activity which may cause contamination.

A search of the DES Environmental Management Register and the Contaminated Land Register was undertaken on the subject land. The subject land is not included on either the Environmental Management Register or the Contaminated Land Register. A copy of the search response for each land parcel included in Appendix B.

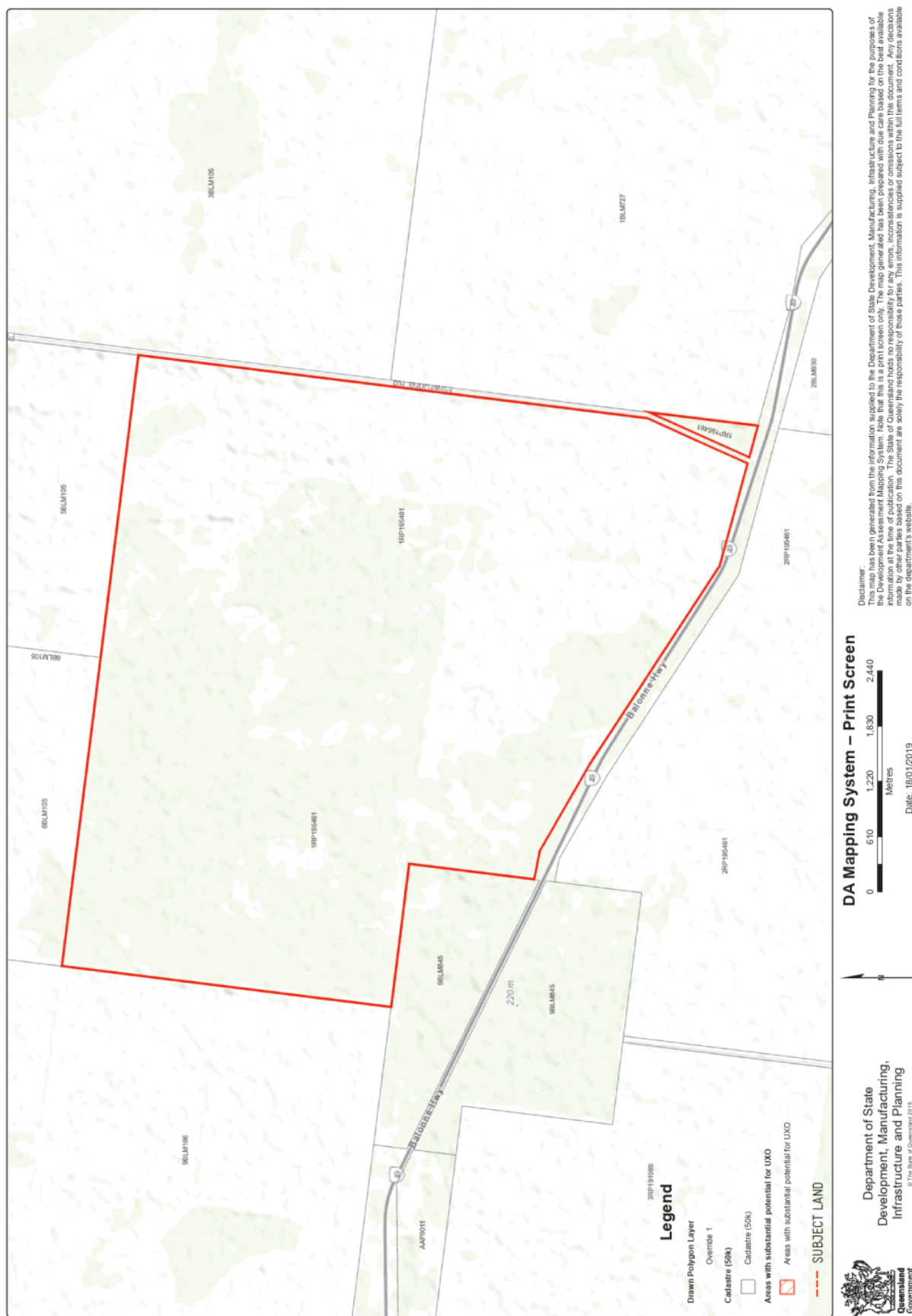
5.3.5 Unexploded ordnance

Unexploded Ordnance (UXO) is explosive ordnance such as artillery shells, mortars or grenades that did not explode when used.

Most UXO is found on land formerly used by Australian and Allied Defence Forces for the live firing of explosive ordnance, particularly during World War II.

The Commonwealth's Department of Defence has categorised areas of land as having a 'substantial' potential to be affected by residual unexploded ordnance. DES has developed a database about land that is potentially affected by UXO.

An overlay of areas with substantial potential for UXO relating to the subject land was obtained from the DSDMIP development assessment mapping system and is shown in Figure 12. The subject land does not contain any areas with substantial potential for UXO.



5.4 Water resources

5.4.1 Groundwater

The take of underground water is managed differently across Queensland depending on the location and the purpose for which it is taken.

The subject land is located within the Great Artesian Basin and other Regional Aquifers water plan area. The subject land is situated within a sub-artesian Balonne River Alluvium groundwater management area (i.e. regulated groundwater area) of the Water Plan (Condamine Balonne) 2004.

Both upper and lower alluvial aquifer systems are present. The lower alluvial system is the main groundwater resource for the subject land. The deep alluvium exhibits a range of well sorted medium and coarse grade permeable sands and gravels, permitting a high level of transmissivity. Recharge to the lower aquifer is attributed to a process of flows moving from the shallow alluvial aquifer through the middle leaky bed to the deep formation.

The subject land has established agricultural enterprises supported by groundwater extraction. The taking of underground water is authorised for “Irrigation” and “Stock Intensive” purposes under the Water Act 2000. The nominal entitlement is 2,800 ML.

There are three (3) groundwater bores on the subject land recorded on the DNRME groundwater database. Of these, 2 are irrigation bores and one is a stock and domestic bore for watering of livestock.

5.4.2 Surface water

As outlined in section 5.2, the subject land is located in the Balonne catchment, part of the Condamine-Balonne Basin. Water planning in the Balonne River catchment is managed under the Water Plan (Condamine and Balonne) 2004.

There are no watercourses or drainage lines on the subject land. Consequently, the subject land does not utilise surface water as a source of water.

5.4.3 Flooding

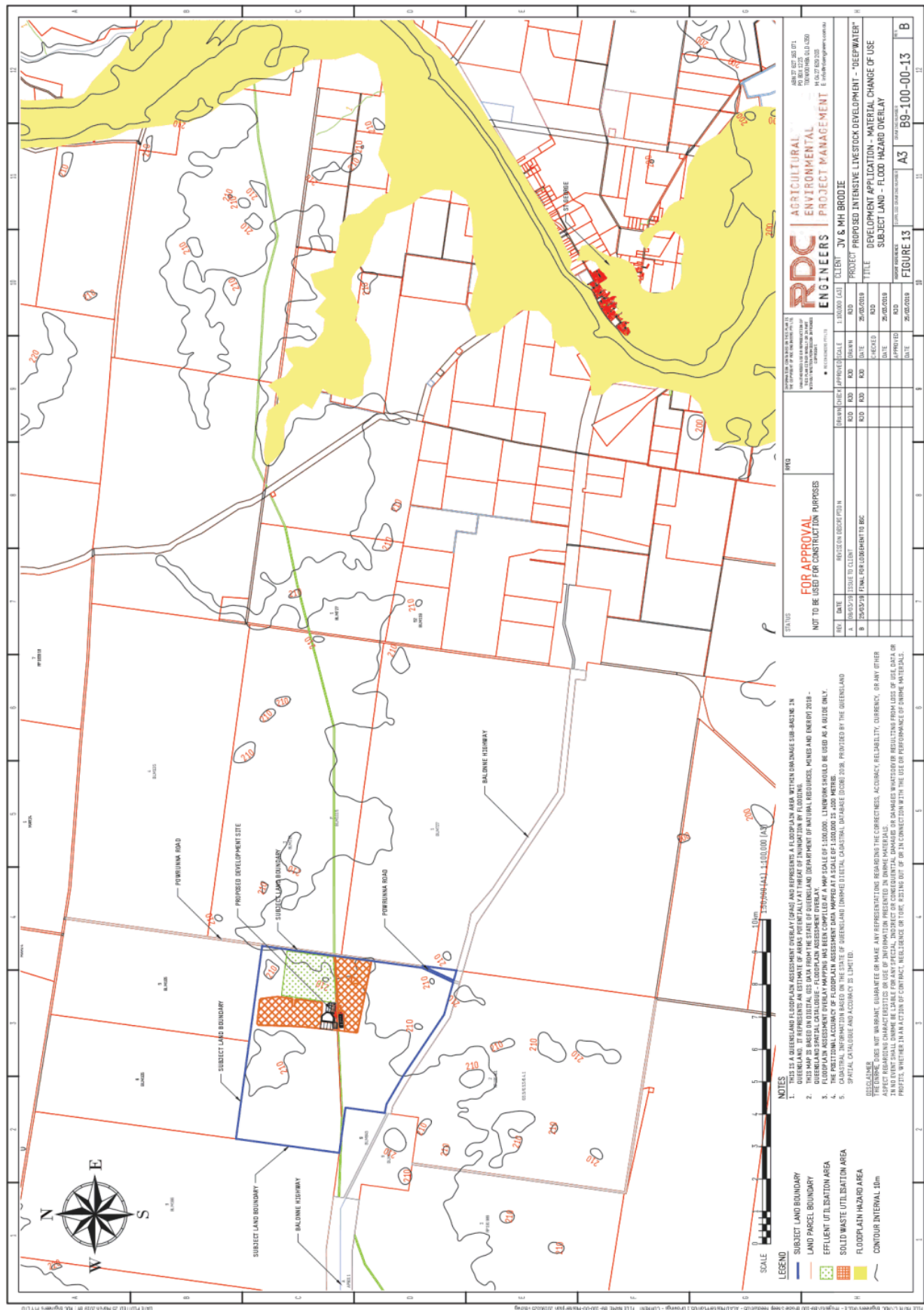
The climate and topography of the region results in some degree of flooding in all streams and rivers during heavy or prolonged rain events.

In the local area, two impoundments on the Balonne River, the E.J. Beardmore Dam and Jack Taylor Weir regulate its flow. Downstream of St George the Balonne River breaks into the lower Balonne River floodplain which comprises a number of distributary channels and discharges either to the Barwon (via the Culgoa, Bokhara, Birrie Rivers), or to the terminal

lakes at Narran (via the Narran River). Floodwaters are generally slow moving with relatively slow rates of rise with a high duration of flood waters remaining on the floodplain.

The subject land is not mapped within the Queensland Floodplain Assessment Overlay as shown on Figure 13 or flood hazard overlay of the Balonne Planning Scheme (Figure 32).

Consequently, the proposed development shall not increase the potential for flood damage on-site or to other property and the risk to life, property, community, economic activity and the environment during flood events remains at the same level as that exists pre-development.



5.5 Biodiversity

5.5.1 Vegetation

The clearing of native vegetation in Queensland is regulated by both Australian (*Environment Protection and Biodiversity Conservation Act 1999*) and Queensland legislation. The *Vegetation Management Act 1999*, the *Planning Act 2016* and other associated policies and codes regulate clearing of native vegetation in Queensland. Various reforms to the vegetation management laws have been undertaken since 1999.

5.5.1.1 Regulated vegetation

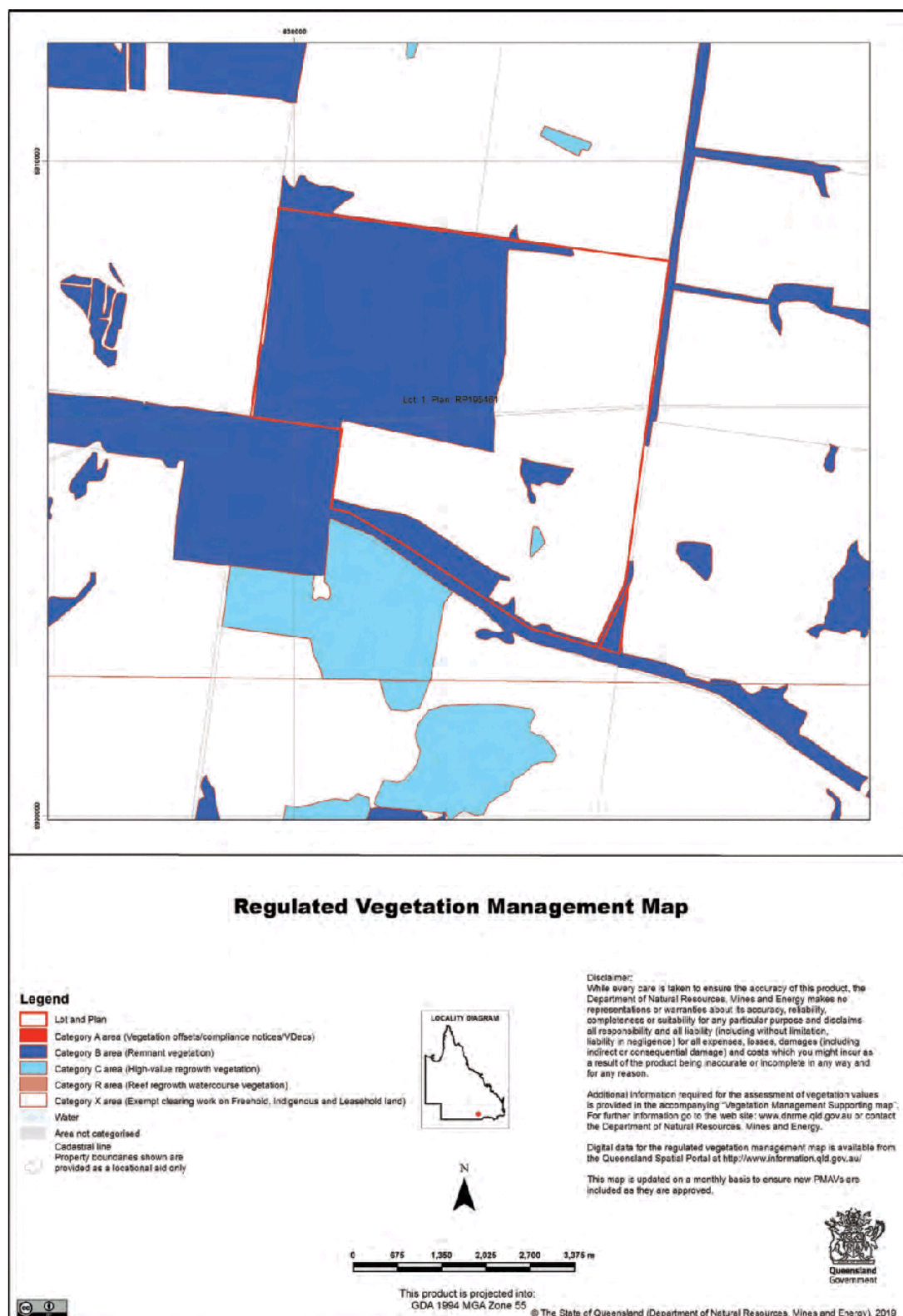
The regulated vegetation management map shows vegetation categories on a parcel of land and is used to determine what vegetation is regulated.

A regulated vegetation map of the subject land was obtained from the Department of Natural Resources, Mines and Energy online vegetation mapping system and is shown in Figure 14. The subject land is located within the southern Brigalow Belt bioregion. Within each bioregion there are plant communities called Regional ecosystems.

Figure 14 shows there are areas of Category X (not regulated under the Vegetation Management Act 1999) and Category B (remnant vegetation) areas and an isolated pocket of Category C (High-value regrowth vegetation) on the subject land.

Clearing activities can be conducted within Category X areas without obtaining a permit or notifying the DNRME. However, other state or Commonwealth laws may apply. Category B and Category C areas are subject to clearing requirements. In these areas, vegetation can only be cleared in accordance with an exemption, a self-assessable vegetation clearing code, an area management plan or a development approval.

The proposed development is sited to avoid areas of regulated vegetation as shown on Figure 16. The proposed development's infrastructure shall be sited at least 120 m from regulated vegetation that is Category B (remnant vegetation). Consequently, no regulated vegetation will be disturbed as a result of the proposed development.



5.5.1.2 Regional ecosystem

Regional ecosystems are vegetation communities in a bioregion that are consistently associated with a particular combination of geology, landform and soil (Sattler and Williams 1999).

A vegetation management supporting map of the subject land was obtained from the Department of Natural Resources, Mines and Energy online vegetation mapping system and is shown in Figure 15. Figure 15 shows that there are regional ecosystem mapping units identified on the subject land.

A custom regional ecosystem map of the subject land was created using digital data obtained from the Queensland Spatial Catalogue (QSpatial) Vegetation management regional ecosystem map - version 10.1. An overlay of cadastral, regional ecosystems, and the proposed development was prepared and shown in Figure 16. Figure 16 shows that there is one 'endangered' regional ecosystem mapping unit, two 'of concern' regional ecosystem mapping units and two 'least concern' regional ecosystem identified on the subject land.

The short description of the regional ecosystems mapped on the subject land are provided in the following sections. It must be noted that the mapping units may be complex and contain one or more of the following regional ecosystems.

No regional ecosystem will be disturbed as part of the proposed development as shown on Figure 16.

5.5.1.2.1 "Endangered" regional ecosystem

5.5.1.2.1.1 6.4.1

Acacia cambagei +/- *Casuarina cristata* low open forest on clay plains

5.5.1.2.2 "Of concern" regional ecosystem

5.5.1.2.2.1 6.5.3

Eucalyptus populnea, *Acacia aneura* +/- *Eremophila mitchellii* woodland within *A. aneura* communities

5.5.1.2.2.2 6.3.17

Eucalyptus populnea +/- *E. intertexta* +/- *Acacia aneura* +/- *Callitris glaucophylla* woodland on Quaternary sediments

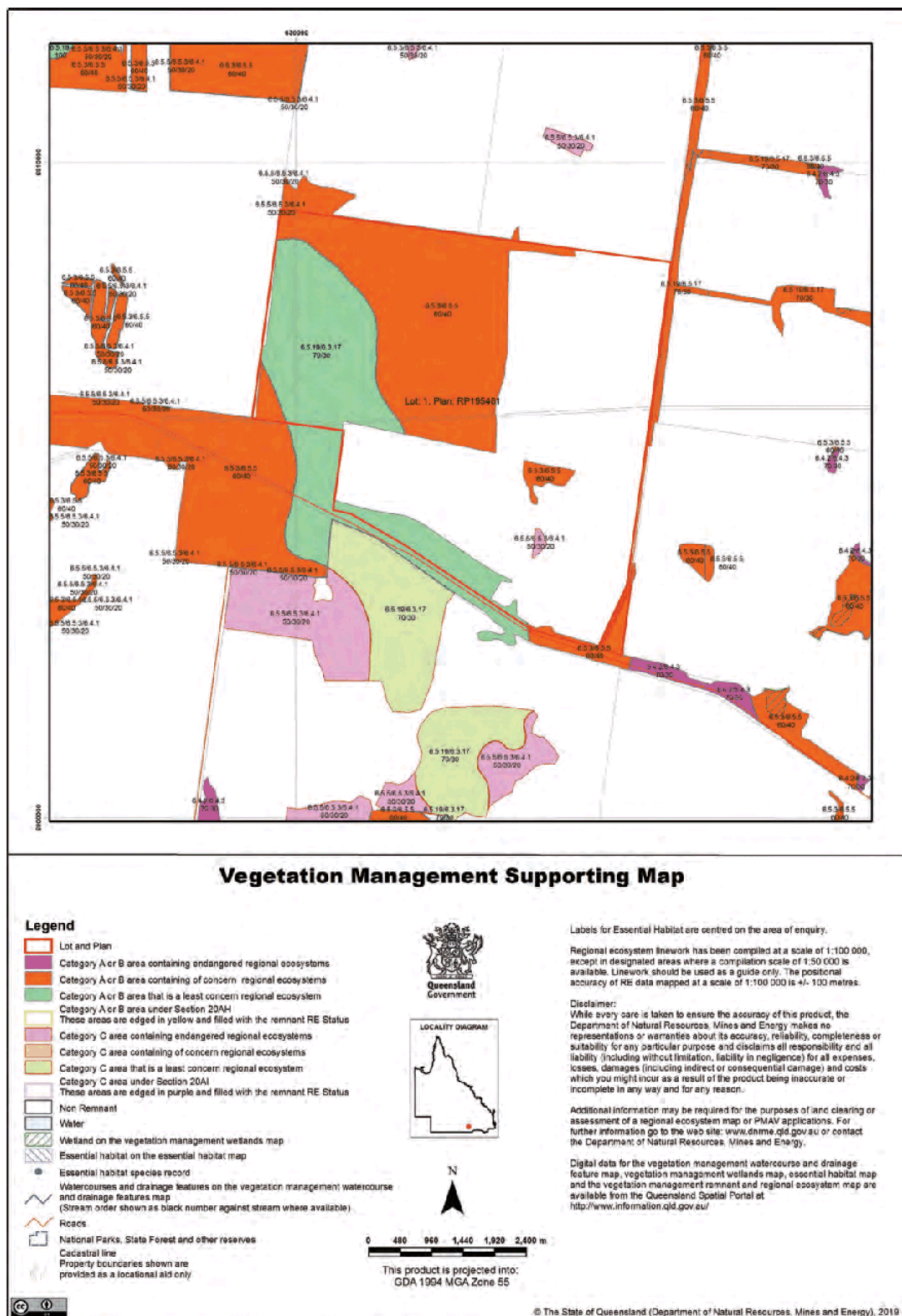
5.5.1.2.3 “Least concern” regional ecosystem

5.5.1.2.3.1 6.3.17

Callitris glaucophylla, *Corymbia tessellaris*, *Acacia excelsa* +/- *C. clarksoniana* open woodland on old alluvial dunes and sand plains

5.5.1.2.3.2 6.5.19

Callitris glaucophylla +/- *Angophora melanoxylon* +/- *Eucalyptus melanophloia* +/- *E. chloroclada* open woodland on Cainozoic sediments derived from old alluvial levees and dunes



5.5.2 Regrowth vegetation

High-value regrowth vegetation is defined as vegetation that has not been cleared (other than for relevant clearing activities) for over 15 years on freehold land, Indigenous land, occupation licences, and leasehold land used for agricultural and grazing purposes under the Land Act 1994. High-value regrowth vegetation is mapped as Category C or Category R areas.

Category R areas are within 50 m of identified watercourses in the Burnett Mary, Eastern Cape York, Fitzroy, Mackay–Whitsunday, Burdekin and Wet Tropics Great Barrier Reef catchments.

As shown on Figure 14, there is an area mapped as Category C containing high-value regrowth vegetation identified on the subject land. There are no Category R mapped areas as the subject land is not within the Great Barrier Reef catchment.

There are no aspects of the proposed development to be located on areas mapped as Category C high-value regrowth vegetation on the subject land as shown on Figure 16.

Consequently, no high-value regrowth vegetation shall be disturbed as part of the proposed development.

5.5.3 Essential habitat

Essential habitat is vegetation in which a species that is endangered, vulnerable or near threatened under the Nature Conservation Act (1992) has been known to occur. The Vegetation Management Act 1999 regulates vegetation clearing to prevent the loss of biodiversity.

The DNRME have mapped areas as essential habitat and these are shown on the essential habitat map. Areas of essential habitat are shown on the vegetation management supporting map. The vegetation management supporting map for the subject land is provided in Figure 15.

Figure 15 shows that there is no essential habitat mapped within the subject land.

Consequently, the proposed development shall have no impacts on essential habitat.

5.5.4 Flora & fauna

Native plant (flora) and animal (fauna) species are a unique and valuable part of Queensland's biodiversity. The object of the *Nature Conservation Act 1992* is to conserve and protect native flora and fauna, including threatened and endangered species.

Some plant and animal species are declining in numbers and are at risk of extinction due to a range of threatening processes including clearing of vegetation, inappropriate fire regimes, and inappropriate grazing regimes for example.

Currently, there are currently 955 species (224 animals and 731 plants) declared as threatened under the *Nature Conservation Act 1992*. Some species are already considered to be extinct in the wild whilst other threatened species are categorised as 'endangered' or 'vulnerable'. Of these species, about 400 are listed as threatened nationally under the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999*.

The *Nature Conservation (Wildlife) Regulation 2006* lists species that are classed as threatened or near threatened in Queensland.

The DES WildNet database contains records of wildlife sightings and listings of plants (including fungi and protists), and fauna (mammals, birds, amphibians, reptiles) in Queensland.

A species list was requested from the DES WildNet database records within a radius of 5 km from the geometric centre of the subject land. The Wildlife online extract is provided in Appendix C.

The Wildlife online extract returned one vulnerable bird species being *Lophochroa leadbeateri* (Major Mitchell's cockatoo). Major Mitchell's cockatoo requires extensive woodlands, particularly favouring conifers (*Callitris* sp.), sheoak (*Allocasuarina* sp.) and eucalypt and don't readily occupy cleared and part-cleared land.

As outlined in section 5.5.1 and shown on Figure 15, there is no proposed clearing of regulated vegetation or regional ecosystems.

Consequently, adverse impacts to threatened wildlife species are unlikely as a consequence of the proposed development.

The Protected Plants Flora Survey Trigger Map under the *Nature Conservation Act 1992* for the subject land was obtained from the DES online mapping system and provided in Figure 17.

Review of the protected plants flora survey trigger map for the subject land, shows that there are no high risk areas for the purposes of clearing of protected plants on the subject land.

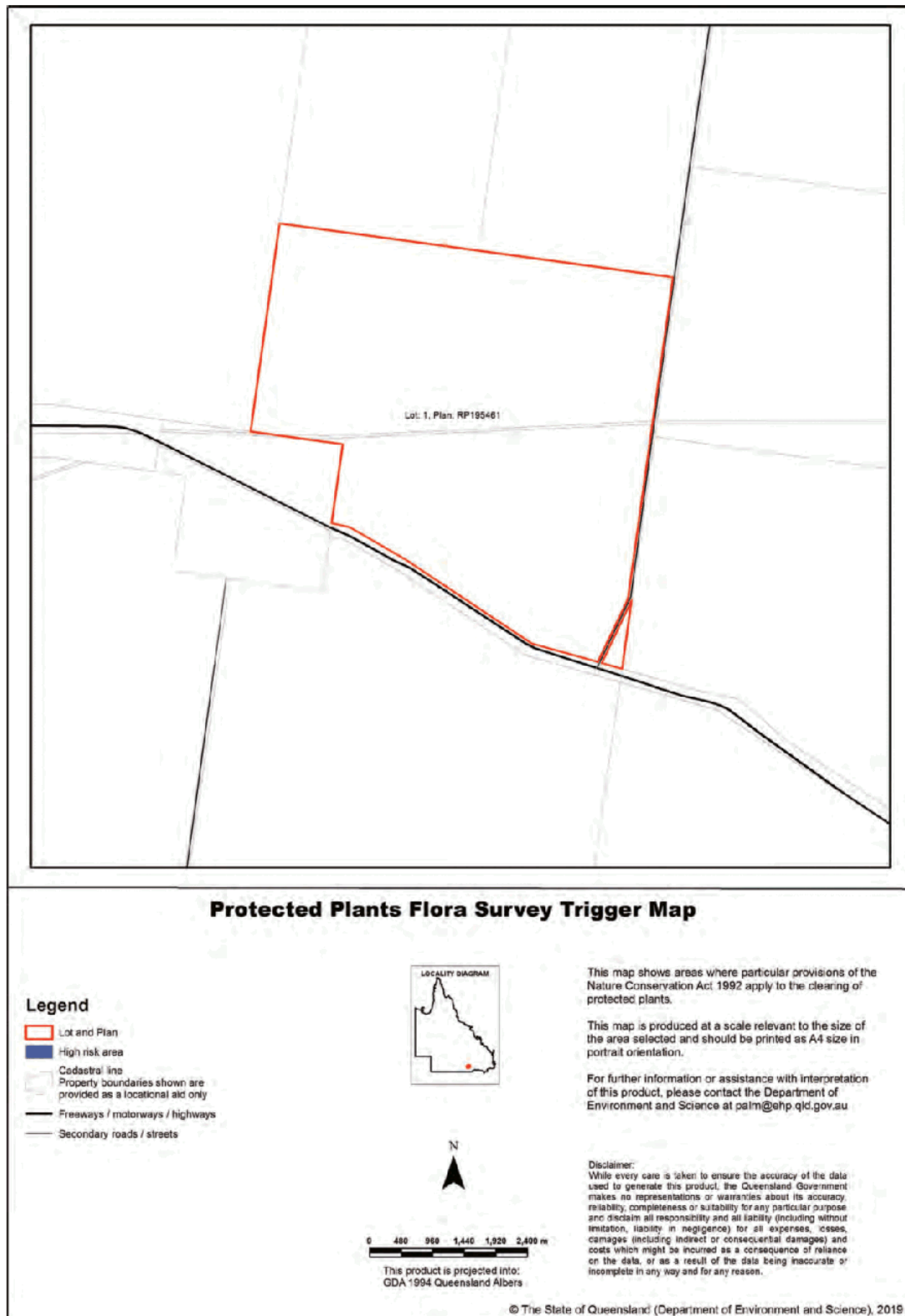


FIGURE 17 

5.6 Wetlands

Wetlands are a critical part of the environment and deliver many ecosystem services such as coastal protection, water and food supply, reducing the impacts of floods, absorb pollutants, improve water quality. They provide habitat for animals and plants and many contain a wide diversity of life.

Broadly, wetlands are areas of land where water covers the soil – all year or just at certain times of the year. They are neither just land, nor just water and can actually be both at the same time, or seasonally aquatic, or terrestrial. Traditionally, wetlands can be defined as swamps, billabongs and mangrove areas but other areas such as rivers and creeks, estuaries, bays and marine areas are also included in the definition of a wetland.

The responsibility for the protection, conservation and management of wetlands in Queensland is shared between state and local government and for wetlands of international significance – ‘Ramsar’, the federal government.

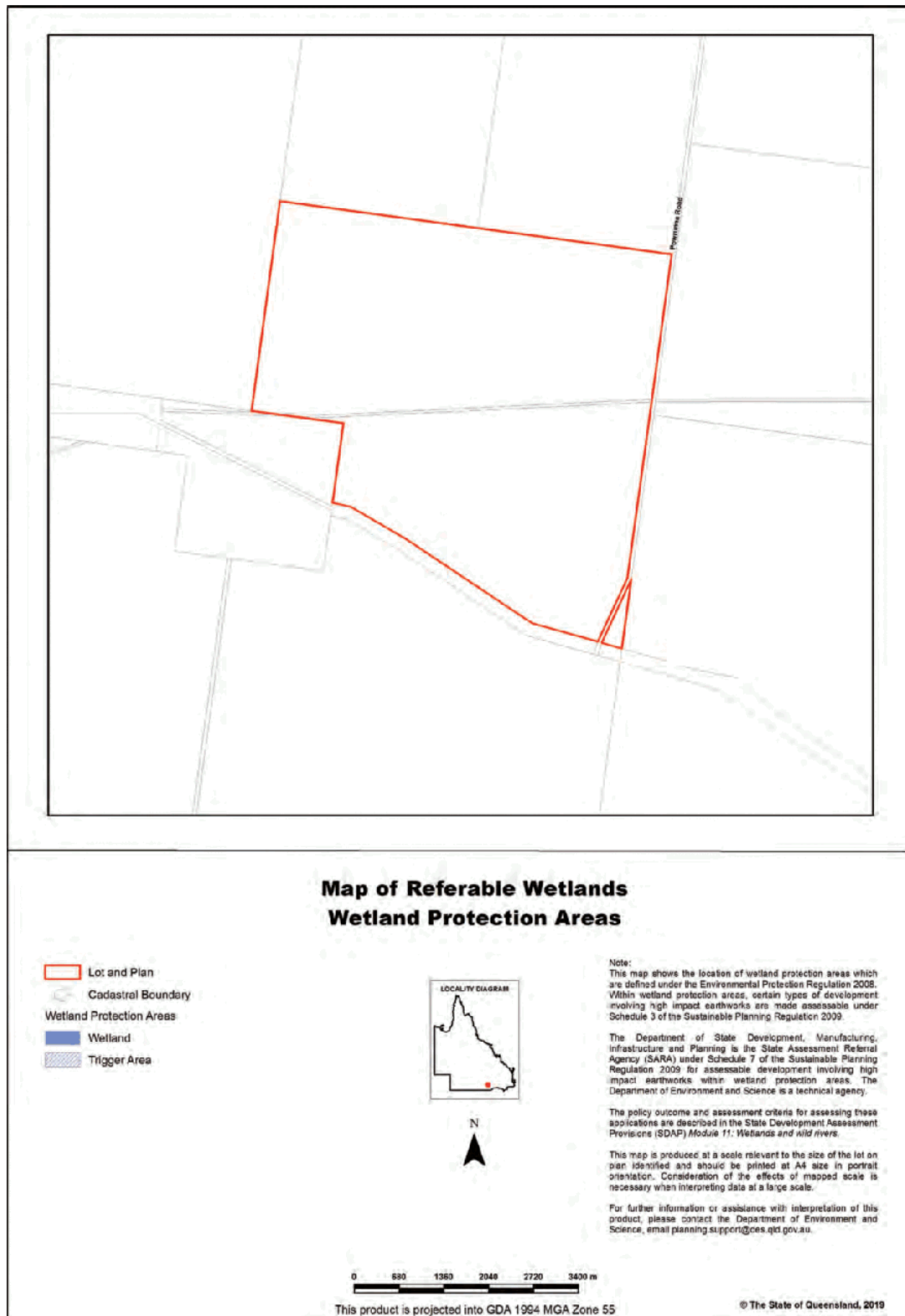
The management and use of natural wetlands in Queensland is based on ecologically sustainable management and integrated catchment management practices. Wetlands have been mapped digitally at a scale of 1:100,000 and classified according to a range of criteria, such as the type of ecological system (riverine, estuarine etc.), degree of water permanency, salinity etc for wetland management and decision making (DES, 2018).

A wetland protection area overlay of the subject land was obtained from the DSDMIP development assessment mapping system and is shown in Figure 18. Figure 18 shows that there are no wetland protection areas on the subject land.

The Map of Referable Wetlands under the *Environmental Protection Act 1994* for the subject land was obtained from the DES online mapping system and provided in Appendix D.

Review of the referable wetlands mapping for the subject land, shows that there are no wetlands of High Ecological Significance (HES) or General Ecological Significance (GES) for the purposes of environmental values on the subject land.

Consequently, the proposed development will not be located within or adjacent to any wetlands of HES or GES.



5.7 Cultural heritage

5.7.1 Indigenous

The *Aboriginal Cultural Heritage Act 2003* and *Torres Strait Islander Cultural Heritage Act 2003* recognise Aboriginal and Torres Strait Islander people as the primary authority on Aboriginal and Torres Strait Islander cultural heritage. The continuation of Aboriginal and Torres Strait Islander culture, traditions and customs is protected under this legislation.

All significant Aboriginal cultural heritage in Queensland is protected under the *Aboriginal Cultural Heritage Act 2003*. Under the legislation, a person carrying out an activity must take all reasonable and practical measures to ensure the activity does not harm Aboriginal Cultural Heritage. This applies whether or not such places are recorded in an official register and whether or not they are located in, on or under private land.

Any Aboriginal heritage, which may occur on the proposed development site, is protected under the terms of the *Aboriginal Cultural Heritage Act 2003* (ACH Act) even if the DES has no records relating to it.

A database search response of sites of Aboriginal cultural heritage from the Department of Aboriginal and Torres Strait Islander Partnership - Cultural Heritage Database and Register indicates that there are no registered sites of Aboriginal cultural heritage currently recorded within 2 km of the subject land.

The database search response of sites of Aboriginal cultural heritage from the Department of Aboriginal and Torres Strait Islander Partnership database for the subject land and a 2 km buffer is provided in Appendix E.

Pursuant to the Cultural Heritage Duty of Care Guidelines, the proposed development is a 'Category 4 activity' – Areas previously subject to significant ground disturbance. From those guidelines:

- Where an activity is proposed in an area, which has previously been subject to Significant Ground Disturbance it is generally unlikely that the activity will harm Aboriginal cultural heritage and the activity will comply with these guidelines.
- In these circumstances, subject to the measures set out in paragraphs 5.6 - 5.12 of the Cultural Heritage Duty of Care Guidelines, it is reasonable and practicable that the activity proceeds without further cultural heritage assessment.

Although the area on which the proposed development shall be located has previously been extensively cleared and developed, all reasonable and practical measures shall be undertaken to ensure the activity does not harm any Aboriginal cultural heritage.

The cultural heritage search states:

- There are no cultural heritage site points or site polygons recorded in the specific search area.
- There is one cultural heritage management plan recorded in the specific search area.
- There are no Designated Landscape Areas (DLA) recorded in the specific search area.
- There are no Registered Study Cultural Heritage Areas recorded in the specific search area.
- There are two cultural heritage parties recorded in the specific search area.
- There are two cultural heritage bodies recorded for the area of the specific search area.

The regional coordinator is:

Cultural Heritage Unit
P: 1300 378 401

5.7.2 Non-Indigenous

The conservation of Queensland's cultural heritage is provided for under the *Queensland Heritage Act 1992*. A register of places and areas of State cultural heritage significance called the Queensland Heritage Register is maintained by the Queensland Heritage Council.

The Queensland Heritage Register is a heritage register, a statutory list of places in Queensland that are protected by the *Queensland Heritage Act 1992*. Heritage places include historic shipwrecks, cultural landscapes, cemeteries, archaeological sites, buildings and structures, gardens and urban precincts.

A heritage place overlay of the subject land was obtained from the DSDMIP development assessment mapping system and is shown in Figure 19.

A review of the heritage place overlay shows that there are no heritage places listed on the Queensland Heritage Register identified on the subject land. Consequently, the proposed development will not impact on a Queensland heritage place.



DA Mapping System – Print Screen

0 610 1,220 1,830 2,440 Metres

Date: 18/01/2019

Department of State
Development, Manufacturing,
Infrastructure and Planning

Queensland
Government

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FIGURE 19

5.8 Biosecurity

Biosecurity is a strategic and integrated approach that manages the risks from emerging and ongoing animal and plant pests, diseases and weeds on Queensland's economy, terrestrial and aquatic environments, biodiversity, agricultural resources, human health and social amenity.

The *Biosecurity Act 2014* provides a framework for an effective biosecurity system that helps to minimise biosecurity risks and better facilitate a response to the impacts of those risks on the economy, environment, human health and public amenity.

Under the *Biosecurity Act 2014*, a person who deals with a biosecurity matter or a carrier, or carries out an activity, if the person knows or ought reasonably to know that the biosecurity matter, carrier or activity poses or is likely to pose a biosecurity risk has a general biosecurity obligation (GBO) to take all reasonable and practical measures to prevent or minimise the biosecurity risk.

In accordance with the GBO, individuals and organisations whose activities pose a biosecurity risk must:

- take all reasonable and practical steps to prevent or minimise each biosecurity risk;
- minimise the likelihood of causing a 'biosecurity event', and limit the consequences if such an event is caused; and
- prevent or minimise the harmful effects a risk could have, and not do anything that might make any harmful effects worse.

In relation to the proposed development, a GBO might include:

- Management of animal and plant pests (e.g. weeds and wild dogs) and diseases that could have negative impacts on neighbouring properties;
- Moving animals will pose a biosecurity risk if they are carrying pests or diseases that could affect agricultural industries; and
- Moving machinery or soil will pose a biosecurity risk if they are carrying weed seeds, fire ants etc that could affect agricultural industries.

5.9 Coastal and marine environment

5.9.1 Fish habitat area

A declared fish habitat area (FHA) is an area protected from the impacts of coastal development to ensure Queensland's valuable fish habitats are managed effectively for long-term sustainability. FHAs are a type of marine protected area and are declared under the Queensland Fisheries Act 1994 and managed by the Department of Science (DES).

Declared FHAs are matters of state environmental significance (MSES) under the State Planning Policy (SPP) and are therefore valued and protected through the state's planning framework (Department of State Development, Manufacturing, Infrastructure and Planning 2018).

Activities that disturb fish habitats may require fisheries development approval under the *Planning Act 2016*. A resource allocation authority (a form of resource entitlement) may also be required under the *Fisheries Act 1994*.

The following development related activities are development and require a fisheries development approval under the *Planning Act 2016* from Fisheries Queensland:

- removal, destruction or damage of marine plants;
- building or operational works in a declared Fish Habitat Area;
- aquaculture in tidal water, marine and freshwater; and
- waterway barrier works.

Declared FHA, or parts of declared FHA, are assigned a management level - either 'A' for very strict management, or 'B', where existing or planned use requires a more flexible management approach.

A fish habitat area overlay of the subject land was obtained from the DSDMIP development assessment mapping system and is shown in Figure 20.

Figure 20 shows that there no fish habitat management areas A or B on or adjacent to the subject land. Consequently, the proposed development does not require a fisheries development approval under the *Planning Act 2016*.

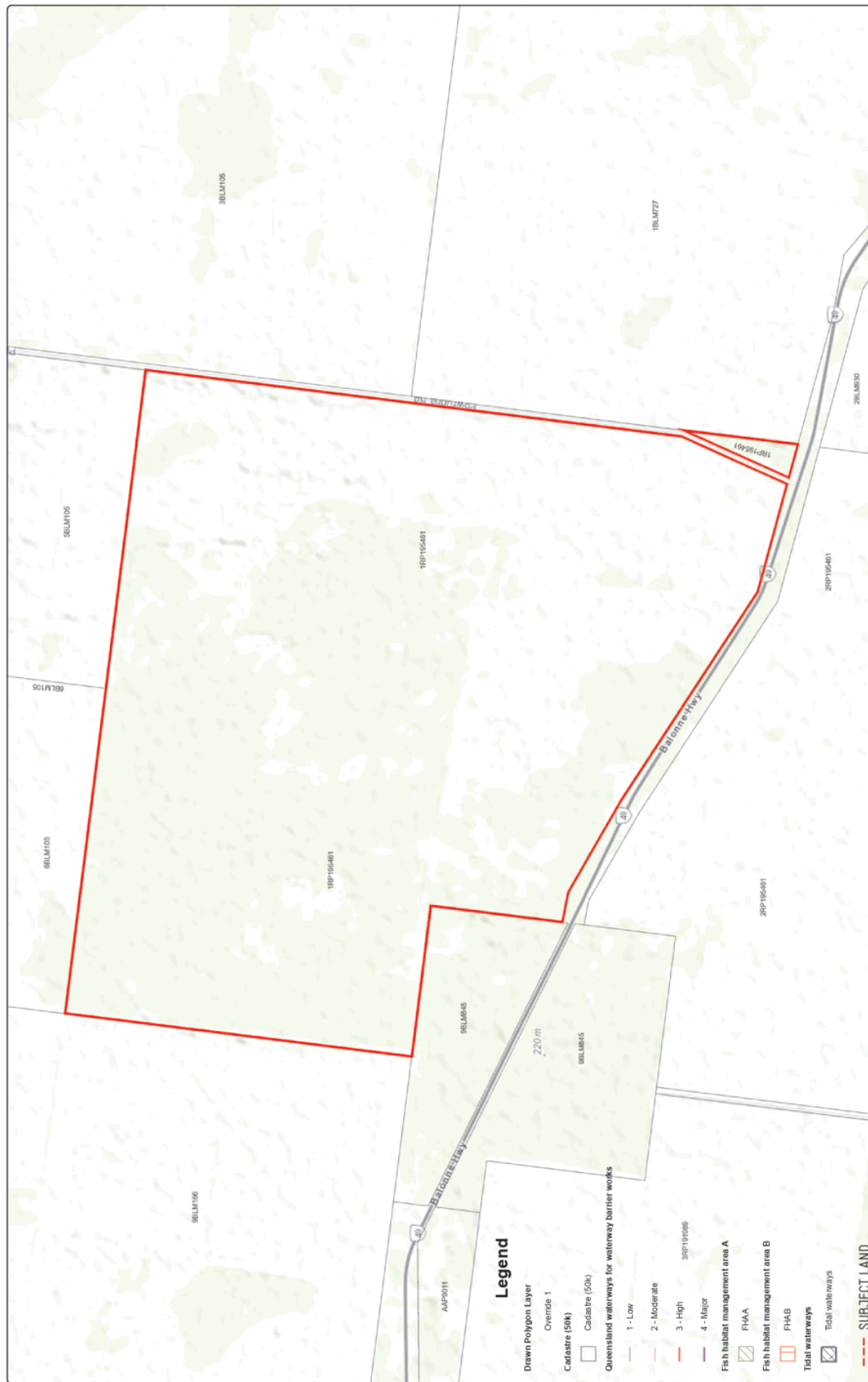


FIGURE 20

5.10 State transport

State transport interests include road, rail, busway, light rail, ports, maritime and airports of state significance.

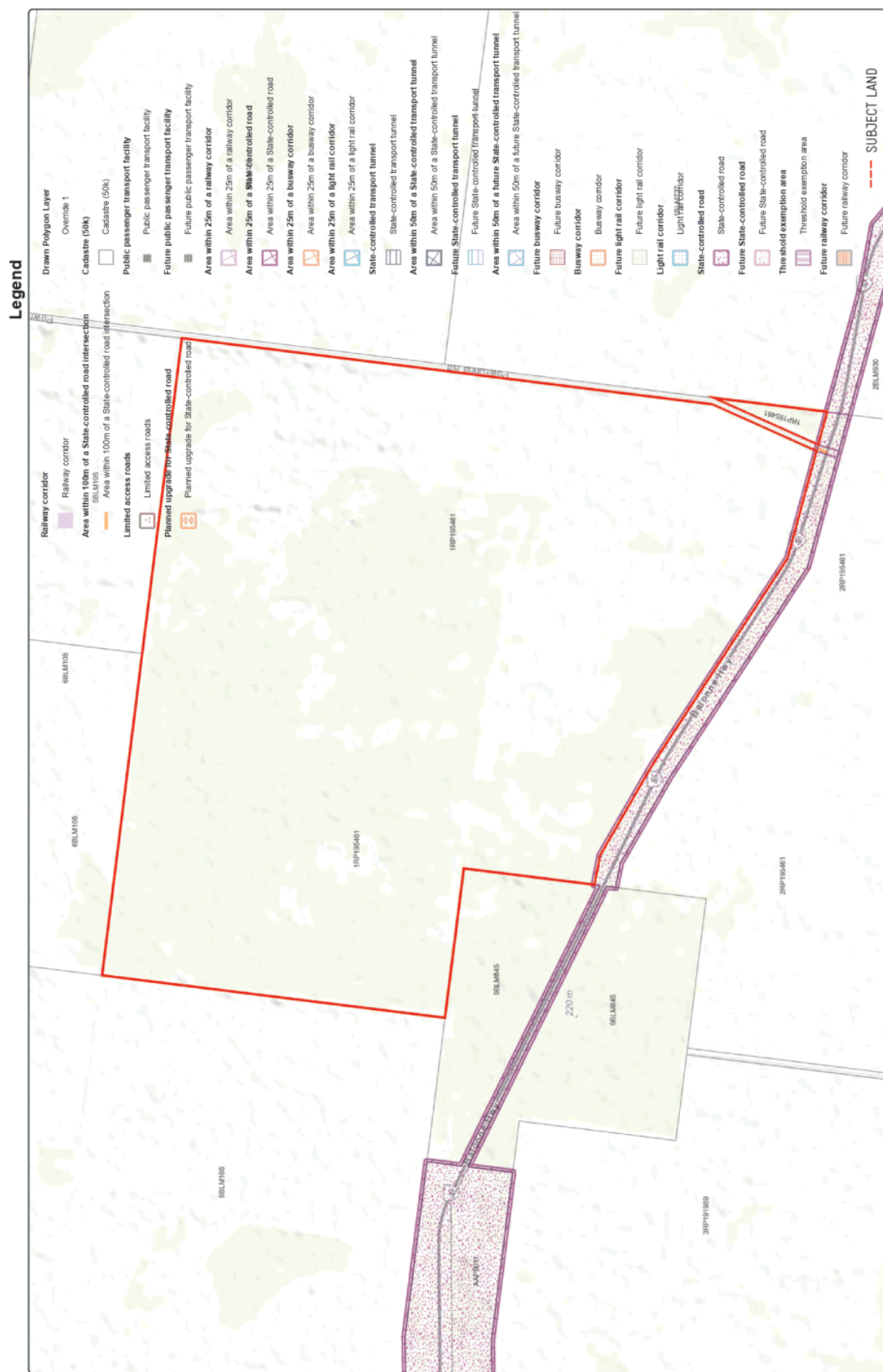
All development that may impact on the safe and efficient operation of state transport interests is triggered under the *Planning Regulation 2017* for referral to SARA for assessment. These developments will be assessed against the relevant State Development Assessment Provisions (SDAP).

The subject land has primary frontage to the Balonne Highway of approximately 5 km in length and secondary frontage to Powrunna Road (unsealed) of approximately 6 km in length. Powrunna Road is a local road under the Balonne Shire Council road hierarchy. Powrunna Road forms a T-intersection with the Balonne Highway some 4 km south of the existing access to the subject land.

An overlay of state transport interests relating to the subject land was obtained from the DSDMIP development assessment mapping system and shown in Figure 21.

Figure 21 shows that the subject land is adjacent to and within 25 m of a state-controlled road being the Balonne Highway. Figure 21 shows that the subject land is not within 25 m of a railway, busway or light rail corridor or state-controlled transport tunnel. Further, Figure 21 shows that there are no future state transport corridors on or adjacent to the subject land.

Consequently, the proposed development shall have no direct impacts on state transport interests.



Disclaimer: This map has been generated from the information supplied to the Department of State Development, Manufacturing, Infrastructure and Planning for the purposes of the Development of a Sydney Airport. The map has been prepared with data supplied by the State Government of New South Wales and the Department of State Development, Manufacturing, Infrastructure and Planning. The State Government of New South Wales and the Department of State Development, Manufacturing, Infrastructure and Planning accept no responsibility for any errors or omissions in this document. Any decisions made by other parties based on this document are solely the responsibility of those parties. This information is supplied subject to the full terms and conditions available on the department's website.

5.11 Strategic environmental areas

Strategic Environmental Areas (SEAs) contain regionally significant environmental attributes (for example bio-diversity, water catchments and ecological function). Within these areas, protection of ecological integrity is the priority land use; however, this does not preclude development from occurring in these areas.

SEAs are defined under the *Regional Planning Interests Act 2014* or within a Regional Plan and include Cape York Peninsula, the Gulf Country, the Chanel Country, Fraser Island and Hinchinbrook Island.

The RPI Act provides that a regulated activity is an activity that is prescribed in regulation because it is likely to have a widespread and irreversible impact on an area of regional interest. Where the activity is not exempt under the provisions of the Act or a regional interests development approval (RIDA) has not been granted, the RPI Act restricts the carrying out of resource and regulated activities in SEAs.

The RPI Regulation prescribes broadacre cropping and water storage dams as regulated activities in a strategic environmental area:

Therefore, a regional interests development approval will be required for resource activities and broadacre cropping and water storage dams proposed within SEAs.

A strategic environmental area overlay of the subject land was obtained from the DSDMIP development assessment mapping system and is shown in Figure 22.

As shown on Figure 22, the subject land is not located in a strategic environmental area or strategic environmental area designated precinct as defined in the *Regional Planning Interests Act 2014*.

Consequently, a regional interests development approval is not required for the proposed development.

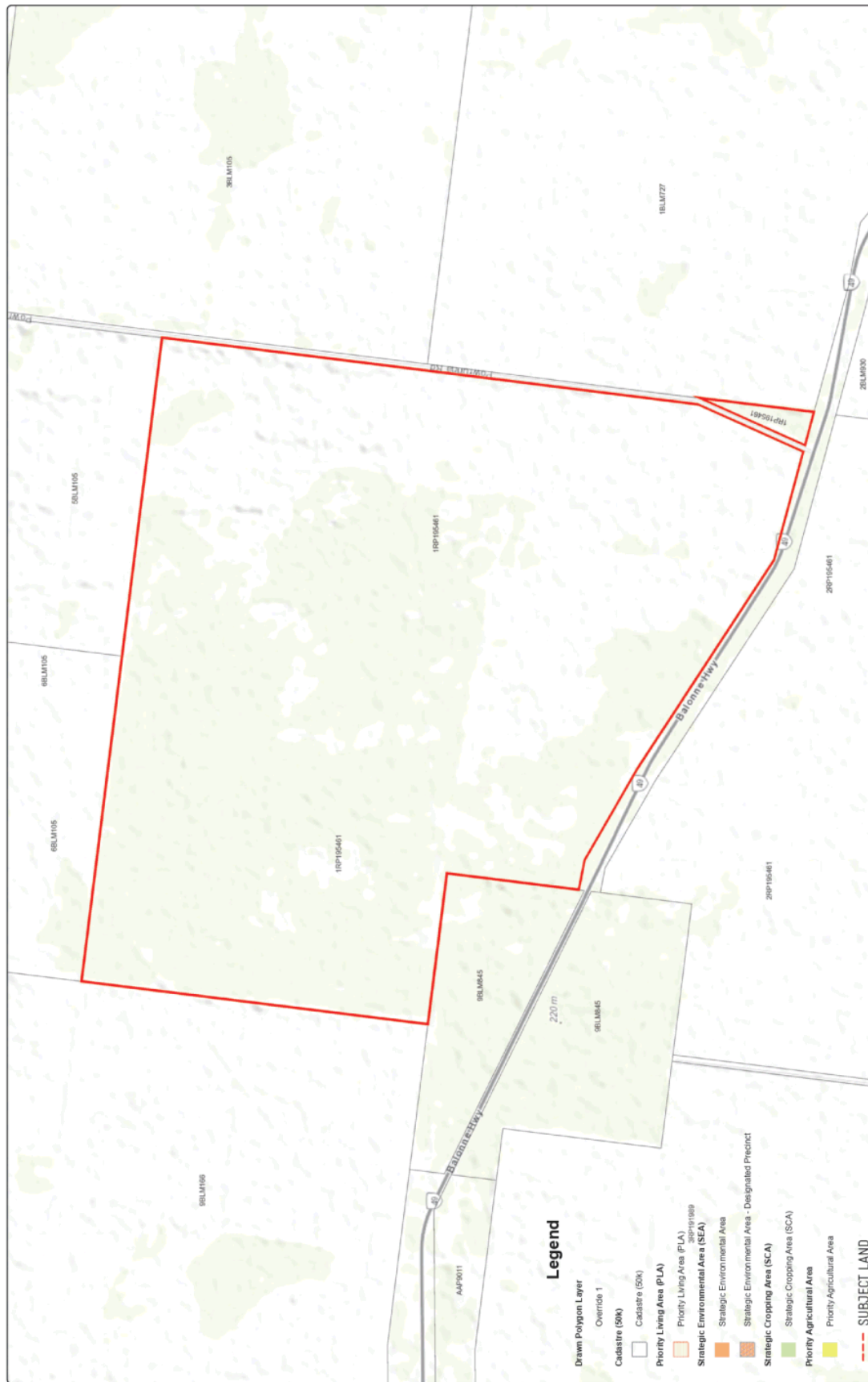


FIGURE 22

5.12 Environmentally sensitive areas

Environmental authorisation for an intensive livestock development (sheep feedlot and beef cattle feedlot) is regulated by the *Environmental Protection Act 1994* (EP Act). The EP Act regulates Environmentally Relevant Activities (ERAs), through environmental objective assessment. The *Environmental Protection Regulation 2008* (EP Regulation) provides a mechanism to enforce the EP Act and allows for an assessment of the risk that an ERA poses to Environmentally Sensitive Areas (ESAs).

ESAs refer to locations that have environmental values that contribute to maintaining biological diversity and integrity have intrinsic or attributed scientific, historical or cultural heritage value, or are important in providing amenity, harmony or sense of community.

ESAs are classified as Category A, Category B or Category C based on a ranking of environmental sensitivity. Category A and B ESAs are defined under the EP Regulations. Category C ESAs are not listed under the schedules of the EP Regulations.

Category A ESAs, as defined by the EP Regulation, are displayed in Table 10.

Table 10 – Category A ESAs and Administering Legislation

Category A Protected Areas	Administering Legislation
National Parks (Aboriginal Land)	<i>Nature Conservation Act 1992</i> (NC Act) and
National Parks (Torres Strait Islander Land)	<i>Aboriginal Land Act 1991</i>
National Park	<i>Nature Conservation Act 1992</i>
National Park (Scientific)	
National Park (Recovery)	
Conservation Park	
Forest Reserves	
Wet Tropics World Heritage Area	<i>Wet Tropics World Heritage Protection and Management Act 1993</i>
Great Barrier Reef Marine Park (GBRMP) Area	<i>Great Barrier Reef Marine Park Act 1975</i>
Marine Parks (other than general use zones)	<i>Marine Parks Act 2004</i>

Category B ESAs are defined in the EP Regulation and presented in Table 11.

Table 11 – Category B ESAs and Administering Legislation

Category B Protected Areas	Administering Legislation
Coordinated Conservation Areas	
Wilderness area	
Areas of critical habitat, of major interest identified under a conservation plan or subject to an interim conservation order	<i>Nature Conservation Act 1992</i>
World Heritage Management Areas	
International Agreement Areas	
Endangered Regional Ecosystems (Biodiversity Status)	<i>Environmental Protection Regulation 2008 (Vegetation Management Act 1999 (VM Act))</i>
Ramsar Wetlands	<i>Ramsar Convention</i>
Protection of the World Cultural and Natural Heritage	<i>International Conventions (Paris, 16 November 1972).</i>
Conservation of Migratory species	
General Use Zones of Marine Parks	
Place of Cultural Heritage Significance (Registered Place, Protected Areas)	
Aboriginal Cultural Heritage Areas	<i>Aboriginal Cultural Heritage Act 2003 (ACH Act)</i>
Torres Strait Islander Cultural Heritage Areas	<i>Torres Strait Islander Cultural Heritage Act 2003</i>
Designated Landscape Areas – other than Stanbroke	<i>Cultural Record (Landscapes Queensland and Queensland Estate) Act 1987</i>
Feature Protection Area, State Forest Park or a Scientific Area	<i>Forestry Act 1959</i>
Fish Habitat Areas and areas of Marine Plants	<i>Fisheries Act 1994</i>
An Area to the Seaward Side of the Highest Astronomical Tide	Nil

A environmentally sensitive areas overlay of the subject land was obtained from the DES online mapping system in Adobe Portable Document Format (PDF) and is shown in Figure 23.

Figure 23 shows there are no environmentally sensitive areas of Category A or Category C areas on the subject land. Figure 23 shows there is an area of Category B environmentally sensitive areas being 'Of concern' regional ecosystem located on the subject land.

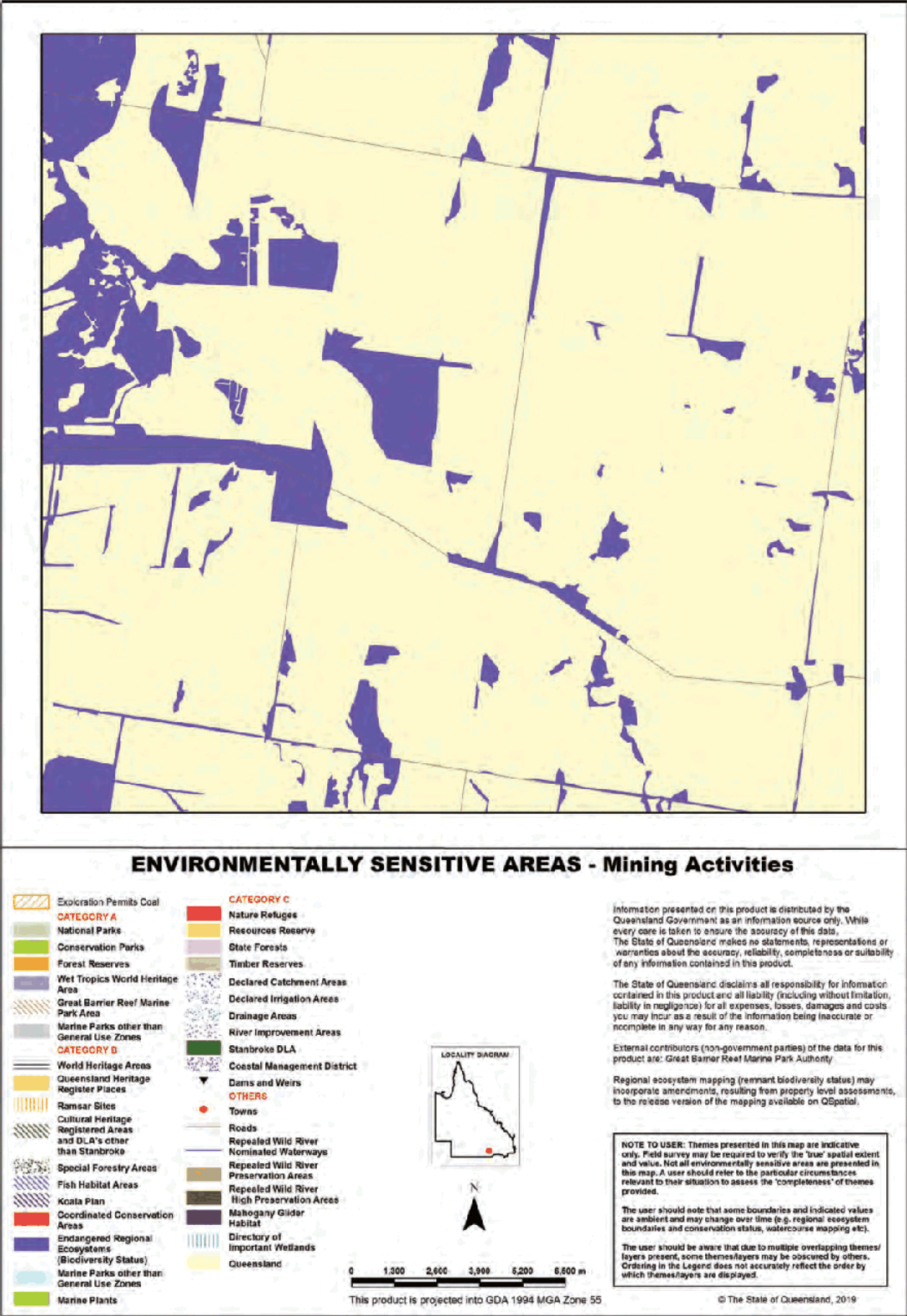


FIGURE 23

5.13 Natural hazards

Natural hazard events are inherently unpredictable and occur at many levels of severity and frequency and include bushfire, landslide, flood and coastal hazards such as storm tide inundation and erosion.

5.13.1 Bushfire

Bushfire hazard is managed through the State Planning Policy as outlined in section 6.1.2. State-wide mapping of bushfire hazard areas has been undertaken using factors to determine the potential intensity of a bushfire. These include:

- potential fire weather severity;
- extent of remnant and non-remnant bushfire prone vegetation;
- estimates of potential fuel loads for different regional ecosystems;
- landscape slope; and
- potential fuel load.

Bushfire mapping shows areas with a Very high, High or Medium Potential Bushfire Intensity and land within a Potential Impact Buffer of 100 m.

Balonne Shire Council has adopted the state-wide bushfire hazard mapping and included it in the planning scheme as the R4 - Bushfire hazard areas overlay (Balonne Shire Council, 2006).

An overlay of bushfire hazard areas relating to the subject land was obtained from the DSDMIP State Planning Policy (SPP) Interactive Mapping System (IMS) and shown in Figure 29.

Figure 29 shows that there are regions of medium potential bushfire intensity risk on the subject land within areas of regulated vegetation and potential impact buffer area mapped around areas of regulated vegetation. The regulated vegetation relates to areas mapped as regional ecosystems as shown on Figure 16.

Figure 16 shows that there are no aspects of the proposed development to be located within the areas mapped as regional ecosystems. Further, infrastructure is setback a minimum of 120 m from areas of regional ecosystems that are mapped as potential bushfire intensity risk as shown in Table 4 and Table 6. There are various measures proposed to mitigate the risk of bushfire on the proposed development as outlined in section 6.2.1.7.

As the proposed development is not located in a 'designated bushfire-prone area', it does not trigger assessment against the Building Code of Australia (BCA) and Australian Standard AS3959-2009. Construction of buildings in bushfire-prone areas.

5.13.2 Flooding

Flood hazard is managed through the State Planning Policy as outlined in section 6.1.2. State-wide mapping of flood hazard areas has been undertaken using factors to determine the potential areas impacted by flooding.

An assessment of the subject land and proposed development in relation to flooding has been undertaken in section 5.4.3.

5.13.3 Landslide

A landslide describes the movement of a mass of rock, debris or earth (soil) down a slope and are a form of mass erosion (Australian Geomechanics Society, 2007).

Landslides occur when the downward force of gravity acting on slope materials exceeds the cohesive force that holds the soil particles together, or the frictional force which holds the material to the slope. There are various contributing factors to a landslide including:

- steepness of the slope;
- shape of the hillside;
- physical properties of different materials in the subsurface profile;
- depth to the water table;
- the potential for subsurface water concentration; and
- vegetation cover (Department of State Development, Infrastructure and Planning, 2013).

No state wide hazard mapping is available for landslide. Land with a slope greater than 15 % can be used as an indicator to identify land potentially subject to landslide hazard (Department of Infrastructure, Local Government and Planning, 2016).

Section 5.2 outlines that the subject land is flat to very gently undulating. The proposed development's infrastructure is proposed to be sited on a flat area. The proposed development does not require the clearing of any vegetation as shown in Figure 16. The proposed development shall not redirect the existing flow of surface or groundwater.

Consequently, based on the criteria mentioned above, the proposed development is not sited in a potential landslide hazard area and the siting, design and construction of the proposed development shall not increase the potential for landslide events.

5.13.4 Coastal

Queensland's coastal communities are vulnerable to impact from coastal erosion and storm tide inundation. These coastal hazards are generally caused by extreme weather events such as cyclones.

The erosion and storm tide inundation vulnerability of the Queensland coast has been assessed and erosion prone areas and areas subject to storm tide inundation have been declared and mapped to inform planning and development decisions.

Queensland Coastal Hazard Areas maps show areas vulnerable to coastal erosion or storm tide inundation. Mapping data exists at a minimum scale of 1:10,000. Coastal hazard area maps are based on the following assessment factors for determining coastal hazard areas:

- a defined storm event or storm tide event based on an annual 1% (or one-in-100) return probability;
- an updated sea-level rise figure of 80cm by the year 2100 based on upper limit projections by the Intergovernmental Panel on Climate Change (IPCC); and
- a 10% increase in cyclone intensity due to climate change impacts over the next 30–100 years.

Erosion prone areas are determined by considering short-term erosion from storm events; long-term erosion from sediment supply deficit and channel migration; and erosion risk from sea-level rise.

Storm tide inundation area maps are categorised as either high or medium hazard areas. High hazard areas are the part of the storm tide inundation area that is projected to be temporarily inundated to a depth of 1 m or more during a defined storm tide event. The medium coastal hazard areas consist of land within the storm tide inundation area that is projected to be temporarily inundated to a depth of less than 1 m during a defined storm tide event.

The subject land is not located on the Queensland coast. A coastal protection area overlay of the subject land was obtained from the DSDMIP development assessment mapping system to confirm any erosion and storm tide inundation vulnerability. The resulting overlay is shown in Figure 24. Figure 24 shows that the subject land is not located in a coastal zone, coastal management district, coastal hazard area – erosion prone or storm tide inundation area.

Subsequently, the subject land is not located in an area that is considered a high risk coastal hazard area and not subject to erosion and permanent tidal inundation due to sea level rise.

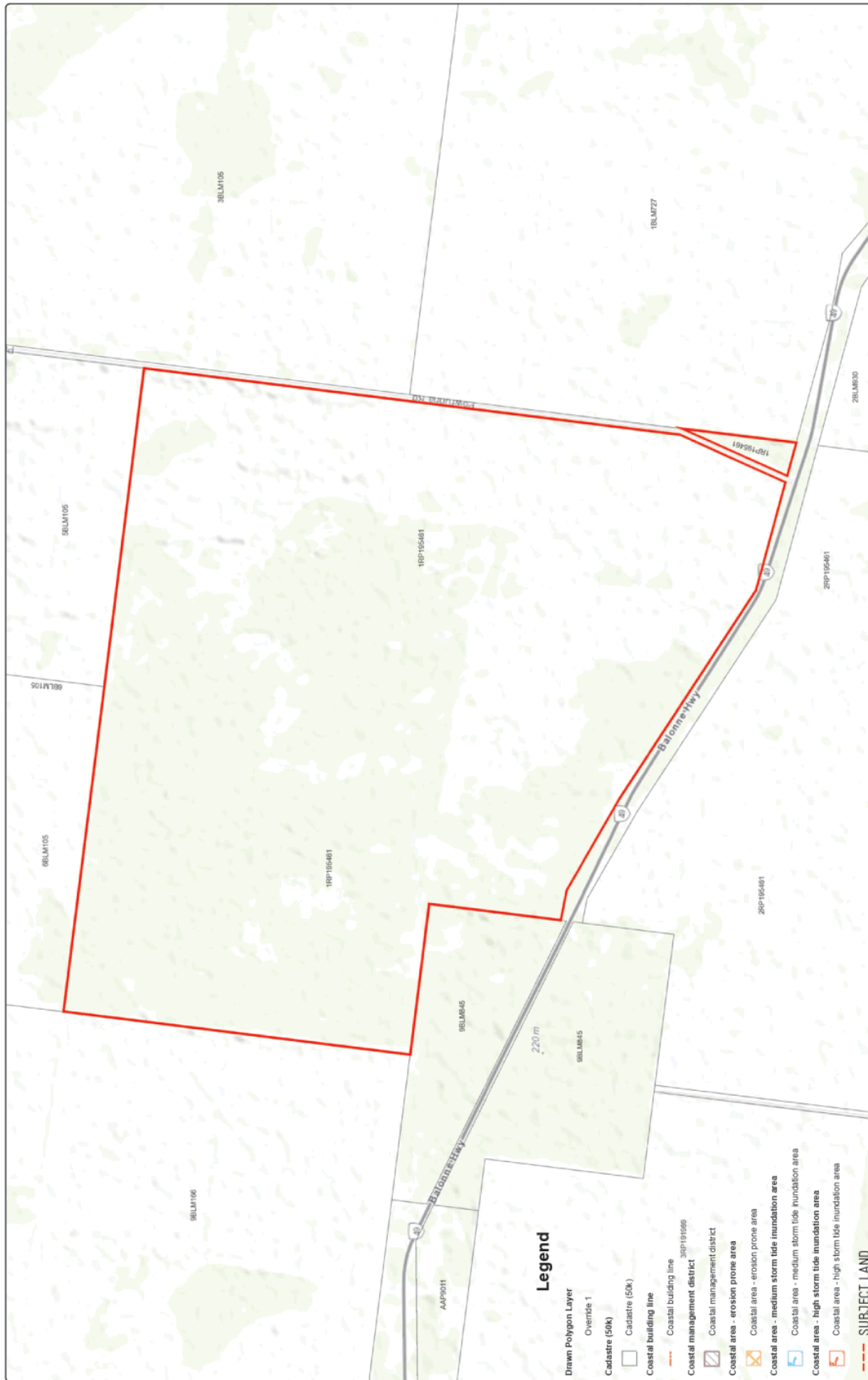


FIGURE 24

5.14 Matters of state environmental significance

Matters of state environmental significance (MSES) are a component of the biodiversity state interest that is defined under the *State Planning Policy 2017* (SPP) and defined under the *Environmental Offsets Regulation 2014* (Offset Regulation). MSES include:

- a) protected areas (including all classes of protected area except coordinated conservation areas) under the *Nature Conservation Act 1992*;
- b) 'marine national park', 'conservation park', 'scientific research', 'preservation' or 'buffer' zones under the *Marine Parks Act 2004*;
- c) areas within declared fish habitat areas that are management A areas or management B areas under the *Fisheries Regulation 2008*;
- d) a designated precinct, in a strategic environmental area under the *Regional Planning Interests Regulation 2014*, schedule 2, part 5, s15(3);
- e) wetlands in a wetland protection area or wetlands of high ecological significance shown on the map of referable wetlands under the *Environmental Protection Regulation 2008*;
- f) wetlands and watercourses in high ecological value waters identified in the *Environmental Protection (Water) Policy 2009*, schedule 1;
- g) legally secured offset areas as defined under the *Environmental Offsets Act 2014*;
- h) threatened wildlife under the *Nature Conservation Act 1992* and special least concern animals under the *Nature Conservation (Wildlife) Regulation 2006*;
- i) marine plants under the *Fisheries Act 1994* (excluding marine plants in an urban area);
- j) waterways that provide for fish passage under the *Fisheries Act 1994* (excluding waterways providing for fish passage in an urban area);
- k) High risk area on the flora survey trigger as described by the *Environmental offsets Regulation 2014*, schedule 2, part 6(1); and
- l) regulated vegetation under the *Vegetation Management Act 1999* that is:
 - i. category B areas on the regulated vegetation management map, that are 'endangered' and 'of concern' regional ecosystems
 - ii. category C areas on the regulated vegetation management map that are 'endangered' and 'of concern' regional ecosystems
 - iii. category R areas on the regulated vegetation management map
 - iv. areas of essential habitat on the essential habitat map for an animal that is 'endangered wildlife' or 'vulnerable wildlife' or a plant that is 'endangered wildlife' or 'vulnerable wildlife' wildlife prescribed as 'endangered wildlife' or 'vulnerable wildlife' under the *Nature Conservation Act 1992*
 - v. category A,B,C,R areas that are located within a defined distance from the defining banks of a relevant watercourse identified on the vegetation management watercourse and drainage feature map
 - vi. category A,B,C,R areas that are located within 100 metres from the defining bank of a wetland identified on the vegetation management wetlands map.

5.14.1 Protected areas (including all classes of protected area except coordinated conservation areas) under the *Nature Conservation Act 1992*

The subject land is not located within or adjacent to a protected area as defined under the *Nature Conservation Act 1992*.

5.14.2 'Marine national park', 'conservation park', 'scientific research', 'preservation' or 'buffer' zones under the *Marine Parks Act 2004*

The subject land is not located within or adjacent to a 'marine national park', 'conservation park', 'scientific research', 'preservation' or 'buffer' zones under the *Marine Parks Act 2004*.

5.14.3 Areas within declared fish habitat areas that are management A areas or management B areas under the *Fisheries Regulation 2008*

The subject land is not located in a declared fish habitat area as outlined in section 5.9.1 and Figure 20.

5.14.4 A designated precinct, in a strategic environmental area under the *Regional Planning Interests Regulation 2014*, schedule 2, part 5, s15(3)

The subject land is not located in a designated precinct, in a strategic environmental area under the *Regional Planning Interests Regulation 2014*, schedule 2, part 5, s15(3) as outlined in section 5.11 and Figure 22.

5.14.5 Wetlands in a wetland protection area or wetlands of high ecological significance shown on the map of referable wetlands under the *Environmental Protection Regulation 2008*

There are no wetlands in a wetland protection area or wetlands of high ecological significance shown on the map of referable wetlands under the *Environmental Protection Regulation 2008* on or adjacent to the subject land as outlined in section 5.6.

5.14.6 Wetlands and watercourses in high ecological value waters identified in the *Environmental Protection (Water) Policy 2009*, schedule 1

The proposed development shall have no impact on wetlands and watercourses in high ecological value waters identified in the *Environmental Protection (Water) Policy 2009*, schedule 1 as outlined in section 5.4.2 and section 5.6.

5.14.7 legally secured offset areas as defined under the *Environmental Offsets Act 2014*.

The subject land does not contain a legally secured offset area as defined under the *Environmental Offsets Act 2014*.

5.14.8 threatened wildlife under the *Nature Conservation Act 1992* and special least concern animals under the *Nature Conservation (Wildlife) Regulation 2006*

As outlined in section 5.5.4 there is one vulnerable bird species one vulnerable bird species being *Lophochroa leadbeateri* (Major Mitchell's cockatoo) within a 5 km radius of the centre of the subject land.

Major Mitchell's cockatoo requires extensive woodlands, particularly favouring conifers (*Callitris* sp.), sheoak (*Allocasuarina* sp.) and eucalypt and don't readily occupy cleared and part-cleared land.

As outlined in section 5.5, the proposed development shall be located on areas previously cleared or currently cropped and areas of regulated vegetation shall not be disturbed.

Consequently, the proposed development is unlikely to have any adverse impacts on Major Mitchell's cockatoo.

It is highly unlikely that the proposed development shall have no adverse impacts on the platypus (*Ornithorhynchus anatinus*) or the broader population of the echidna (*Tachyglossus aculeatus*) which are special least concern animals under the *Nature Conservation (Wildlife) Regulation 2006*. No habitat for this wildlife such as surface waters and fallen logs and branches, tree stumps, rocks, leaf litter and debris respectively is proposed to be disturbed.

5.14.9 Marine plants under the *Fisheries Act 1994* (excluding marine plants in an urban area)

The proposed development does not involve disturbance of marine plants. There are no marine plants on or adjacent to the subject land as outlined in section 5.9.

5.14.10 waterways that provide for fish passage under the Fisheries Act 1994 (excluding waterways providing for fish passage in an urban area)

The subject land does not contain any waterways that provides for fish passage under the *Fisheries Act 1994* as outlined in section 5.4.2.

5.14.11 High risk area on the flora survey trigger as described by the *Environmental Offsets Regulation 2014*, schedule 2, part 6(1)

There are no high risk areas on the flora survey trigger map as described by the *Environmental Offsets Regulation 2014* on the subject land as shown on Figure 17.

5.15 Matters of national environmental significance

The EPBC Act lists nine matters of NES which must be addressed when assessing the impact of a proposal. The nine matters of NES are:

- world heritage properties;
- national heritage places;
- wetlands of international importance (often called Ramsar wetlands after the international treaty under which such wetlands are listed);
- nationally threatened species and ecological communities;
- migratory species;
- Commonwealth marine areas;
- the Great Barrier Reef Marine Park;
- nuclear actions (including uranium mining); and
- a water resource, in relation to coal seam gas development and large coal mining development.

Appendix F summarises the MNES that may occur in, or may relate to, the area surrounding the proposed development.

5.15.1 World heritage properties

There are no declared world heritage properties in proximity to the proposed development, or that would potentially be affected by the proposed development.

5.15.2 National heritage properties

There are no declared national heritage properties in proximity to the proposed development, or that would potentially be affected by the proposed development.

5.15.3 Wetlands of international importance (Ramsar Wetlands)

There are no Wetlands of International Importance in proximity to the proposed development, or that would potentially be affected by the proposed development. The closest wetlands of international importance are the Narran Lake nature reserve some 300 km downstream of the subject land.

5.15.4 Nationally threatened species and ecological communities

A search for Commonwealth-listed threatened ecological communities (EC's) has returned 1 listed EC's that may occur in, or relate to, a buffer of 5 km surrounding the subject land.

The endangered ecological community that is likely to occur within or surrounding the subject land is;

- Brigalow (*Acacia harpophylla* dominant and codominant)

There is no Brigalow on the site of the proposed development or those areas on the subject land that has been previously cleared and improved for an low intensity grazing of sheep, dryland and irrigated cropping.

A search for Commonwealth-listed threatened species within a 5 km buffer area of the subject land has returned 6 listed species.

One of these species, the Curlew Sandpiper (*Calidris ferruginea*) is listed as critically endangered and may occur within the search area to forage or feed.

The proposed development is unlikely to have any adverse impacts on critically endangered species as the land has been previously cleared and is predominantly cultivated cropping land; improved pasture or land associated with livestock grazing. Further, no remnant vegetation on the subject land is proposed to be disturbed or cleared as part of the proposed development.

5.15.5 Migratory species

A search for migratory species within a 5 km buffer area of the subject land has returned 9 listed migratory species.

One of these species, the Curlew Sandpiper, is a migratory wetlands bird species listed as critically endangered and may occur within the search area to forage or feed.

However, Curlew Sandpipers mainly occur on intertidal mudflats in sheltered coastal areas, such as estuaries, bays, inlets and lagoons, and also around non-tidal swamps, lakes and lagoons near the coast, and ponds in saltworks and sewage farms. They are also recorded inland, though less often, including around ephemeral and permanent lakes, dams, waterholes and bore drains, usually with bare edges of mud or sand. They occur in both fresh and brackish waters.

As the subject land is not located in a coastal area or contain habitat favoured by the Curlew Sandpiper, it is unlikely that the Curlew Sandpiper will occur within the area or species habitat will occur on the subject land.

The proposed development change will not disturb or clear any watercourses, drainage features or vegetation of ecological significance. Consequently, the proposed development will have minimal impact on the Curlew Sandpiper.

5.15.6 Commonwealth marine areas

There are no Commonwealth marine areas in proximity to the proposed development, or that would potentially be affected by the proposed development.

5.15.7 The Great Barrier Reef Marine Park (GBRMP)

The proposed development is not located in the GBRMP or in an area that drains into the GBRMP. Therefore, the GBRMP would not be affected by the proposed development.

5.15.8 Nuclear actions

The proposed development would not involve a nuclear action, as defined under the EPBC Act 1999.

5.15.9 A water resource, in relation to coal seam gas development and large coal mining development

The proposed development is not a coal seam gas or large coal mining development as outlined in section 4.

6 Planning framework

6.1 State legislative framework

6.1.1 *Planning Act 2016*

The purpose of the *Planning Act 2016* is to establish an efficient, effective, transparent, integrated, coordinated, and accountable system of land use planning (planning), development assessment and related matters that facilitates the achievement of ecological sustainability.

The proposed development includes development that is made assessable under the *Balonne Shire Planning Scheme 2014* (Balonne Shire Council, 2006) and the *Planning Regulation 2017*.

The proposed development comprises a material change of use as it involves a material increase in the intensity or scale of the existing use on the subject land. In accordance with the provisions of the *Balonne Shire Planning Scheme 2014*, the proposed development meets the criteria for material change of use for Intensive Animal Industry (feedlot) and is subject to impact assessment in accordance with section 45 (5) of the *Planning Act 2016*.

The assessment manager for the proposed development is the local government (Balonne Shire Council) as determined by the *Planning Regulation 2017* (Schedule 6). A Development Permit must be obtained to authorise the lawful commencement of the use.

6.1.2 State planning policy

Pursuant to the provisions of section 45 (5) of the *Planning Act 2016*, the Assessment Manager, in considering a development application subject to impact assessment, must assess the development application in respect of the State Planning Policy.

The State Planning Policy July 2017 (SPP) commenced on 3 July 2017 and replaces the State Planning Policy April 2016. The SPP expresses the state's interests in land use planning and development and promotes these interests through plan making and development decisions of state and local government. The proposed development has been considered in respect of the SPP as follows.

The state interests expressed in the SPP consist of:

- a state interest statement;
- state interest policies; and
- assessment benchmarks, where applicable.

The SPP applies, to the extent relevant, when:

- making or amending a local planning instrument;

- designating premises for infrastructure;
- making or amending a regional plan;
- development assessment by local government, if its planning scheme has not yet appropriately integrated the relevant SPP state interests policies; and
- an assessment manager or referral agency other than local government is assessing a development application.

The SPP expresses seventeen (17) state interests categorised under the following themes:

- a) Liveable communities and housing:
 - Housing supply and diversity; and
 - Liveable communities.
- b) Economic growth;
 - Agriculture;
 - Development and construction;
 - Mining and extractive resources; and
 - Tourism.
- c) Environment and heritage;
 - Biodiversity;
 - Coastal environment;
 - Cultural heritage; and
 - Water quality.
- d) Safety and Resilience to Hazards;
 - Emissions and hazardous activities; and
 - Natural hazards, risk and resilience.
- e) Infrastructure.
 - Energy and water supply;
 - Infrastructure integration;
 - Transport infrastructure;
 - Strategic airports and aviation facilities; and
 - Strategic ports

A state interest is defined under Schedule 2 of the *Planning Act 2016* (the Act):

- (a) an interest that the Minister considers affects an economic or environmental interest of the State or a part of the State; or
- (b) an interest that the Minister considers affects the interest of ensuring this Act's purpose is achieved.

Overlays of the subject land were obtained from the DSDMIP SPP interactive mapping system to confirm the state interests relevant to the assessment of the development

application. In relation to the SPP, the subject land is identified as being affected by state interests outlined in Table 12.

Table 12 – Subject land - State Planning Policy relevant state interests

SPP	State interest
Economic growth	
Agriculture	Agricultural Land Class A & B
Environment and heritage	
Biodiversity	Matters of state environmental significance
Water quality	Water resource catchment area
Safety and resilience to hazards	
Emissions and Hazardous activities	High pressure gas pipeline
Natural Hazards risk and resilience	Flood hazard area – Local government flood mapping area Bushfire prone area
Infrastructure	
Transport Infrastructure	State-controlled road

An assessment against the development assessment requirements under the SPP of the state interests listed in Table 12 has been undertaken within subsequent sections and determined that the proposed development is consistent with the SPP.

6.1.2.1 Economic growth

6.1.2.1.1 Agricultural land

The SPP Agricultural land state interest overlay on the subject land is shown in Figure 25. In relation to the Agricultural land state interest overlay it is noted that:

- agricultural land is protected as the proposed development does not fragment agricultural land into lot sizes inconsistent with the current or potential use of the land for agriculture;
- the proposed development is not a non-agricultural development; and
- the land condition and the biophysical resources underpinning agricultural land is maintained or enhanced through sustainable utilisation of liquid and solid wastes from the proposed development.

Consequently, the proposed development will not adversely affect matters associated with this state interest.

6.1.2.2 Environment and Heritage

These provisions relate to development applications for a material change of use, reconfiguring a lot or operational work on land within: (i) a flood hazard area; (ii) a bushfire

hazard area; (iii) a landslide hazard area; (iv) storm tide inundation areas; and (v) erosion prone area.

6.1.2.2.1 Biodiversity

The SPP Biodiversity state interest overlay on the subject land is shown in Figure 26. It is noted that:

- the proposed development is not located in an area of state environmental significance such as regulated vegetation Category B or C as demonstrated in section 5.13.
- the proposed development is adequately offset from matters on state significance as such as regulated vegetation Category B or C as demonstrated in section 5.5.1.1; and
- the proposed development shall not result in the disturbance of matters on state significance as such as regulated vegetation Category B or C as demonstrated in section 5.5.1.1;

Consequently, the proposed development will not adversely affect matters associated with this state interest.

6.1.2.2.2 Water quality

The SPP water quality state interest overlay on the subject land is shown in Figure 27. The proposed development facilitates the protection or enhancement of environmental values and the achievement of water quality as outlined below:

- the proposed development is located, designed, constructed and operated to avoid or minimise adverse impacts on environmental values of receiving waters arising from:
 - (i) altered stormwater quality and hydrology;
 - (ii) effluent and solid waste water; and
 - (iii) the release and mobilisation of nutrients and sediments.
- The proposed development is located in areas that avoids the disturbance to:
 - (i) high risk soils such as PASS;
 - (ii) high ecological value aquatic ecosystems;
 - (ii) groundwater dependent ecosystems; and
 - (iv) natural drainage lines and landform features.
- During construction and post-construction, the proposed development achieves the applicable stormwater management design objectives in Table A (Appendix 2) of the State Planning Policy.
- The proposed development is not located in a high ecological value water area or water supply buffer area.

Consequently, the proposed development will not adversely affect matters associated with this state interest.

6.1.2.3 Safety and resilience to hazards

6.1.2.3.1 Emissions and hazardous activities

The SPP Natural hazards and risk resilience state interest overlay on the subject land is shown in Figure 28. It is noted that:

- an appropriate buffer has been incorporated between the proposed development and the high pressure pipeline to avoid any potential adverse impacts on the hazardous activity as demonstrated in section 5; and
- the siting and configuration of the proposed development protects the existing high pressure pipeline and does not compromise the ability of the pipeline to function safely and effectively as demonstrated in section 4.

Consequently, the proposed development will not adversely affect matters associated with this state interest.

6.1.2.3.2 Natural hazards risk and resilience

These provisions relate to development applications for a material change of use, reconfiguring a lot or operational work on land within: (i) a flood hazard area; (ii) a bushfire hazard area; (iii) a landslide hazard area; (iv) storm tide inundation areas; and (v) erosion prone area.

The SPP Natural hazards and risk resilience state interest overlay on the subject land is shown in Figure 29. It is noted that:

- the proposed development is not located in natural hazard areas such as a flood hazard, bushfire, landslide or coastal area as demonstrated in section 5.
- the proposed development is compatible with the level of risk associated with natural hazards;
- the proposed development responds to a potential natural hazard and minimises risk to personal safety through the siting, layout, access and management as outlined in sections 4.4 and 4.6;
- the proposed development supports, and does not unduly burden, disaster management response or recovery capacity and capabilities;
- the proposed development is resilient to natural hazard events by ensuring siting and design accounts for the potential risks of natural hazards to property as demonstrated in sections 4.4 and 5.4.3;
- the proposed development directly, indirectly and cumulatively avoids an unacceptable increase in severity of the natural hazard and does not significantly

- increase the potential for damage on the site or to other properties through its design, siting, construction and management as outlined in sections 4.4, 4.5 and 4.6;
- the proposed development avoids the release of hazardous materials as a result of a natural hazard event as demonstrated in 4.4.9, 4.4.10 and 4.4.11;
- the siting and configuration of the proposed development maintains the natural processes and the protective function of landforms and/or vegetation in natural hazard areas as demonstrated in sections 4 and 5; and
- the proposed development infrastructure is located outside of the extent of areas subject to High Flood Hazard and, during flood events, there is access from the proposed development to the external road network (Powrunna Road/Balonne Highway) that are not mapped as being subject to high flood hazard.

Consequently, the proposed development will not adversely affect matters associated with this state interest.

6.1.2.4 Infrastructure

The state interests in infrastructure relate to: (i) Energy and water supply; (ii) Infrastructure integration, (iii) Transport infrastructure, (iv) Strategic airports and aviation facilities and (v) Strategic ports.

6.1.2.4.1 Transport Infrastructure

The SPP transport infrastructure state interest overlay on the subject land is shown in Figure 30. It is noted that:

- the proposed development is not located in an existing or future state infrastructure corridor;
- the development is a rural use and is compatible with and supports the most efficient use of the existing infrastructure and transport network;
- the proposed development is not an urban development and therefore the risk of adverse impacts to the community and the long term sustainability of the transport system is not compromised;
- the siting, access and capacity of the proposed development allows the safe and efficient of people and goods and therefore shall not lead to operational constraints on the neighbouring state transport corridor and infrastructure as demonstrated in section 4; and
- Development personnel are protected from significantly adverse impacts on health and wellbeing resulting from noise, vibration, air particles and emissions and light emitted from existing and future state transport corridors and infrastructure due to the separation distances between the proposed development and the state transport corridor and infrastructure.

Consequently, the proposed development will not adversely affect matters associated with this state interest.

The proposed development has been assessed to comply with all applicable matters of state interest included in the State Planning Policy.

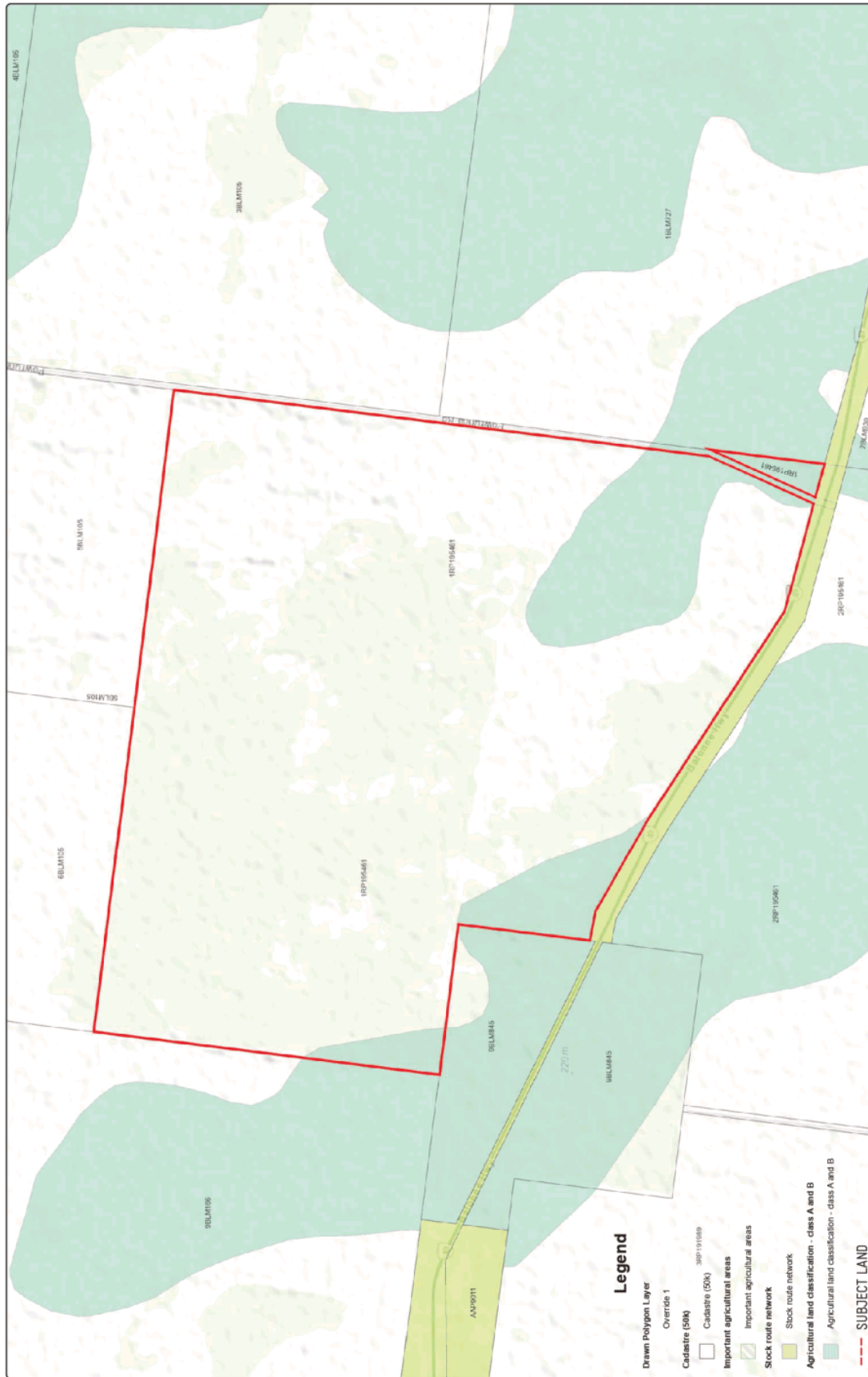
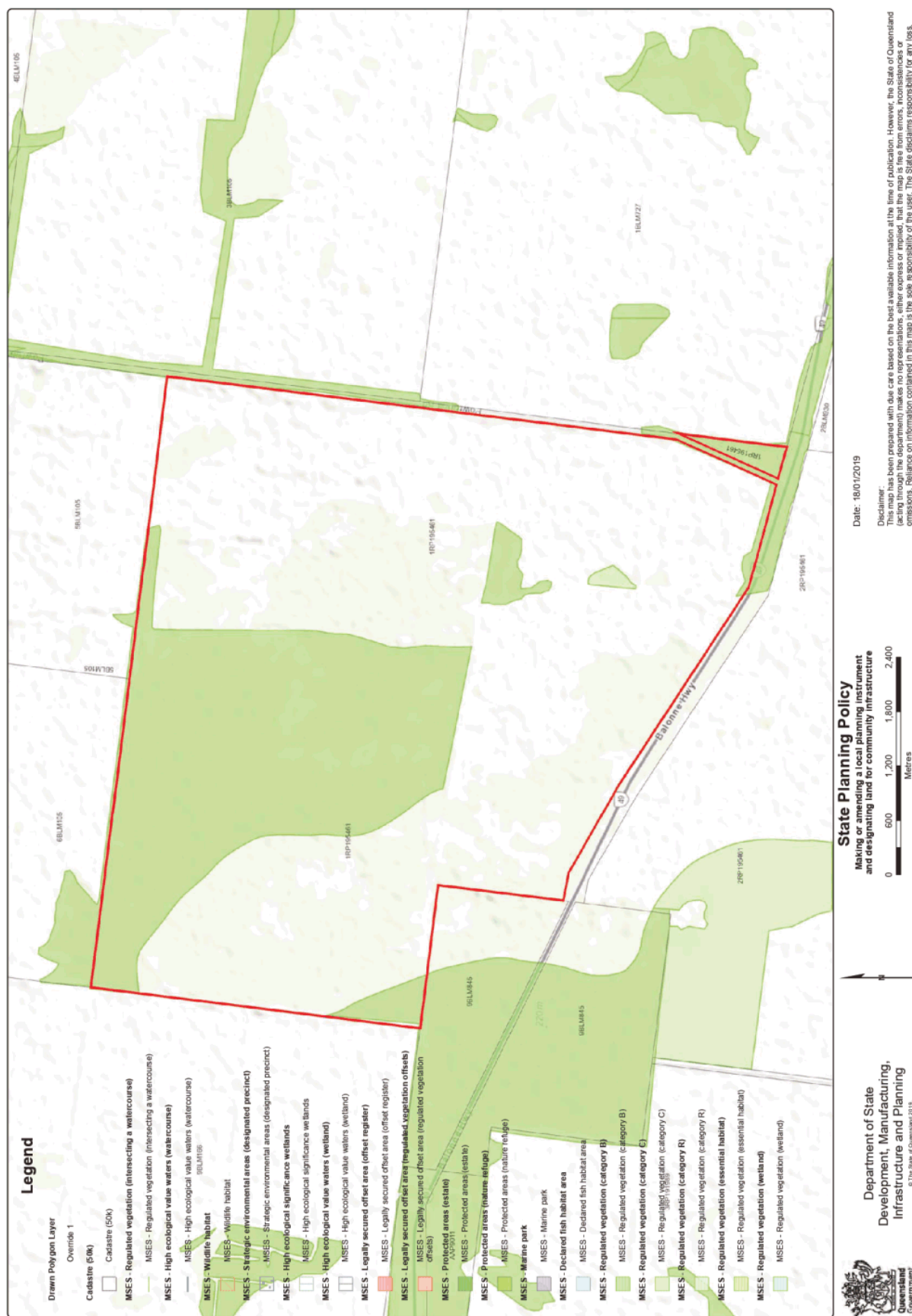
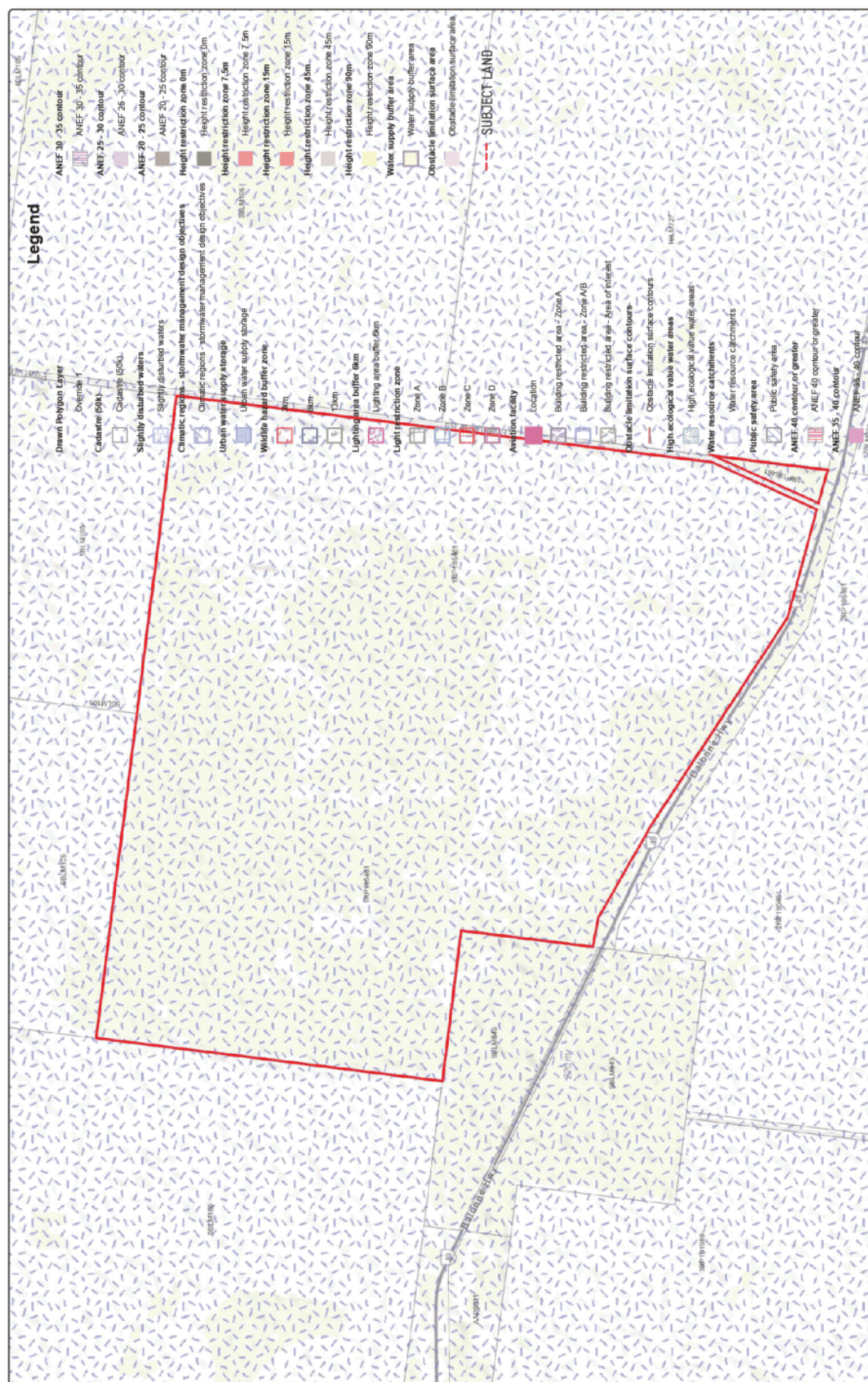


FIGURE 25





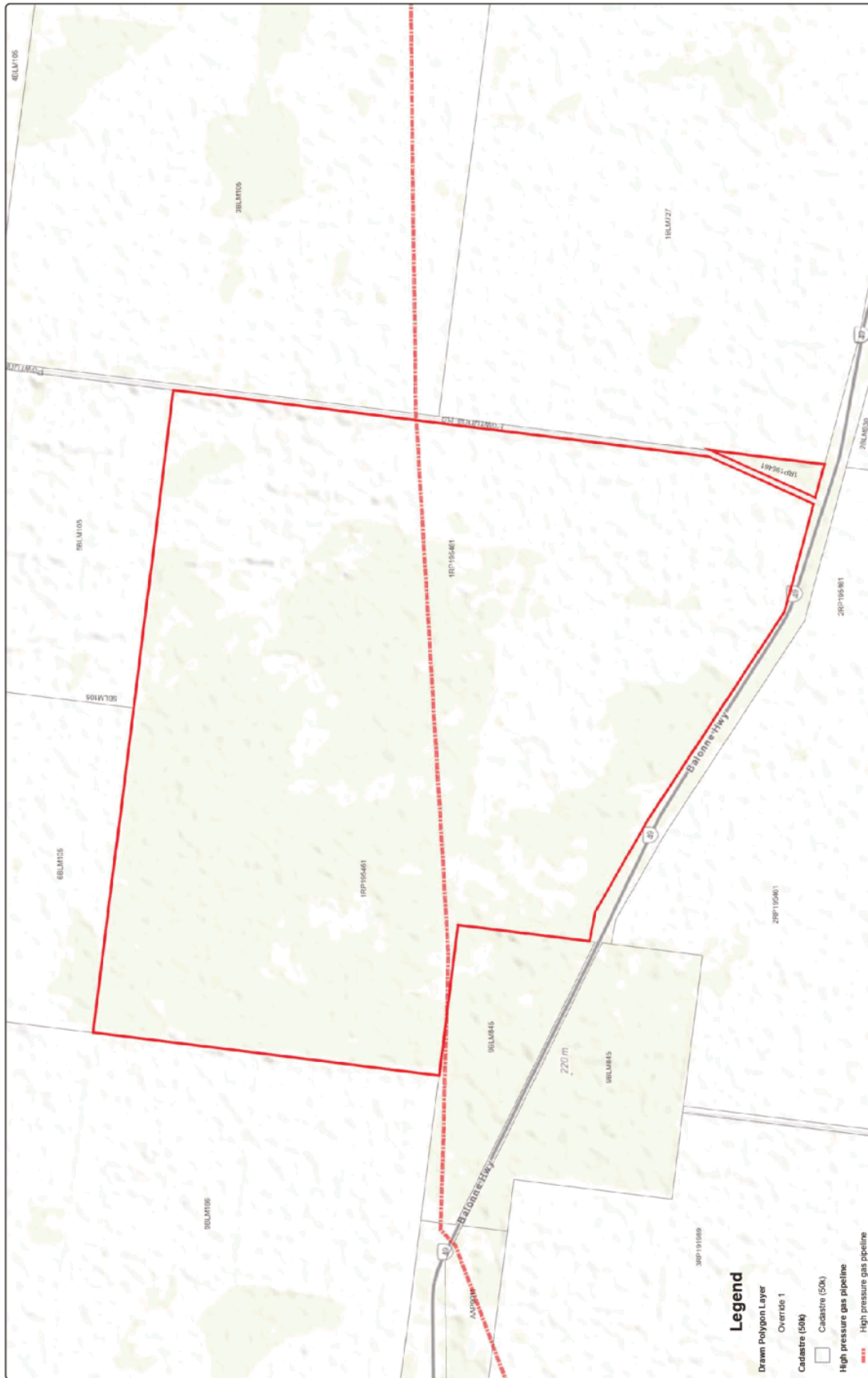
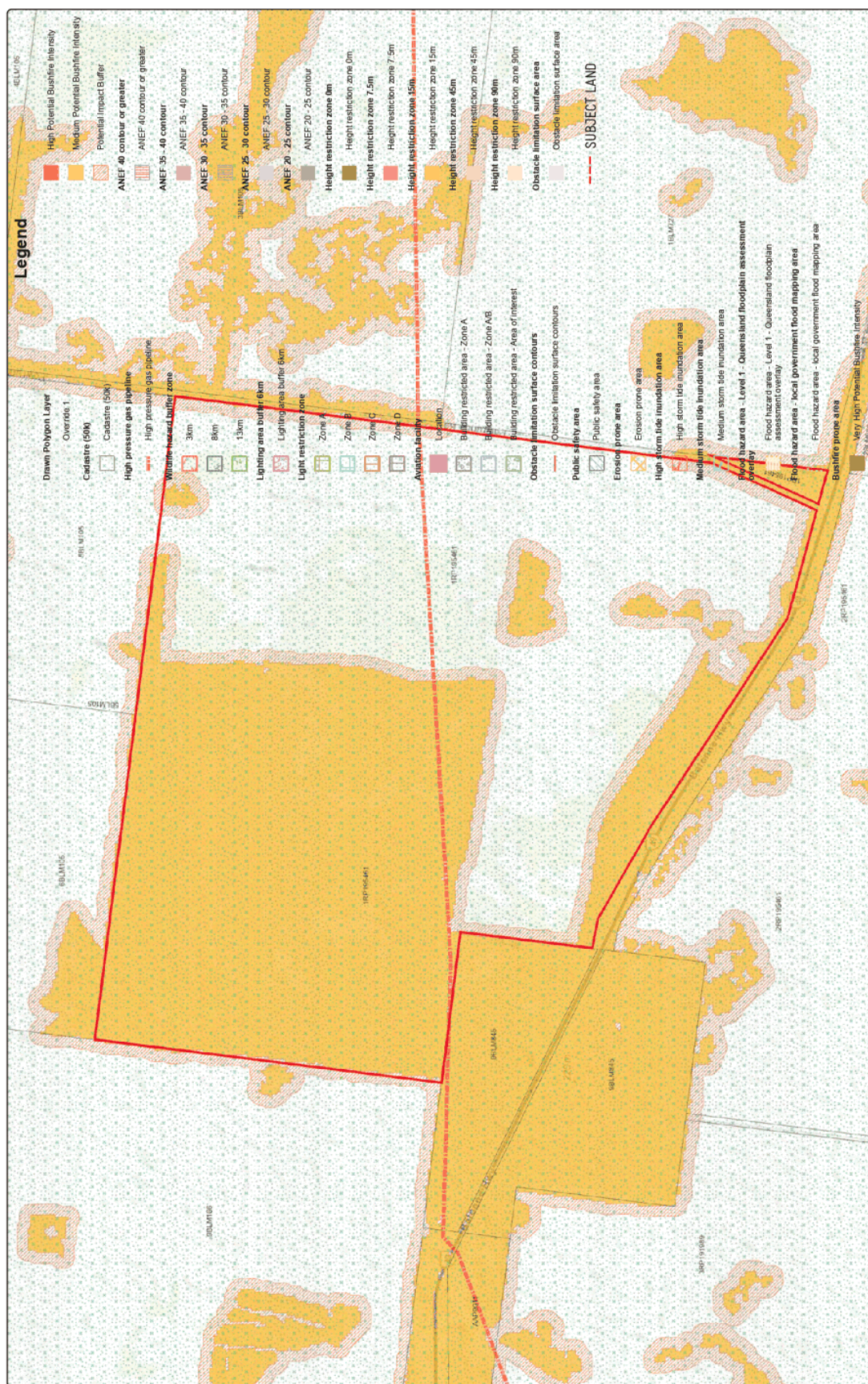
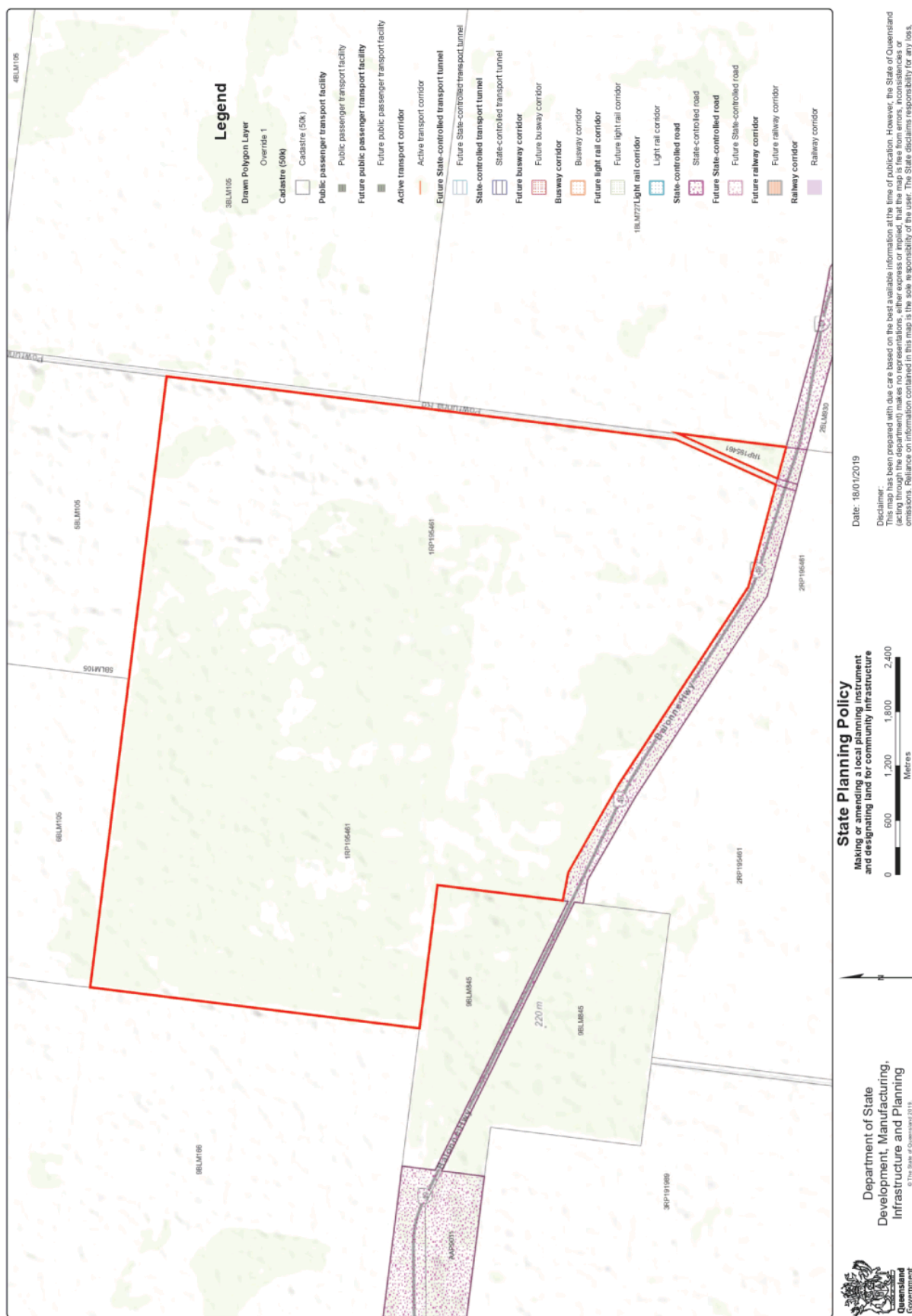


FIGURE 28





6.1.3 State Development Assessment Provisions

The State Development Assessment Provisions (SDAP) set out the matters of interest to the state for development assessment, where the chief executive administering the *Planning Act 2016* is the assessment manager or referral agency.

While land use planning in Queensland is primarily the responsibility of local government, matters of interest to the state are assessed by the state at a site level for certain aspects. The SDAP is not applied by local government in the assessment of development applications.

Schedule 6 of the *Planning Regulation 2017* prescribes the matters that the chief executive may have regard to when assessing an application for particular development.

Schedule 8 of the *Planning Regulation 2017* prescribes when the chief executive is an assessment manager or a referral agency for certain development applications.

There are two aspects of the proposed development that trigger referral to the chief executive administering the Act as a referral agency.

The following outlines aspects under the *Planning Regulation 2017* in relation to environmental matters where referral **IS NOT** triggered to the chief executive administering the Act as a referral agency.

Schedule 10, Part 5, Division 2, section 8 - Assessable Development – material change of use for an environmentally relevant activity:-

(1) A material change of use of premises for an environmentally relevant activity is assessable development, if the activity is a concurrence ERA (the *relevant ERA*).

The proposed development is not a concurrence ERA under the Environmentally Protection Regulations 2008 as the sheep feedlot has no more than 10,000 standard sheep units and the beef cattle feedlot has no more than 1,000 standard cattle units as outlined in section 4.4. **Consequently, referral is not required.**

- Schedule 10, Part 9, Division 4, Subdivision 2, Table 1 – item 1 - State transport corridors and future State transport corridors –

Development application for reconfiguring a lot that is assessable development under section 21, if –

- (a) all or part of the premises are within 25m of a State transport corridor;
and
- (b) 1 or more of the following apply –
 - (i) the total number of lots is increased;
 - (ii) the total number of lots adjacent to the State transport corridor is increased;
 - (iii) there is a new or changed access between the premises and the State transport corridor;

The subject land on which the development is proposed is within 25m of a state transport corridor. Consequently, referral is required.

- Schedule 10, Part 19, Division 1, Subdivision 2, Table 1 taking or interfering with water.

Operational work that involves the following work is assessable development, unless the work is PDA-related development or accepted development under schedule 7, part 3, section 5—

- (a) taking or interfering with water in—
 - (i) a watercourse, lake or spring; or
 - (ii) a dam constructed on a watercourse or lake;
- (b) taking or interfering with underground water through an artesian bore, as defined under the Water Act, schedule 4, other than through a monitoring bore;
- (c) taking or interfering with underground water through a subartesian bore, if—
 - (i) the works are prescribed as assessable development under the Water Act, section 39(f); or
 - (ii) the work does not comply with the requirements that are prescribed under the Water Act, section 1014(2)(g) for the work to be characterised as accepted development;
- (d) taking overland flow water, if—
 - (i) the works are prescribed as assessable development under the Water Act, section 39(f); or
 - (ii) the work does not comply with the requirements that are prescribed under the Water Act, section 1014(2)(g) for the work to be characterised as accepted development (*Planning Regulation 2017*).

The proposed development involves operational works that take overland flow water under an environmental authority and does not comply with the requirements that are prescribed under the Water Act 2000. Consequently, referral is required.

6.1.3.1 Managing multiple state codes or matters of state interest

The proposed development involves multiple matters of state interest and triggers assessment against a number of different state codes as outlined in sections 6.1.3 and 6.1.4. Consequently, each relevant state code has been considered independently and no attempt has been made to balance or justify outcomes with reference to other state codes.

6.1.4 State codes

As there are two referral triggers to the State as a referral agency for the proposed development, the provisions mentioned in the following state development assessment state codes apply:

- State Code 1 – Development in a state-controlled road environment of the State Development Assessment Provisions; and
- State Code 10 – Taking or interfering with water of the State Development Assessment Provisions; and

The relevant criteria in the state codes include the purpose statement, performance outcomes and acceptable outcomes. Acceptable outcomes are provided for most performance outcomes and represent ways in which the relevant performance outcomes can be met.

An application that complies with the applicable acceptable outcomes will satisfy the relevant performance outcome. If an application does not comply with all applicable acceptable outcomes, an alternative solution is proposed, or no acceptable outcome has been provided in the state code, the proposed development must comply with the relevant performance outcome in order to comply with the purpose of the code. If an application does not comply with the performance outcomes then the proposed development must comply with the purpose of the code.

A response to the relevant provisions of the *State Development Assessment Provisions State Code 1 and 10* is provided in Appendix G.

The proposed development is considered to comply with the relevant SDAP state codes.

6.1.5 Pre-lodgement consultation

A pre-lodgement meeting was held on the 19 December 2018 with the Department of State Development Manufacturing Infrastructure and Planning (DSDMIP), including representatives from DSDMIP, the proponents and DAF. The Department of Transport and Main Roads provided written advice.

The DSDMIP provided pre-lodgement advice outlining the matters of interest to DSDMIP in correspondence dated 20 December 2018. The DSDMIP pre-lodgement advice is provided in Appendix H.

Table 13 below demonstrates that this planning report and supporting information report has been prepared having regard to matters raised in the pre-lodgement relating to state transport infrastructure, taking of overland flow and environmentally relevant activity (ERA).

Table 13 – Response to DSDMIP Pre-lodgement advice

Item	Response
State Transport Infrastructure	
A detailed plan of development which shows all development proposed on the subject land, including proposed access points and design/s.	Please refer to section 4.2.7, 4.4.6, 4.5.3 and 4.6.3 and Figure 4 which show the proposed development on the subject land and proposed access point from Powrunna Road. The proposed access is from Powrunna Road and not the Balonne Highway.
A complete and thorough assessment against the relevant State Codes (SC) listed in the current version of the State Development Assessment Provisions (SDAP). The current version of SDAP is Version 2.4 effective from 16 November 2018.	Please refer to State Code 1 - Development in a state-controlled road environment of the State Development Assessment Provisions provided in Appendix G.
Stormwater	Note: Access to the proposed development shall be from Powrunna Road and not directly off the Balonne Highway as outlined in section 4.2.7, 4.4.6, 4.5.3 and 4.6.3 and Figure 4. Consequently, this information is no longer applicable based on the revised access location.
Traffic Impact Assessment (TIA)/Road Safety Assessment (RSA)	Note: Access to the proposed development shall be from Powrunna Road and not directly off the Balonne Highway as outlined in section 4.2.7, 4.4.6, 4.5.3 and 4.6.3 and Figure 4. Consequently, this information is no longer applicable based on the revised access location.
Taking of overland flow	
The pre-lodgement request has not indicated whether a water source will be accessed to provide water for the proposed project. Should the proponent seek to access water or interfere with the flow of water on site as part of the project, an appropriate authorisation under the <i>Water Act 2000</i> may be required. The proponent is encouraged to contact the Department of Natural Resources and Mine's (DNRME) Water Management and Use team on 07 4625 3299 or via email to Waterservices.StGeorge@dnrme.qld.gov.au to discuss the requirements prior to submitting any applications.	The proposed development does not require additional surface or groundwater above the current entitlements as outlined in sections 3.2, 4.2.6, 4.4.7 and 5.4.1.
The proposed development is located within the Condamine and Balonne groundwater management area and is subject to the Water Plan (Condamine and Balonne) 2004. The Condamine and Balonne Water Plan regulates surface water (water in watercourse	The proposed development has a suitably licensed allocation for the proposed development as outlined in sections 3.2, 4.2.6, 4.4.7 and 5.4.1.
Development Application - MCU Intensive Animal Industry B9-100 J&M Brodie MCU IAI Deepwater V1R2.docx 25/03/19	
B9-100/V1R2 Page 133 of 187	

and overland flow) and underground water not linked to artesian sediments or underground water and water in springs within the management units of the plan (for GABORA plan only).

An application for a development permit for taking or interfering with water under the Planning Act 2016 requires the completion of DA Form 1 and information that addresses the SDAPs SC 10 – Taking or interfering with water.

Please refer to State Code 10 - Taking or interfering with water of the State Development Assessment Provisions provided in Appendix G.

Environmentally Relevant Activity (ERA)

A standard application for an ERA is required.

This application will be required to be submitted directly to DAF (Livestock).

DAF Livestock team will email the applicant directly with the applicable application forms as this application will not require referral to SARA.

The proposed development does not involve a concurrence ERA. Consequently, the applicant has applied directly to DAF for an environmental authority for the sheep feedlot and beef cattle feedlot.

6.2 Local Legislative framework

6.2.1 Local Planning scheme

6.2.1.1 Introduction

Pursuant to the provisions of Section 43 - 45 of the *Planning Act 2016*, a development application must be assessed against the local categorising instrument. The relevant local categorising instrument in this instance is the *Balonne Shire Planning Scheme 2014* (Balonne Shire Council, 2006). The *Balonne Shire Planning Scheme 2014* states the category of assessment that must be carried out for the proposed development. A summary of the assessment of the proposed development against the provisions of *Balonne Shire Planning Scheme 2014* is outlined below.

6.2.1.2 Definition of Use

Under the provisions of the *Balonne Shire Planning Scheme 2014*, the proposed use is defined as "Intensive Animal Industry". The relevant use is defined as follows:

"Intensive Animal Industry" – means the use of premises including buildings, structures, pens, storage areas and effluent treatment areas for commercial or other non-domestic activities involving the breeding, keeping or depasturing of animals where the animals:

- a. are reliant on prepared or manufactured feed for production purposes; and/or
- b. are temporarily held pending transportation or marketing.

The term includes the use of premises for purposes such as:

- (a) Aquaculture;
- (b) Dairy;
- (c) Commercial Livestock Dip;
- (d) Cattle Feed Lot;
- (e) Piggery;
- (f) Stable;
- (g) Cattery;
- (h) Kennel; and
- (i) Commercial Stockyard.

6.2.1.3 Strategic framework

The strategic framework sets the policy direction for the *Balonne Shire Planning Scheme 2014* (Balonne Shire Council, 2006). As the development application is subject to impact assessment, the relevant provisions of the strategic framework have been considered and it is

submitted that, on balance, the proposed development is consistent with the fundamental planning objectives that form the basis of the planning scheme as outlined in Table 14.

Table 14 – Strategic Framework

ID	Summary of the effects of Parts 4, 5, 6 of the planning scheme	Response
1	Residential uses, businesses, industries and community recreation uses are: (a) primarily located in or adjoining the established areas of St George and Dirranbandi and to some extent the villages of Bollon, Mungindi, Hebel and Thallon; (b) only located away from established areas if they cannot be practically located in the towns due to their nature, scale, effects or necessary relationship to other activities, natural features or infrastructure;	Complies The proposed development involves an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) and is located away from established areas as the proposed development cannot be practically located in the towns due to its nature, scale, effects or necessary relationship to other activities, natural features or infrastructure. Refer to section 4 and Figure 1, Figure 3 and Figure 4. Further, adequate separation distances are provided from the proposed development to sensitive receptors to minimise land use conflict and the risk of disease or contamination from the proposed development as demonstrated in Table 4 and Table 6.
2	The towns of St George and Dirranbandi are the main business and community centres in the local government area;	Complies The proposed development does not propose a new urban precinct. The proposed development is located in close proximity to the town of St George.
3	Residential uses have: (a) houses on separate allotments; (b) lot sizes within the established residential and village precincts will be a minimum of 800m ² and a minimum of 4000m ² in the rural residential precinct; and (c) A minimum lot size of 2 hectares outside of rural residential precinct is required to establish a dwelling.	Not Applicable The proposed development is not a residential use. Refer to section 4.
4	Rural industries, timber production and extractive uses are located within the rural area to take advantage of the economic potential of the area's natural resources.	Complies The proposed development is a rural use and is located in the rural zone. Further, the proposed development conserves agricultural land for productive rural activities and ensures the

		long term viability of sustainable agricultural uses and production.
5	All new uses and works are to be located, designed and managed in ways that maximise the efficiency of the town infrastructure, and compatibility with other uses, works, cultural heritage features and natural or cultural resources.	<p>Not Applicable</p> <p>The proposed development involves an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) and is located away from established areas as the proposed development cannot be practically located in the towns due to their nature, scale, effects or necessary relationship to other activities, natural features or infrastructure. The proposed development is appropriately sited to ensure compatibility with cultural heritage features and natural resources. Refer to section 4 and 5 and Figure 1, Figure 3 and Figure 4.</p>
6	Building and other works meet basic standards for health, safety and amenity.	<p>Complies</p> <p>The proposed development has been sited and designed and shall be constructed in accordance with relevant best practice environmental guidelines and Australian standards where relevant. Refer to section 4.</p>
7	Uses not requiring good quality agricultural land to support economic activity are located away from such land unless a site has particular features that make it desirable for the use and those features are not available on other land.	<p>Not Applicable</p> <p>The proposed development does not involve the encroachment of an incompatible development or practice which degrades, alienates, fragments or compromises the viability of existing agricultural land or is incompatible development. Refer to section 4 and 5.3.</p>
8	Tourist facilities are located where necessary to take advantage of the economic potential of the local government area.	<p>Not Applicable</p> <p>The proposed development is an Intensive Animal Industry (sheep feedlot and beef feedlot) and does not involve a tourist facility. Refer to section 4.</p>
9	Future urban use in the area of St George affected by the 1% Annual Exceedance Probability (AEP) flood event is primarily limited to houses and ancillary outbuildings on existing allotments with future residential development encouraged in the appropriately zoned areas in the north of town outside areas subject to the 1% AEP flood event. Urban land use in other towns affected by flood (including Bollon and the outskirts of Dirranbandi, Thallon and	<p>Not Applicable</p> <p>The proposed development is an Intensive Animal Industry (sheep feedlot and beef feedlot) and not an urban use. Refer to section 4.</p>

Mungindi) responds to and is compatible with the nature of the 1% AEP flood event to which these areas are subject.

6.2.1.4 Zoning and assessment status

The *Balonne Shire Planning Scheme 2014* comprises two (2) zones. The subject land is located in the **Rural Zone**. The zoning of the subject land and surrounding locality is illustrated on Figure 31.

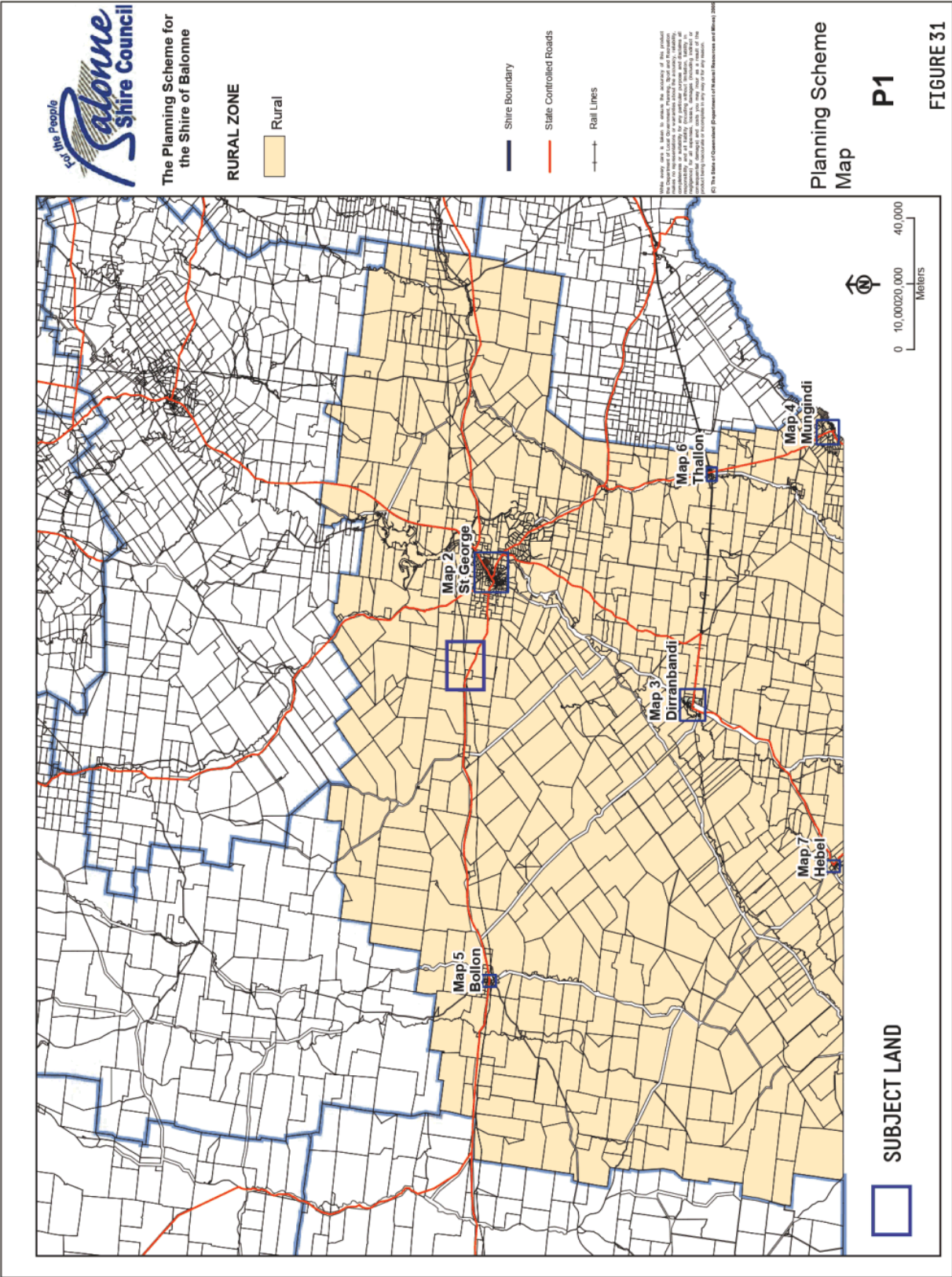


FIGURE 31

Part 4 – Zones of the *Balonne Shire Planning Scheme 2014* provides assessment tables for development associated with a *material change of use* for each zone.

For the Rural Zone, the assessment table for development making a material change of use is Table 3 – Rural Zone. This table prescribes that the proposed development (*Intensive animal industry*) is **Impact Assessable** as it is not identified as Exempt, Self Assessable or Code Assessable (Balonne Shire Council, 2006).

The applicable code to assess against is the Rural Zone Code.

Table 15 – Rural Zone Code Purpose and Overall Outcomes

Purpose / Overall Outcome		Response
1. The overall outcomes are the purpose of the Rural Zone Code.		
The Code seeks to ensure that development within the Rural Zone:		
a	reflects the economic potential of the Rural Zone	Complies The proposed development will enhance and sustain the local economy of the area through diversification of rural activities and employment opportunities.
b	is appropriately located within the Rural Zone and existing and future Rural Activities are not prejudiced by inappropriate development;	Not Applicable The proposed development involves an Intensive Animal Industry (sheep feedlot and beef cattle feedlot). Accordingly, the proposed use is consistent with the planning intent for the Rural Zone and existing and future Rural Activities shall not be prejudiced by the development.
c	maintains the environment, including soil, air and water, compatible with healthy natural systems and ensures public health and safety;	Complies The proposed development has been sited, designed and will be constructed and managed to ensure that it does not adversely impact on the surrounding environment and ecosystems. The proposed development does not compromise natural features, resources and processes or the capacity for primary production. Refer to section 4 and 5. The proposed development shall be conducted in a sustainable manner and is consistent with the area's natural values. Refer to section 4 and 5.
d	protects Good Quality Agricultural Land (GQAL) from fragmentation, alienation or encroachment of incompatible land uses in accordance with State Planning Policy 1/92 – Development and Conservation of Agricultural Land;	Complies The proposed development will directly support an increase in the productive capacity and agricultural efficiency of the land. The proposed development conserves

		land and does not fragment or compromise the function of existing rural land nor compromise the long term viability of rural land.
e	is located, designed and operated in a manner that protects and enhances the predominant rural scale, intensity, form and character;	Not Applicable The proposed development has been designed and sited to ensure that it maintains the rural amenity, character, environmental and scenic landscape values of the locality.
f	maintains the rural amenity;	Complies The proposed development ensures sufficient separation distances from the development site area to the nearest sensitive receptor. The proposed development has been designed and will be managed to mitigate potential impacts such as traffic, noise, dust, odour and lighting within the locality.
g	does not prejudice or impact adversely on other uses including those within other Zones;	Complies The proposed development involves an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) and is a compatible rural use and activity. Consequently, the proposed development does not involve the introduction of an incompatible use or impact on the viability of existing or future rural uses.
h	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.	Complies The proposed development being an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) with associated infrastructure at a standard normally expected in rural locations. The development will not impact upon the safe operation, efficiency or future provision of local or state road networks within the locality.
i	protects areas and sites of conservation importance, including cultural and high landscape values;	Complies The proposed development is sited, designed and will be managed to protect areas and sites of conservation importance. The proposed development shall not impact on Matters of State Environmental Significance or heritage matters. The proposed development is adequately offset from waterways, wetlands and native vegetation is retained. Refer to section 5.
j	is undertaken in an orderly and logical sequence to achieve an efficient provision of	Complies The proposed development is currently

	infrastructure;	serviced by transport infrastructure and within close proximity to existing developed areas. The proposed development shall not require connection to Council infrastructure such as sewerage or reticulated water supply. Refer section 3 and 4.
k	is located and designed in ways that minimise the need for flood, bushfire and landslide mitigation and to protect people and premises from such natural events;	Complies The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) and is reflective of and responsive to the surrounding character and natural hazards of the area. The proposed development has been sited and designed in accordance with the level of risk posed by natural hazards and the environmental constraints of the land as demonstrated in section 4 and 5.
l	has water supply, stormwater disposal, sustainable effluent and waste disposal and power to appropriate standards adequate for the use; and	Complies The proposed development has an adequate water supply from an existing licensed groundwater allocation. The design of the proposed development embraces sustainable land management practices through stormwater and by-product management. The proposed development has been designed and will be managed to minimise waste products and promote the effective reuse, treatment and disposal of waste and will be managed to ensure adequate effluent treatment and disposal occurs. Refer to section 4.
m	does not impact adversely on infrastructure.	Complies The development will not impact upon the safe operation, efficiency or future provision of infrastructure within the locality. The transport infrastructure in the locality is adequate to service the needs of the proposed development. Refer to section 4.

6.2.1.5 Local plan

There are no local plans associated with the *Balonne Shire Planning Scheme 2014*.

6.2.1.6 Land characteristics overlays

The *Balonne Shire Planning Scheme 2014* includes overlays to identify land characterised by particular features or subject to physical constraints which influence the use and development potential of affected areas. Overlays identify natural hazards and prescribe criteria for avoiding and mitigating their effects on people and property.

There is only one overlay being Flood Hazard.

The subject land on which the development is proposed is not affected by the Flood hazard Overlay as shown on Figure 32.

BALONNE SHIRE COUNCIL FLOOD HAZARD OVERLAY

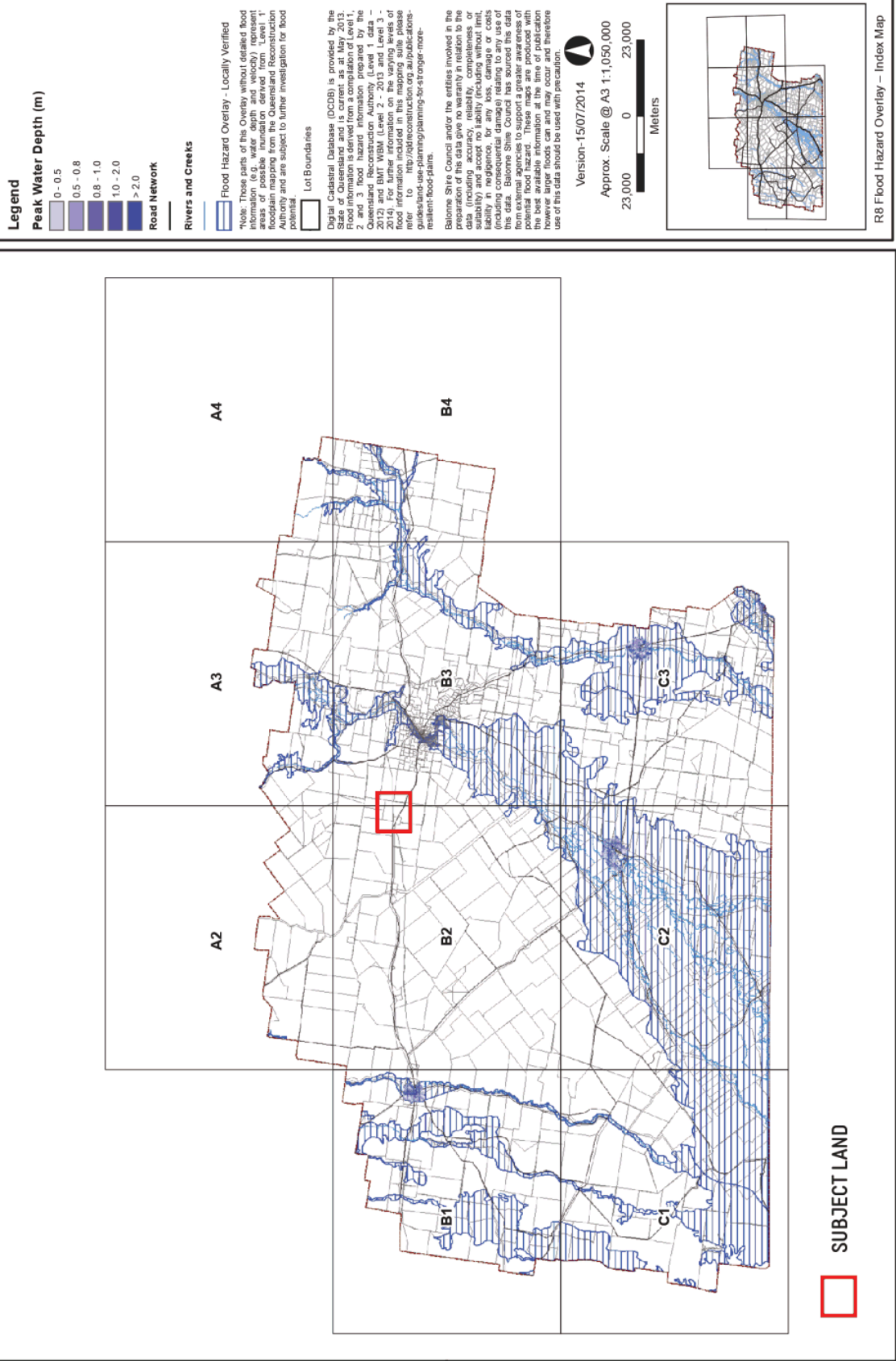


FIGURE 32

6.2.1.7 Planning scheme codes

Compliance statements for the Rural Zone Code are provided in Table 16.

Table 16 – Rural Zone Code (Balonne Shire Planning Scheme 2014)

Performance Criteria		Acceptable Solution		Compliance Assessment
A – For all of the rural zone				
Electricity				
PC1	Premises are provided with a supply of electricity adequate for the activity.	AS1.1	Premises have a supply of electricity.	Complies with AS1.1 The subject land has a supply of electricity from an approved supplier via overhead supply lines for the existing activities undertaken on the site as outlined in section 3.1. The proposed development may require the extension of the existing supply to service infrastructure within the proposed development that requires electricity.
Water Supply				
PC2	Premises are provided with an adequate volume and supply of water for the activity. Development does not jeopardise the rural production capacity of the Zone.	AS2.1	Premises 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;	Not Applicable (AS2.1) The subject land is located in the Rural Zone and is not within Council's water supply area. Consequently, the proposed development shall not be connected to Council's reticulated water supply system.
		or		
		AS2.2	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.	Complies with AS2.2 The subject land has a 2,800 ML nominal groundwater allocation under the Water Plan (Condamine and Balonne) 2004 as outlined in section 3.2. Rainwater tanks with a minimum capacity of 45,000L shall be installed to provide drinking water for staff and amenities.
		Or		
		AS2.3	Premises has an on-site storage of 20 000 litres of water for fire fighting purposes.	Complies with AS2.3 The subject land has a 2,800 ML nominal
Development Application - MCU Intensive Animal Industry B9-100 J&M Brodie MCU IAI Deepwater V1R2.docx 25/03/19				B9-100/V1R2 Page 146 of 187

groundwater allocation under the Water Plan (Condamine and Balonne) 2004 as outlined in section 3.2 which is extracted and stored in an above ground ring tank with a capacity of 350 ML.

Effluent Disposal

PC3	To ensure that public health and environmental values are preserved, all premises provide for the treatment and disposal of effluent and other waste water.	AS3.1	Premises have on - site effluent disposal systems designed and constructed by the applicant in accordance with Schedule 5: "Standards for Sewerage Supply"	<p>Complies with AS3.1</p> <p>All proposed on-site effluent disposal systems shall be designed and constructed in accordance with Schedule 5: "Standards for Sewerage Supply" in so far as they are relevant.</p>
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Stormwater/Inter-Allotment Drainage

PC4	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 on the state-controlled roads is not compromised.	AS4.1	Stormwater/inter-allotment drainage is collected and discharged in accordance with Schedule 6: "Stormwater Drainage Standards".	<p>Complies with PC4</p> <p>Recognising the subject land's location in a rural area and the setback distances achieved from the proposed development to existing dwellings, subject land boundary and the state-controlled road network, both the sheep feedlot and beef cattle feedlot have been sited, designed and shall be operated to prevent the waterlogging of nearby land, protect and maintain environmental values and ensure the safety and efficiency of state-controlled roads is not compromised as outlined in section 4 and Figure 3.</p>
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Vehicle Access

PC5	Vehicle access is provided to a standard appropriate for the use.	AS5.1	Access roads are to be sealed and are to connect into the existing road network. Access is to be designed and constructed by the applicant in accordance with Schedule 2: "Standards for Roads, Car parking, Access and Access and Manoeuvring Areas".	<p>Complies with PC 5</p> <p>The subject land is located in the Rural Zone and the proposed use is for "Intensive Animal Industry".</p> <p>Recognising the site's location in a rural area and the setback distances achieved to existing dwellings and the road network which is unsealed, the provision of a sealed access road is not necessary in this instance.</p>
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Density				
PC6	The density of residential activities does not impact adversely on the residential and rural amenity of the area.	AS6.1	No more than 1(one) detached house per lot.	<p>Complies with AS6.1</p> <p>The proposed use is for "Intensive Animal Industry" and the proposed sheep feedlot or beef cattle feedlot does not propose a caretakers/managers residence, residential activity or dwelling.</p>
Parking and Manoeuvring				
PC7	Vehicle parking and service vehicle provision is adequate for the use whilst ensuring both safe and functional operation for motorists and pedestrians.	AS7.1	All uses provide vehicle parking in accordance with Schedule 2: "Standards for Roads, Car Parking, Access and Manoeuvring Areas".	<p>Complies with AS7.1</p> <p>The subject land is located in the Rural Zone and the proposed use is for "Intensive Animal Industry".</p> <p>Schedule 2: "Standards for Roads, Car Parking, Access and Manoeuvring Areas" does not specify a parking rate for an "Intensive Animal Industry" use. A gravel hardstand car park has been provided for staff and visitors adjacent to the site office for the sheep feedlot and beef cattle feedlot and is sufficient to cater for the demand generated by the development; refer to Figure 5 and Figure 9. The nature of the development and rural character of the site is such that the provision of a formal car parking area is unnecessary.</p>
		AS7.2	All service vehicle manoeuvring is in accordance with Schedule 2: "Standards for Roads, Car Parking, Access and Manoeuvring Areas".	<p>Complies with AS7.2</p> <p>The subject land is located in the Rural Zone and the proposed use is for "Intensive Animal Industry".</p> <p>Schedule 2: "Standards for Roads, Car Parking, Access and Manoeuvring Areas" does not specify a minimum service vehicle provision for an "Intensive Animal Industry" use. Recognising the site's location in a rural area, sufficient area exists within the sheep feedlot and beef cattle</p>

				development site to accommodate service vehicle requirements in accordance with the relevant standards as shown in Figure 5 and Figure 9.
Roads				
PC8	All weather road access is provided between the premises and the existing road network.	AS8.1	Roads are designed and constructed by the applicant in accordance with Schedule 2: "Standards for Roads, Car Parking, Access and Manoeuvring Areas".	<p>Complies with AS8.1</p> <p>The proposed development will utilise the existing subject land access onto Powrunna Road. Any upgrade requirements will be undertaken in accordance with Schedule 2: "Standards for Roads, Car Parking, Access and Manoeuvring Areas" where relevant.</p>
State Controlled Roads				
PC9	State Controlled Roads are maintained and enhanced as a link between major centres.	AS9.1	No direct access to State controlled roads is permitted except at designated intersections as identified on Planning Scheme Map R1 – State Controlled Roads.	<p>Complies with AS9.1</p> <p>The proposed access to the proposed development is from Powrunna Road and there is no direct access to the Balonne Highway or other state controlled roads except at the designated intersection of Powrunna Road and the Balonne Highway as shown in Figure 3.</p>
Development Adjacent to Highways				
PC10	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.	AS10.1	No development is established within a 100 metre buffer either side of the Carnarvon, Balonne, Moonie and Barwon Highways and other State Controlled Roads as identified in Planning Scheme Map R1 – State Controlled Roads.	<p>Complies with AS10.1</p> <p>The proposed development is not established within 100m of the Balonne Highway and other state controlled roads as identified in Planning Scheme Map R1 – State Controlled Roads as shown on Figure 3.</p>
Noise Sensitive Development				
PC11	Noise sensitive developments (residential, educational and community) must ensure that road traffic noise levels are appropriately managed to achieve acceptable levels of amenity.	AS11.1	No solution specified.	<p>Not Applicable (AS11.1)</p> <p>The subject land is located in the Rural Zone and the proposed use is for "Intensive Animal Industry" and does not involve noise sensitive development such as residential, educational or community use.</p>
Development in the vicinity of Aerodrome				

PC12	Development in the vicinity of an aerodrome: 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 c) does not restrict the future operational demands of the aerodrome.	AS12.1	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.	Not Applicable (AS12.1) The proposed development is not located in the vicinity of an aerodrome.
Aerodrome Safety and Obstruction				
PC13	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 distract or confuse pilots; d) interfering with navigation or communication facilities; e) emissions that may affect pilot visibility or aircraft operations; or f) transient intrusions into the aerodromes operational space.30	AS13.1	No solution specified	Not Applicable (AS13.1) The proposed development is not located in the vicinity of an aerodrome.
Gas and Oil Pipelines				
PC14	Buildings are located at an appropriate distance from pipelines to ensure community safety and operation of the use is not compromised.	AS14.1	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.	Complies with PC14 The proposed development has been sited and designed so that no habitable structure such as the site office is constructed within the oil pipeline easement on the subject land as shown on Figure 3. No structures shall be constructed within the pipeline easement to ensure the pipeline

infrastructure is not compromised. The site office shall not be permanently occupied.

Refuse Tips and Effluent Treatment Plants

PC15	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.	AS15.1	Premises are not constructed within 500 metres of any boundary of a refuse tip or an effluent treatment plant.	<p>Complies with AS15.1</p> <p>The subject land is not located within 500 m of any boundary of a refuse tip or an effluent treatment plant as shown in Figure 3.</p>
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Rail Corridors

PC16	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.	AS16.1	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.	<p>Complies with AS16.1</p> <p>The subject land or proposed development is not located within 100 m of an existing or proposed rail corridor as identified on Planning Scheme Map P1 as shown on Figure 31.</p>
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Noise Attenuation

PC17	Development adjoining the rail corridor is protected from the impact of noise.	AS17.1	No solution specified	<p>Not Applicable (PC17)</p> <p>The subject land does not contain or adjoin an existing or proposed rail corridor as identified on Planning Scheme Map P1 as shown on Figure 32. Consequently, the proposed development shall not be located within close proximity to an existing or future rail corridor.</p>
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Electricity Transmission Line Easement – Vegetation

PC18	Transmission lines within an Electricity transmission line easement are protected from vegetation.	AS18.1	Planted vegetation within an Electricity transmission line easement shall have a mature height not exceeding 2.5 metres as shown in Schedule 3: "Power and Electricity Easements".	<p>Not Applicable (AS18.1)</p> <p>The subject land does not contain an electricity transmission line easement as shown on Figure 2 and outlined in section 2.1.1.1.</p>
or				
		AS18.2	No part of planted vegetation at its mature size, is located closer than 2.5 metres to an electricity transmission line as shown in Schedule 3: "Power and Electricity Easements".	<p>Not Applicable (AS18.2)</p> <p>The subject land does not contain an electricity transmission line easement as shown on Figure 2 and outlined in section 2.1.1.1.</p>

Electricity Transmission Line Easement – Separation Distance

PC19	Buildings and “community orientated uses” are located a minimum distance from lines to ensure community safety.	AS19.1	Buildings and Community orientated uses maintain a minimum separation distance from the most proximate boundary of an Electricity transmission line easement in accordance with Schedule 3 “Power and Electricity Easements”.	<p>Not Applicable (AS19.1)</p> <p>The subject land does not contain an easement for an electricity transmission line as outlined in section 2.1.1.1 and on Figure 2. The proposed development is not a community orientated use. Buildings associated with the proposed development are located a minimum distance from overhead transmission lines to ensure safety of infrastructure, livestock and users of the site.</p>
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2. Environment

Watercourses

PC20	Development ensures the maintenance of riparian areas and water quality including protection from off-site transfer of sediment.	AS20.1	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.	<p>Complies with AO20.1</p> <p>The proposed development has been sited, designed and shall be operated to ensure there are no adverse impacts to riparian areas and water quality from off-site transfer of sediment as demonstrated in section 4.2.12 and 4.4.13 and Figure 3 and Figure 4.</p>
PC21	Deleted (a)	AS21.1	No solution specified.	Not Applicable (AS21.1)

Air Emissions

PC22	Air emissions from premises do not cause environmental harm or nuisance to adjoining properties or sensitive land uses. 33	AS22.1	No solution specified.	<p>Complies with PC22</p> <p>The proposed development has been designed and will be managed to avoid or mitigate environmental harm in regard to air quality.</p> <p>The proposed development is appropriately located to provide sufficient separation distances to sensitive receptors as shown in section 4.2.12 and 4.4.13 and Figure 3 and Figure 4.</p> <p>The sheep feedlot and beef cattle feedlot meets the minimum separation distances for intensive animal industries from sensitive land uses as outlined in</p>
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Schedule 10 – Separation distances for intensive animal industries of the Balonne Shire Planning Scheme.

Noise Emissions

PC23	Noise emissions from premises do not cause environmental harm or nuisance to adjoining properties or sensitive land uses.	AS23.1	No solution specified.
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Complies with AO23.1

The subject land is located in a rural area and is appropriately located to provide sufficient separation distances to sensitive receptors as shown on section 4.2.12 and 4.4.13 and Figure 3 and Figure 4.

Consequently, the development will not generate noise at levels to cause Environmental Harm or Nuisance to sensitive land uses.

Water Quality

PC24	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 e) industrial use. ³	AS24.1	No solution specified.
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Complies with PC24

The proposed development has been appropriately sited and designed within a controlled drainage area to ensure that all effluent is fully utilised on-site and no contaminated stormwater runoff exits the subject land. Refer to section 4.1, 4.2.9, 4.4.1, 4.4.9. and Figure 4.

Excavation and Filling

PC25	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.	AS25.1	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;
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Complies with AS25.1

Earthwork batters will be constructed with a minimum slope of 25% to ensure the structural integrity of infrastructure and safety of users of the site.

There are no retaining walls proposed.

and

AS25.2	Excavation and filling within 1.5	Complies with AS25.2
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			metres of any site boundary is battered or retained by a wall that does not exceed 1 metre in height; and	Recognising the subject land's location in a rural area and the setback distances achieved from the proposed development to the subject land boundary, both the sheep feedlot and beef cattle feedlot have been sited and designed so that there is no excavation or filling to be undertaken within 1.5m of the subject land boundary as shown in Figure 3.
			or	
		AS25.3	Excavation and filling is undertaken in accordance with Schedule 7: "Standards for Construction Activity".	Not Applicable (AS25.3) Refer to the response to AS25.1 and AS25.2 above.
Construction Activities				
PC26	Both erosion control and silt collection measures are undertaken so as to ensure protection of environmental values during construction.	AS26.1	During construction, soil erosion and sediment is managed in accordance with Schedule 7: "Standards for Construction Activity".	Complies with AS26.1 Sediment and erosion control measures during construction of the proposed development will be implemented in accordance Schedule 7: "Standards for Construction Activity".
Separation of Incompatible Land Uses				
PC27	Separation distances are provided to ensure: (a) the future of surrounding uses; (b) infrastructure items are protected from incompatible development; (c) an appropriate standard of amenity and public safety; and (d) conflict arising from incompatible uses is minimised.	AS27.1	For Sensitive land uses and rural activities other than Intensive Animal Industry: Minimum separation between sensitive land uses and rural activities comply with the "Buffer Area Design Criteria" as contained in Table 2 of section 3.47 of SPP1/92 – Planning Guideline – "Separating Agricultural and Residential Land Uses."	Not Applicable (AS27.1) The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) as outlined in section 4.
			and	
		AS27.2	For Sensitive Land Uses: Minimum separation distances to Intensive Animal Industries are as stated in Schedule 10: "Separation Distances for Intensive Animal	Complies with AS27.2 The proposed development is appropriately located to provide sufficient separation distances to sensitive receptors as shown on 4.2.12 and 4.4.13.

			Industries”.	The sheep feedlot and beef cattle feedlot meets the minimum separation distances for intensive animal industries from sensitive land uses as outlined in Schedule 10 – Separation distances for intensive animal industries of the Balonne Shire Planning Scheme.
	AS27.3	For all other than Extractive Industries: Buildings, structures and outdoor activity areas maintain a minimum separation distance to Extractive Industries as stated in Schedule 11: “Separation Distances for Extractive Industries”.	Complies with AS27.3	The subject land and the proposed development is not located within the minimum separation distances required to extractive industries shown on Map R5 – Mining Leases as stated in Schedule 11: “Separation Distances for Extractive Industries”.
Good Quality Agricultural Land				
PC28	Good Quality Agricultural Land areas as identified in Planning Scheme Map R4 – Good Quality Agricultural Land are conserved and managed for the longer term and protected from development that may lead to its alienation or diminished productivity	AS28.1	No solution specified.	Complies with AS28.1 The proposed development will directly support an increase in the productive capacity and agricultural efficiency of the land. The proposed development conserves land and does not fragment or compromise the function of existing rural land nor compromise the long term viability of rural land.
St George Irrigation Area				
PC29	The St George Irrigation Area as identified in Planning Scheme Map R7 – St George Irrigation Area, is conserved and protected from development that may lead to damage or loss of irrigation infrastructure.	AS29.1	No solution specified.	Complies with AS29.1 The proposed development is not located within the St George Irrigation Area as identified on Planning Scheme Map R7 – St George Irrigation Area.
Vegetation Retention				
PC30	Development retains vegetation for the: a) protection of scenic quality; b) protection of general habitat; c) protection of soil quality; and d) establishment of open space corridors and networks.	AS30.1	No solution specified.	Complies with AS30.1 The proposed development is suitably located and designed to avoid or mitigate environmental harm to existing regulated and non-regulated vegetation. There is no vegetation proposed to be removed as

part of the proposed development. Refer to section 5.5 and Figure 4 and Figure 16.

Protected Areas

PC31	Development is undertaken to ensure areas of significant biodiversity and habitat value are protected.	AS31.1	A minimum separation distance of 100 metres is provided to protected areas as identified on Planning Scheme Map R3 – Protected Areas	<p>Complies with AS31.1</p> <p>A minimum separation distance of 100m is provided between the sheep feedlot and beef cattle feedlot and protected areas as identified on Planning Scheme Map R3 – Protected Areas as shown on Figure 16. Refer to section 4.2.12 and 4.4.13, Table 4 and Table 6 and Figure 14.</p>
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Sloping Land

PC32	Development is undertaken to ensure: a) vulnerability to landslip erosion and land degradation is minimised; and b) Safety of persons and property is not compromised.	AS32.1	Development is not undertaken on slopes greater than 15%.	<p>Complies with AS32.1</p> <p>The subject land on which the development is proposed is located on the alluvial plains of the Balonne River and is generally flat.</p> <p>Consequently, the proposed development shall not be undertaken on slopes greater than 15%.</p>
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Bushfire Hazard Area

PC33	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	AS33.1	Development is not undertaken in Bushfire hazard areas as identified as High and Medium hazard on Planning Scheme Map R4 – Bushfire Hazard Areas;	<p>Not Applicable (AS33.1)</p> <p>Refer to the response to AS33.2 below.</p>
		or		
		AS33.2	For Development in areas of High or Medium bushfire hazard as identified on Planning Scheme Map R4 – Bushfire Hazard Areas and on lots	<p>Complies with AS33.2</p> <p>The subject land comprises an area greater than 2500m² and the proposed development is located in</p>

			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 is the greater; and (iii) achieve a setback distance from any retained vegetation strips or small areas of vegetation of 10 metres.	an area Medium bushfire hazard as identified on Planning Scheme Map R4 – Bushfire Hazard Areas. However, the proposed development has been sited in the lowest bushfire hazard area on the subject land being a cleared area and has a minimum setback of greater than 10 m from vegetation as shown in Figure 3 and Figure 16.
	AS33.3	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		Not Applicable (AS33.3) The subject land does not comprise an area less than or equal to 2500m ² as outlined in Table 1.
	AS33.4	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 Area		Complies with AS33.4 Firebreaks shall be provided in accordance with Schedule 12: “Standards for Roads in Bushfire Hazard Area.
Character Buildings				
PC34	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.	AS34.1	No solution specified	Not Applicable (AS34.1) The subject land does not contain any heritage or character buildings as identified within Schedule 9 - Historic Cultural Places – Balonne Shire nor adjoin any heritage or character buildings.
Cultural Heritage				
PC35	The significance of known places of indigenous and/or cultural heritage value is retained.	AS35.1	A minimum separation distance of 20 metres is provided from the MCU and/or operational work to known indigenous and/or cultural heritage	Complies with AS35.1 The subject land does not contain any known indigenous and/or cultural heritage sites as outlined

		sites	in section 5.7 and Figure 19.
Rural Outbuildings			
PC36	Rural amenity is to be maintained.	AS36.1	<p>Outbuildings are to be located a minimum of 100 metres from any boundary; and</p> <p>Complies with AS36.1</p> <p>All outbuildings associated with the proposed development shall be located a minimum of 100 m from the subject land boundary as shown in Table 4 and Table 6 and Figure 3 and Figure 4.</p>
		and	
		AS36.2	<p>The size of residential outbuildings is to be restricted to structures 8.5 metres in height and 250m² in floor area.</p> <p>Not Applicable (AS36.2)</p> <p>The proposed development does not comprise any residential outbuildings as outlined in section 4.</p>
Rural Outbuildings Buffers			
PC37	Adequate buffers are provided to protect the Rural Residential Precinct from Agricultural and Industrial Activities, whilst also ensuring the integrity and viability of such industries is maintained.	AS37.1	<p>No solution specified</p> <p>Complies with PO37</p> <p>The subject land is located in the Rural Zone some 20km from the closest existing Rural Residential Precinct which is located on the northern side of St George township. Recognising the site's location in a rural area and the setback distances achieved to existing Rural Residential Precinct, there are adequate buffers provided to protect the Rural Residential Precinct from the proposed development.</p>
B. For the Rural Residential Precinct			
Residential Outbuildings			
PC38	Rural residential amenity is to be maintained.	AS38.1	<p>Residential outbuildings are to be located a minimum of 25 metres from the boundary fronting the public road and a minimum of 15 metres from any other boundary;</p> <p>Not Applicable (AS38.1)</p> <p>The proposed development is not located within a rural residential precinct as shown on Planning Scheme Map P2 to P7 inclusive.</p>
		and	
		AS38.2	<p>The size of residential outbuildings is to be restricted to structures 8.5 metres in height and 100 square metres in floor area.</p> <p>Not Applicable (AS38.2)</p> <p>The proposed development is not located within a rural residential precinct as shown on Planning</p>
Development Application - MCU Intensive Animal Industry B9-100 J&M Brodie MCU IAI Deepwater V1R2.docx 25/03/19			B9-100/V1R2 Page 158 of 187

Buffers

PC39	Adequate buffers are provided to protect the Rural Residential Precinct from Agricultural and Industrial Activities, whilst also ensuring the integrity and viability of such industries is maintained.38	AS39.1	No solution specified	Not Applicable (AS39.1) The proposed development is not located within a rural residential precinct as shown on Planning Scheme Map P2 to P7 inclusive.
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C. Specific Land Uses

a. Catteries and Kennels

PC40	Buildings, pens, other structures and waste disposal must be located, constructed and managed such that the maximum number of animals intended to be kept or processed on the land can be accommodated without creating significant adverse environmental impacts.	AS40.1	Premises are developed on a site having an area of not less than 4 hectares.	Not Applicable (AS40.1) The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) and does not comprise a cattery or kennel as outlined in section 4 and shown on Figure 5 and Figure 9.
		AS40.2	For kennels, the ratio of dogs per site is not greater than 10 per hectare.	Not Applicable (AS40.2) The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) and does not comprise a cattery or kennel as outlined in section 4 and shown on Figure 5 and Figure 9.
		AS40.3	For catteries, not more than 100 cats are kept on the site at any one time.	Not Applicable (AS40.3) The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) and does not comprise a cattery or kennel as outlined in section 4 and shown on Figure 5 and Figure 9.
		AS40.4	Premises comply with the following separation distances for: (a) Road frontage –50 metres (b) Natural waterway –50 metres (c) Side or rear boundary –30 metres (d) Any dwelling on surrounding land – 400 metres (e) Urban land – 800 metres	Not Applicable (AS40.4) The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) and does not comprise a cattery or kennel as outlined in section 4 and shown on Figure 5 and Figure 9.
		AS40.5	Fencing of kennels and catteries is a minimum of 1.8 metres high.	Not Applicable (AS40.5)

The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) and does not comprise a cattery or kennel as outlined in section 4 and shown on Figure 5 and Figure 9.

b. Commercial Premises

Amenity

PC41	The operation of a commercial premise is not unduly affected by the proximity of residential dwellings.	AS41.1	Commercial premises adjoining land used or proposed to be used for residential purposes is to be fenced to a height of 2 metres along common boundaries;	Not Applicable (AS41.1) The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) as outlined in section 4 and shown on Figure 5 and Figure 9 and does not comprise a commercial premises as defined under the <i>Balonne Shire Planning Scheme 2014</i> .
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and

		AS41.2	The constructed fence is to consist of a solid structure not less than 50% transparent	Not Applicable (AS41.2) The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) as outlined in section 4 and shown on Figure 5 and Figure 9 and does not comprise a commercial premises as defined under the <i>Balonne Shire Planning Scheme 2014</i> .
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Scale

PC42	Development is at a scale which protects the amenity of the area.	AS42.1	Total use area is no more than 50% of the overall site.	Not Applicable (AS42.1) The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) as outlined in section 4 and shown on Figure 5 and Figure 9 and does not comprise a commercial premises as defined under the <i>Balonne Shire Planning Scheme 2014</i> .
		AS42.2	The site has a minimum area of 600m ² .	Not Applicable (AS42.2) The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) as outlined in section 4 and shown on Figure 5 and

Figure 9 and does not comprise a commercial premises as defined under the *Balonne Shire Planning Scheme 2014*.

Lighting

PC43	Lighting is designed in a manner to ensure ongoing amenity and safety in the commercial area whilst ensuring surrounding areas are protected from undue glare or lighting overspill.	AS43.1	All lighting does not exceed 8.0 lux at 1.5 metres from beyond the site boundary.	<p>Not Applicable (AS43.1)</p> <p>The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) as outlined in section 4 and shown on Figure 5 and Figure 9 and does not comprise a commercial premises as defined under the <i>Balonne Shire Planning Scheme 2014</i>.</p>
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Landscaping

PC44	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 items, avoids loss of visibility at intersection on the state controlled road network, and provides for maintenance access to any on site public utility infrastructure.	AS44.1	No solution specified.	<p>Not Applicable (AS44.1)</p> <p>The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) as outlined in section 4 and shown on Figure 5 and Figure 9 and does not comprise a commercial premises as defined under the <i>Balonne Shire Planning Scheme 2014</i>.</p>
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c. Community Use

Scale

PC45	Development is of an appropriate scale for the locality so as to ensure that local amenity is protected.	AS45.1	No solution specified.	<p>Not Applicable (AS45.1)</p> <p>The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) as outlined in section 4 and shown on Figure 5 and Figure 9 and does not comprise a community use as defined under the <i>Balonne Shire Planning Scheme 2014</i>.</p>
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Setbacks and Boundary Clearances

PC46	Buildings and structures are positioned on the site in a manner that ensures that the local amenity is protected.	AS46.1	Buildings and structures have side boundary clearances of not less than 2.5 metres and rear boundary	<p>Not Applicable (AS46.1)</p> <p>The proposed development is an Intensive Animal</p>
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			clearances of not less than 6 metres from property boundaries.	Industry (sheep feedlot and beef cattle feedlot) as outlined in section 4 and shown on Figure 5 and Figure 9 and does not comprise a community use as defined under the <i>Balonne Shire Planning Scheme 2014</i> .
Operating Hours				
PC47	Development is operated in such a manner that ensures that the local amenity is protected.	AS47.1	Uses are operated between the hours of 7.00am and 8.00pm where adjoining residential land.	Not Applicable (AS47.1) The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) as outlined in section 4 and shown on Figure 5 and Figure 9 and does not comprise a community use as defined under the <i>Balonne Shire Planning Scheme 2014</i> .
Landscaping				
PC48	Landscaping is provided on-site to: a) contribute to a pleasant and functional built form; b) contribute to the visual qualities of the locality and c) not interfere with electricity infrastructure items. d) constructed so as not to block visibility at intersections on the state-controlled-road network	AS48.1	Landscaping around sporting grounds is to occur to a width of 2 metres using species which provide an effective screen of at least 1.5 metres within 2 years of planting.	Not Applicable (AS48.1) The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) as outlined in section 4 and shown on Figure 5 and Figure 9 and does not comprise a community use as defined under the <i>Balonne Shire Planning Scheme 2014</i> .
		AS48.2	Landscaping for other community recreation uses is to occur along setbacks to a width of 2 metres along the front boundary and 1 metre alongside and rear boundary setbacks;	Not Applicable (AS48.2) The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) as outlined in section 4 and shown on Figure 5 and Figure 9 and does not comprise a community use as defined under the <i>Balonne Shire Planning Scheme 2014</i> .
		and		
		AS48.3	Shade trees are to be planted on edges of car parks and are to reach a mature height of at least 3 metres	Not Applicable (AS48.3) The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) as

within 4 years of planting.

outlined in section 4 and shown on Figure 5 and Figure 9 and does not comprise a community use as defined under the *Balonne Shire Planning Scheme 2014*.

d. Dwelling House

Height

PC49	The height of residential buildings is compatible with and complementary to the character of the urban environment.	AS49.1	The height of a dwelling house or dual occupancy does not exceed 8.5 metres from natural ground level.	<p>Not Applicable (AS49.1)</p> <p>The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) as outlined in section 4 and shown on Figure 5 and Figure 9 and does not comprise a dwelling house as defined under the <i>Balonne Shire Planning Scheme 2014</i>.</p>
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Site Coverage and Setbacks

PC50	(a) Residential building design and siting maintains the character of the locality in terms of building bulk. (b) Residential buildings are located to ensure the local amenity and streetscape are protected and enhanced.	AS50.1	Residential buildings do not exceed the site coverage thresholds as follows: <ul style="list-style-type: none"> • Dwelling House – 50% • Site coverage of outbuildings not to exceed 15% of remaining area; 	<p>Not Applicable (AS50.1)</p> <p>The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) as outlined in section 4 and shown on Figure 5 and Figure 9 and does not comprise a dwelling house as defined under the <i>Balonne Shire Planning Scheme 2014</i>.</p>
or				
		AS50.2	Setback is within 20% of the existing setbacks of adjoining properties;	<p>Not Applicable (AS50.2)</p> <p>The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) as outlined in section 4 and shown on Figure 5 and Figure 9 and does not comprise a dwelling house as defined under the <i>Balonne Shire Planning Scheme 2014</i>.</p>
and				
		AS50.3	Boundary clearances of not less than 2.5 metres and rear boundary clearance of not less than 6 metres from property boundaries.	<p>Not Applicable (AS50.3)</p> <p>The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) as</p>

outlined in section 4 and shown on Figure 5 and Figure 9 and does not comprise a dwelling house as defined under the *Balonne Shire Planning Scheme 2014*.

Character Buildings

PC51	Development adjacent to buildings identified as heritage or character buildings incorporates design features, materials and details that blend with the existing character	AS51.1	No solution specified
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Not Applicable (PC51)

The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) as outlined in section 4 and shown on Figure 5 and Figure 9 and does not comprise a dwelling house as defined under the *Balonne Shire Planning Scheme 2014*.

Further, the proposed development is not located adjacent to buildings identified as heritage or character buildings as shown in Figure 4.

e. Forestry

Forestry Operation

PC52	Forestry is established, maintained and harvested in a manner that reflects best practice management. ³⁹	AS52.1	No solution specified
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Not Applicable (AS52.1)

The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) as outlined in section 4 and shown on Figure 5 and Figure 9 and does not comprise a forestry operation as defined under the *Balonne Shire Planning Scheme 2014*.

Amenity

PC53	Forestry is established, maintained and harvested in a manner that protects the amenity of the locality.	AS53.1	Forestry is conducted using the following minimum separation distances: a) 10 metres from boundaries; b) 20 metres from public roads/rail; c) 10 metres from power lines.
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Not Applicable (AS53.1)

The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) outlined in section 4 and shown on Figure 5 and Figure 9 and does not comprise a forestry operation as defined under the *Balonne Shire Planning Scheme 2014*.

		AS53.2	Use of equipment and machinery associated with forestry is restricted to: a) Monday to Saturday 7.00am to 7.00pm b) Sunday and Public Holidays 8.00am to 7.00pm.	Not Applicable (AS53.2) The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) outlined in section 4 and shown on Figure 5 and Figure 9 and does not comprise a forestry operation as defined under the <i>Balonne Shire Planning Scheme 2014</i> .
Environmental				
PC54	The surrounding area is protected from adverse environmental impacts.40	AS54.1	No solution specified.	Not Applicable (AS54.1) The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) outlined in section 4 and shown on Figure 5 and Figure 9 and does not comprise a forestry operation as defined under the <i>Balonne Shire Planning Scheme 2014</i> .
Heavy Vehicle Routes				
PC55	Use of heavy vehicles does not create adverse affects on the amenity of the locality.	AS55.1	The proposed access route to the site does not pass through residential or rural residential localities.	Not Applicable (AS55.1) The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) outlined in section 4 and shown on Figure 5 and Figure 9 and does not comprise a forestry operation as defined under the <i>Balonne Shire Planning Scheme 2014</i> .
f. Home Based Business				
Size				
PC56	The development comprises only a minor portion of an existing residential premise.	AS56.1	The business is operated by persons residing in the dwelling;	Not Applicable (AS56.1) The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) outlined in section 4 and shown on Figure 5 and Figure 9 and does not comprise a home based business as defined under the <i>Balonne Shire Planning Scheme 2014</i> .
and				

		AS56.2	The development is limited to a total floor area of 80 square metres for the part of the residential premises used in the operation of the business (excluding site parking).	Not Applicable (AS56.2) The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) outlined in section 4 and shown on Figure 5 and Figure 9 and does not comprise a home based business as defined under the <i>Balonne Shire Planning Scheme 2014</i> .
Traffic				
PC57	The use does not generate greater traffic loads than reasonably associated with residential premises.	AS57.1	Provision is made for two (2) off street car parking spaces;	Not Applicable (AS57.1) The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) outlined in section 4 and shown on Figure 5 and Figure 9 and does not comprise a home based business as defined under the <i>Balonne Shire Planning Scheme 2014</i> .
		and		
		AS57.2	The business will not require street parking for more than one (1) additional motor vehicle at any one time, on any street with frontage to the premises;	Not Applicable (AS57.2) The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) outlined in section 4 and shown on Figure 5 and Figure 9 and does not comprise a home based business as defined under the <i>Balonne Shire Planning Scheme 2014</i> .
		and		
		AS57.3	Delivery motor vehicles visiting the premises shall be no more than four (4) tonnes in weight.	Not Applicable (AS57.3) The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) outlined in section 4 and shown on Figure 5 and Figure 9 and does not comprise a home based business as defined under the <i>Balonne Shire Planning Scheme 2014</i> .
Amenity				
PC58	The use is operated in such a way as to not	AS58.1	Delivery of goods and operating hours	Not Applicable (AS58.1)

disrupt the residential amenity of the area.		occurs between the hours of 7.00am and 6.00pm;	The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) outlined in section 4 and shown on Figure 5 and Figure 9 and does not comprise a home based business as defined under the <i>Balonne Shire Planning Scheme 2014</i> .
and			
	AS58.2	The business does not display good for sale in any window or outdoor area;	Not Applicable (AS58.2) The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) outlined in section 4 and shown on Figure 5 and Figure 9 and does not comprise a home based business as defined under the <i>Balonne Shire Planning Scheme 2014</i> .
and			
	AS58.3	The one advertising sign associated with the business does not exceed 0.5m ² and displays the name of the business operator, name of the business and the phone number. The sign is to be located on the site at a height no greater than 1.5m measured to the bottom of the sign. The sign is not to be illuminated.	Not Applicable (AS58.3) The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) outlined in section 4 and shown on Figure 5 and Figure 9 and does not comprise a home based business as defined under the <i>Balonne Shire Planning Scheme 2014</i> .
g. Host Home Accommodation			
Amenity			
PC59	Premises used for a Host Home accommodation are of a size and operated in such a manner as to ensure the amenity of the locality is not adversely affected.	AS59.1	No more than four paying guests are accommodated at any one time;
			Not Applicable (AS59.1) The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) outlined in section 4 and shown on Figure 5 and Figure 9 and does not comprise host home accommodation as defined under the <i>Balonne Shire Planning Scheme 2014</i> .
and			
Development Application - MCU Intensive Animal Industry B9-100 J&M Brodie MCU IAI Deepwater V1R2.docx 25/03/19			B9-100/V1R2 Page 167 of 187

		AS59.2	Signage associated with the use is restricted to a 0.5m ² sign located at a height no greater than 1.5m measured to the bottom of the sign;	Not Applicable (AS59.2) The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) outlined in section 4 and shown on Figure 5 and Figure 9 and does not comprise host home accommodation as defined under the <i>Balonne Shire Planning Scheme 2014</i> .
		and		
		AS59.3	At least two off street parking spaces are provided other than those associated with the permanent residents of the dwelling.	Not Applicable (AS59.3) The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) outlined in section 4 and shown on Figure 5 and Figure 9 and does not comprise host home accommodation as defined under the <i>Balonne Shire Planning Scheme 2014</i> .
Length of Stay				
PC60	Accommodation must be provided for short term stays only.	AS60.1	Visitors are accommodated for up to a maximum of fourteen (14) nights.	Not Applicable (AS60.1) The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) outlined in section 4 and shown on Figure 5 and Figure 9 and does not comprise host home accommodation as defined under the <i>Balonne Shire Planning Scheme 2014</i> .
Building Design				
PC61	The Host Home establishment provides reasonable levels of privacy and convenience for both residents and guests.	AS61.1	The bedrooms for guests are in the same building as the bathroom and toilet facilities provided for exclusive use by guests.	Not Applicable (AS61.1) The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) outlined in section 4 and shown on Figure 5 and Figure 9 and does not comprise host home accommodation as defined under the <i>Balonne Shire Planning Scheme 2014</i> .
Location				
PC62	Development must be located where there is convenient access.	AS62.1	The site is within 5km of an arterial or sub arterial road, with all weather	Not Applicable (AS62.1)

	access.			The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) outlined in section 4 and shown on Figure 5 and Figure 9 and does not comprise host home accommodation as defined under the <i>Balonne Shire Planning Scheme 2014</i> .
h. Industrial Activities				
Non Industrial Uses				
PC63	Any non-industrial uses located in the precinct should not prejudice the operation of existing industrial uses.	AS63.1	No solution specified.	Not Applicable (AS63.1) The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) outlined in section 4 and shown on Figure 5 and Figure 9 and does not adjoin or shall be co-located with an existing industrial activity as defined under the <i>Balonne Shire Planning Scheme 2014</i> .
Scale				
PC64	The scale and location of the industrial use on the site should contribute to the amenity of the precinct.	AS64.1	Total use area is no more than 70% of the site;	Not Applicable (AS64.1) The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) outlined in section 4 and shown on Figure 5 and Figure 9 and does not comprise an industrial activity as defined under the <i>Balonne Shire Planning Scheme 2014</i> .
	and			
		AS64.2	Buildings and structures are less than 10 metres in height and not more than 2 storeys at any point above the natural ground level;	Not Applicable (AS64.2) The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) outlined in section 4 and shown on Figure 5 and Figure 9 and does not comprise an industrial activity as defined under the <i>Balonne Shire Planning Scheme 2014</i> .
	and			
		AS64.3	Boundary clearance for any building or structure is 100 metres or more	Not Applicable (AS64.3)

		from any road frontage;	The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) outlined in section 4 and shown on Figure 5 and Figure 9 and does not comprise an industrial activity as defined under the <i>Balonne Shire Planning Scheme 2014</i> .
		and	
	AS64.4	Side boundary clearance for any building or structure is 100 metres or more;	Not Applicable (AS64.4) The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) outlined in section 4 and shown on Figure 5 and Figure 9 and does not comprise an industrial activity as defined under the <i>Balonne Shire Planning Scheme 2014</i> .
		and	
	AS64.5	Rear boundary clearances are 100 metres or more from property boundary;	Not Applicable (AS64.5) The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) outlined in section 4 and shown on Figure 5 and Figure 9 and does not comprise an industrial activity as defined under the <i>Balonne Shire Planning Scheme 2014</i> .
		and	
	AS64.6	Where adjoining residential land, the setback along the common boundary is 100 metres or more.	Not Applicable (AS64.6) The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) outlined in section 4 and shown on Figure 5 and Figure 9 and does not comprise an industrial activity as defined under the <i>Balonne Shire Planning Scheme 2014</i> .
Landscaping			
PC65	Landscaping on the site (a) contributes positively to the built form and the street; (b) reduces the impact of the size and scale	AS65.1 Landscaping is provided with a minimum width of 2 metres along site boundaries;	Not Applicable (AS65.1) The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot)

	of the buildings; and (c) does not interfere with electricity infrastructure items. (d) constructed so as not to block visibility at intersections on the state-controlled road network.			outlined in section 4 and shown on Figure 5 and Figure 9 and does not comprise an industrial activity as defined under the <i>Balonne Shire Planning Scheme 2014</i> .
	and			
	AS65.2	Vegetation is to have a mature height of 3 metres within 5 years of planting.	Not Applicable (AS65.2)	The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) outlined in section 4 and shown on Figure 5 and Figure 9 and does not comprise an industrial activity as defined under the <i>Balonne Shire Planning Scheme 2014</i> .
	AS65.3	Ground covers should fully cover the vegetation strip within 1 year of planting.	Not Applicable (AS65.3)	The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) outlined in section 4 and shown on Figure 5 and Figure 9 and does not comprise an industrial activity as defined under the <i>Balonne Shire Planning Scheme 2014</i> .
Amenity				
PC66	The amenity of residential uses adjacent to the industrial area is protected through appropriate boundary screening.	AS66.1	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.	Not Applicable (AS66.1) The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) outlined in section 4 and shown on Figure 5 and Figure 9 and does not comprise an industrial activity as defined under the <i>Balonne Shire Planning Scheme 2014</i> .
PC67	Building and Structure Design The building is designed and orientated to be identifiable from the street.	AS67.1	The office space of each building is sited and orientated towards the principal road frontage.	Not Applicable (AS67.1) The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) outlined in section 4 and shown on Figure 5 and Figure 9 and does not comprise an industrial

				activity as defined under the <i>Balonne Shire Planning Scheme 2014</i> .
PC68	Building and Structure Design Buildings are designed and finished to a high quality appearance.	AS68.1	No solution specified.	Not Applicable (AS68.1) The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) outlined in section 4 and shown on Figure 5 and Figure 9 and does not comprise an industrial activity as defined under the <i>Balonne Shire Planning Scheme 2014</i> .
i. Telecommunications Facility				
Visual Impact				
PC69	Development is visually integrated with its landscape or townscape so as to not be visually dominant or unduly visually obtrusive.	AS69.1	No solution specified	Not Applicable (AS69.1) The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) outlined in section 4 and shown on Figure 5 and Figure 9 and does not comprise a telecommunications facility as defined under the <i>Balonne Shire Planning Scheme 2014</i> .
j. Tourist Facility				
Site				
PC70	The site area for the Tourist facility is of sufficient size to provide for adequate on site and local area amenity, with respect to boundary setbacks, open space, car parking and landscaping around the facilities.	AS70.1	For a Caravan Park or Camping Ground A minimum site area is 4000m ² .	Not Applicable (AS70.1) The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) outlined in section 4 and shown on Figure 5 and Figure 9 and does not comprise a tourist facility as defined under the <i>Balonne Shire Planning Scheme 2014</i> .
		AS70.2	For Tourist Accommodation Units A buildings and roofed structures do not occupy more than 40% of the site area;	Not Applicable (AS70.2) The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) outlined in section 4 and shown on Figure 5 and Figure 9 and does not comprise a tourist facility as defined under the <i>Balonne Shire Planning Scheme</i>

			2014.
		and	
	AS70.3	If adjacent to residential areas, all buildings have a minimum setback of 6m from a road and 3m from any other boundary;	<p>Not Applicable (AS70.3)</p> <p>The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) outlined in section 4 and shown on Figure 5 and Figure 9 and does not comprise a tourist facility as defined under the <i>Balonne Shire Planning Scheme 2014</i>.</p>
		or	
PC70.4	AS70.4	If not adjacent to residential areas, all building have a minimum setback of 3m from each boundary of the site area.	<p>Not Applicable (AS70.4)</p> <p>The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) outlined in section 4 and shown on Figure 5 and Figure 9 and does not comprise a tourist facility as defined under the <i>Balonne Shire Planning Scheme 2014</i>.</p>
Amenity			
PC71		Adequate amenity is available for individual caravan or camping sites or tourist accommodation units.	<p>Not Applicable (AS71.1)</p> <p>The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) outlined in section 4 and shown on Figure 5 and Figure 9 and does not comprise a tourist facility as defined under the <i>Balonne Shire Planning Scheme 2014</i>.</p>
	AS71.1	There is not more than 1 caravan or camping site or tourist accommodation unit for each 1 20m ² of site area; and	
		and	
PC72	AS71.2	For a caravan park or camping ground - 10% of the site area, exclusive of landscaped setbacks, is provided for open space.	<p>Not Applicable (AS71.2)</p> <p>The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) outlined in section 4 and shown on Figure 5 and Figure 9 and does not comprise a tourist facility as defined under the <i>Balonne Shire Planning Scheme 2014</i>.</p>

Landscaping

PC73	Landscaping contributes to a pleasant and relaxing environment for visitors and is constructed so as not to block visibility at intersections on the state-controlled road network.	AS73.1	No solution specified.	<p>Not Applicable (AS73.1)</p> <p>The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) outlined in section 4 and shown on Figure 5 and Figure 9 and does not comprise a tourist facility as defined under the <i>Balonne Shire Planning Scheme 2014</i>.</p>
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7 Relevant guidelines

Various states including Queensland in conjunction with Meat & Livestock Australia have prepared codes of practice, guidelines and reference manuals for guiding the siting, design and preventing adverse impacts on the environment from sheep feedlots and beef cattle feedlots.

These guidelines, code of practice and reference manuals do not override or replace federal, state or local government legislation, regulations, plans or policies. The aim of these reference documents is to ensure that those planning to construct a sheep feedlot or beef cattle feedlot, or operate one, comply with all relevant regulatory requirements.

RDC Engineers Pty Ltd has extensive experience in the preparation of environmental assessments, layouts and designs for intensive livestock developments, particularly beef cattle feedlots. The following guidelines have been used to plan and design the proposed development and provide best practice methods for siting, design, operation and management (in the event development consent is granted) of the development.

7.1.1 State guidelines, codes and policies

The following state documents have been used as a resource when preparing this development application. These guidelines provide a broad framework of generally acceptable principles for establishing and operating sheep feedlots and beef cattle feedlots within Queensland.

- *Reference Manual for the Establishment and Operation of Beef Cattle Feedlots in Queensland.* The Queensland Feedlot Manual contains information on the establishment and operation of feedlots in Queensland including the key site selection parameters, the major design components of a feedlot and feedlot construction techniques (Skerman, 2000).
- Environmental Protection (Air) Policy 2008. The Environmental Protection (Air) Policy has been developed to provide a framework for making consistent, equitable and informed decisions about the air environment. Environmental values for the air environment include health and biodiversity of ecosystems, human health and well-being and the amenity of the community.
- Environmental Protection (Noise) Policy 2008. The Environmental Protection (Noise) Policy has been developed to provide a framework for making consistent, equitable and informed decisions about the acoustic environment. Acoustic values include health and biodiversity of ecosystems, human health and well-being and the amenity of the community.
- Guideline: Application requirements for activities with waste impacts (Department of Environment and Science, 2017a). This guideline outlines the type of impacts ERAs

which generate, handle, store, treat or dispose of waste can have on the environmental values of the receiving environment.

- Guideline: Application requirements for activities with impacts to water (Department of Environment and Science, 2017b). This guideline outlines the type of impacts ERAs can have on the environmental values of water.
- Guideline: Odour Impact Assessment from Developments (Department of Environment and Heritage Protection, 2013). This guideline outlines a procedure for assessing the likelihood of odour nuisance from developments.
- Guideline: Application requirements for activities with noise impacts (Department of Environment and Science, 2017c). This guideline outlines the type of impacts ERAs can have on nearby sensitive receptors.
- Guideline: Application requirements for activities with impacts to land (Department of Environment and Science, 2017d). This guideline outlines the type of impacts ERAs can have on the environmental values of land.
- Guideline: Application requirements for activities with impacts to air (Department of Environment and Science, 2017e). This guideline outlines the type of impacts ERAs can have on environmental values of air.

7.1.2 National guidelines

Meat & Livestock Australia considers that the protection of the environment is essential for ecologically and economically sustainable agricultural production. To this end, Meat & Livestock Australia has been pro-active in developing and adopting appropriate guidelines and codes of practice for best practice siting, design, construction and operation for sheep feedlots and beef cattle feedlots. The following documents have been used as a resource when preparing this environmental assessment. These documents provide a framework of acceptable principles for the establishment and operation of beef cattle feedlots in Australia.

- The National procedures and guidelines for intensive sheep and lamb feeding systems provides a framework of standards and guidelines encompassing industry best practice and includes environmental, nutritional, design, management, supply chain, animal health and welfare guidelines (MLA, 2011).
- The National Guidelines for Beef Cattle Feedlots in Australia contains information on the establishment and operation of feedlots including the major design components of a feedlot, key site selection parameters, development application and approval process, and feedlot construction (MLA, 2012a).
- The National Beef Cattle Feedlot Environmental Code of Practice addresses the environmentally relevant aspects of the site, design, construction and operation of a beef cattle feedlot. It defines a series of outcomes that should prevent or minimise adverse impacts on environmental values (MLA, 2012b).
- The Beef Cattle Feedlots: Design and Construction manual provides a reference document that outlines current best practice design and construction of feedlot

facilities including site selection and layout, site infrastructure, site earthworks, cattle handling, shade structures, pen design and layout, feed storage, preparation and delivery, water supply and usage, cattle washing, runoff control and storage, feedlot construction (MLA, 2015a).

- The Beef Cattle Feedlots: Waste Management and Utilisation handbook provides a reference document that outlines current best practice for waste management and utilisation including types of wastes, waste storage and processing and utilisation (MLA, 2015b).

8 References

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Appendix A – Title reference

CURRENT TITLE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 30412803

Search Date: 18/01/2019 13:43

Title Reference: 17028241

Date Created: 28/05/1987

Previous Title: 16477200

REGISTERED OWNER

Interest

Dealing No: 710160347 06/12/2006

JOHN VINCENT BRODIE

1/2

MICHELLE HELEN BRODIE

1/2

AS TENANTS IN COMMON

ESTATE AND LAND

Estate in Fee Simple

LOT 1 REGISTERED PLAN 195461
Local Government: BALONNE

For exclusions / reservations for public purposes refer to
Plan RP 195461

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 16477200 (POR 7)
2. SEC 147A NOTATION No 601083730 (147A) 31/12/1984
THE PROVISIONS OF SECTION 147A OF THE LAND ACT 1962-1990
REFER TO SECTION 174 OF THE LAND ACT 1994
APPLY TO A TRANSFER OF THE WHOLE OR PART OF THE LAND
3. EASEMENT IN GROSS No 602368692 (H887490) 28/05/1986
BURDENING THE LAND
TO SANTOS LIMITED, DELHI PETROLEUM PTY LTD, VAMGAS LTD,
AMPOL EXPLORATION LIMITED, CLAREMONT PETROLEUM NL, OIL
COMPANY OF AUSTRALIA NL, MOONIE PIPELINE COMPANY PTY LTD,
BRIDGEFIELD PTY LTD THE LICENSEE
OVER EASEMENT P ON RP198312

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
711289805	VEG NOTICE	19/12/2007 14:38	CURRENT
VEGETATION MANAGEMENT ACT 1999			

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

Page 1/2

CURRENT TITLE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 30412803

Search Date: 18/01/2019 13:43

Title Reference: 17028241

Date Created: 28/05/1987

Corrections have occurred - Refer to Historical Search

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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Requested By: D-ENQ PROPERTY & TITLE SEARCH

Page 2/2

Appendix B – Land contamination



Department of Environment and Science (DES)
ABN 46 640 294 485
400 George St Brisbane, Queensland 4000
GPO Box 2454, Brisbane QLD 4001, AUSTRALIA
www.des.qld.gov.au

SEARCH RESPONSE
ENVIRONMENTAL MANAGEMENT REGISTER (EMR)
CONTAMINATED LAND REGISTER (CLR)

Rod
PO Box 1223
Toowoomba QLD 4350

Transaction ID: 50512589 EMR Site Id: 13 February 2019
Cheque Number:
Client Reference:

This response relates to a search request received for the site:

Lot: 1 Plan: RP195461
POWRUNNA RD
ST GEORGE

EMR RESULT

The above site is NOT included on the Environmental Management Register.

CLR RESULT

The above site is NOT included on the Contaminated Land Register.

ADDITIONAL ADVICE

All search responses include particulars of land listed in the EMR/CLR when the search was generated.

The EMR/CLR does NOT include:-

1. land which is contaminated land (or a complete list of contamination) if DES has not been notified
2. land on which a notifiable activity is being or has been undertaken (or a complete list of activities) if DES has not been notified

If you have any queries in relation to this search please phone 13QGOV (13 74 68)

Administering Authority

Appendix C – Wildlife online extract



Queensland Government

Wildlife Online Extract

Search Criteria: Species List for a Specified Point
Species: All
Type: All
Status: All
Records: All
Date: All
Latitude: -27.9595
Longitude: 148.3496
Distance: 5
Email: rod.davis@rdcengineers.com.au
Date submitted: Thursday 14 Feb 2019 11:10:26
Date extracted: Thursday 14 Feb 2019 11:20:02

The number of records retrieved = 98

Disclaimer

As the DSITIA is still in a process of collating and vetting data, it is possible the information given is not complete. The information provided should only be used for the project for which it was requested and it should be appropriately acknowledged as being derived from Wildlife Online when it is used.

The State of Queensland does not invite reliance upon, nor accept responsibility for this information. Persons should satisfy themselves through independent means as to the accuracy and completeness of this information.

No statements, representations or warranties are made about the accuracy or completeness of this information. The State of Queensland disclaims all responsibility for this information and all liability (including without limitation, liability in negligence) for all expenses, losses, damages and costs you may incur as a result of the information being inaccurate or incomplete in any way for any reason.

Kingdom	Class	Family	Scientific Name	Common Name	I	Q	A	Records
animals	amphibians	Hylidae	<i>Litoria rubella</i>	ruddy treefrog		C		1
animals	amphibians	Hylidae	<i>Litoria latopalmata</i>	broad palmed rocketfrog		C		1
animals	birds	Acanthizidae	<i>Acanthiza apicalis</i>	inland thornbill		C		1
animals	birds	Acanthizidae	<i>Smicromis brevirostris</i>	weebill		C		2
animals	birds	Acanthizidae	<i>Chthonicola sagittata</i>	speckled warbler		C		1
animals	birds	Acanthizidae	<i>Acanthiza uropygialis</i>	chestnut-rumped thornbill		C		1
animals	birds	Acanthizidae	<i>Acanthiza chrysorrhoa</i>	yellow-rumped thornbill		C		1
animals	birds	Acanthizidae	<i>Gerygone fusca</i>	western gerygone		C		1
animals	birds	Acanthizidae	<i>Acanthiza nana</i>	yellow thornbill		C		2
animals	birds	Apodidae	<i>Hirundapus caudacutus</i>	white-throated needletail		SL		1
animals	birds	Artamidae	<i>Cracticus torquatus</i>	grey butcherbird		C		1
animals	birds	Cacatuidae	<i>Lophochroa leadbeateri</i>	Major Mitchell's cockatoo		V		1
animals	birds	Campephagidae	<i>Coracina novaehollandiae</i>	black-faced cuckoo-shrike		C		2
animals	birds	Climacteridae	<i>Climacteris picumnus</i>	brown treecreeper		C		1
animals	birds	Columbidae	<i>Phaps chalcoptera</i>	common bronzewing		C		1
animals	birds	Columbidae	<i>Ocyphaps lophotes</i>	crested pigeon		C		1
animals	birds	Columbidae	<i>Geopelia striata</i>	peaceful dove		C		1
animals	birds	Corcoracidae	<i>Struthidea cinerea</i>	apostlebird		C		1
animals	birds	Corvidae	<i>Corvus orru</i>	Torresian crow		C		1
animals	birds	Corvidae	<i>Corvus coronoides</i>	Australian raven		C		1
animals	birds	Cuculidae	<i>Chalcites basal</i>	Horsfield's bronze-cuckoo		C		1
animals	birds	Cuculidae	<i>Cacomantis pallidus</i>	pallid cuckoo		C		1
animals	birds	Falconidae	<i>Falco peregrinus</i>	peregrine falcon		C		1
animals	birds	Falconidae	<i>Falco berigora</i>	brown falcon		C		1
animals	birds	Halcyonidae	<i>Todiramphus macleayi</i>	forest kingfisher		C		2
animals	birds	Halcyonidae	<i>Todiramphus sanctus</i>	sacred kingfisher		C		1
animals	birds	Halcyonidae	<i>Dacelo novaeguineae</i>	laughing kookaburra		C		1
animals	birds	Maluridae	<i>Malurus splendens</i>	splendid fairy-wren		C		1
animals	birds	Maluridae	<i>Malurus lamberti</i>	variegated fairy-wren		C		1
animals	birds	Meliphagidae	<i>Philemon citreogularis</i>	little friarbird		C		1
animals	birds	Meliphagidae	<i>Melithreptus brevirostris</i>	brown-headed honeyeater		C		1
animals	birds	Meliphagidae	<i>Ptilotula penicillata</i>	white-plumed honeyeater		C		1
animals	birds	Meliphagidae	<i>Philemon corniculatus</i>	noisy friarbird		C		1
animals	birds	Meliphagidae	<i>Plectorhyncha lanceolata</i>	striped honeyeater		C		2
animals	birds	Meliphagidae	<i>Lichmera indistincta</i>	brown honeyeater		C		2
animals	birds	Meliphagidae	<i>Gavicalis virens</i>	singing honeyeater		C		2
animals	birds	Meliphagidae	<i>Acanthagenys rufogularis</i>	spiny-cheeked honeyeater		C		2
animals	birds	Meropidae	<i>Merops ornatus</i>	rainbow bee-eater		C		2
animals	birds	Nectariniidae	<i>Dicaeum hirundinaceum</i>	mistletoebird		C		2
animals	birds	Neosittidae	<i>Daphoenositta chrysoptera</i>	varied sittella		C		2
animals	birds	Pachycephalidae	<i>Colluricincla harmonica</i>	grey shrike-thrush		C		3
animals	birds	Pachycephalidae	<i>Pachycephala rufiventris</i>	rufous whistler		C		3
animals	birds	Pachycephalidae	<i>Oreoica gutturalis</i>	crested bellbird		C		2
animals	birds	Pardalotidae	<i>Pardalotus striatus</i>	striated pardalote		C		1
animals	birds	Petroicidae	<i>Microeca fascians</i>	jacky winter		C		1
animals	birds	Petroicidae	<i>Petroica goodenovii</i>	red-capped robin		C		1

Page 1 of 3

Queensland Government Wildlife Online - Extract Date 14/02/2019 at 11:20:02

Kingdom	Class	Family	Scientific Name	Common Name	I	Q	A	Records
animals	birds	Psittacidae	<i>Aprosmictus erythropterus</i>	red-winged parrot		C		2
animals	birds	Psittacidae	<i>Barnardius zonarius barnardi</i>	mallee ringneck		C		1
animals	birds	Rhipiduridae	<i>Rhipidura albiscapa</i>	grey fantail		C		3
animals	birds	Rhipiduridae	<i>Rhipidura leucophrys</i>	willie wagtail		C		1
plants	higher dicots	Apiaceae	<i>Actinotus paddisonii</i>	clustered flannel flower		C		1/1
plants	higher dicots	Asteraceae	<i>Millotia greevesii</i> subsp. <i>glandulosa</i>			C		2/2
plants	higher dicots	Asteraceae	<i>Chrysocephalum apiculatum</i>	yellow buttons		C		1/1
plants	higher dicots	Asteraceae	<i>Podolepis longipedata</i>	tall copper-wire daisy		C		1/1
plants	higher dicots	Asteraceae	<i>Actinobole uliginosum</i>	flannel cudweed		C		1/1
plants	higher dicots	Asteraceae	<i>Euchiton sphaericus</i>			C		1/1
plants	higher dicots	Asteraceae	<i>Calotis erinacea</i>	tangeled burr daisy		C		1/1
plants	higher dicots	Caesalpinaceae	<i>Chamaecrista biddulphiana</i>			C		1/1
plants	higher dicots	Chenopodiaceae	<i>Enchylaena tomentosa</i> var. <i>tomentosa</i>			C		1/1
plants	higher dicots	Chenopodiaceae	<i>Sclerolaena diacantha</i>	grey copper burr		C		1/1
plants	higher dicots	Crassulaceae	<i>Crassula tetramera</i>			C		1/1
plants	higher dicots	Dilleniaceae	<i>Hibbertia vestita</i> var. <i>vestita</i>			C		1/1
plants	higher dicots	Dilleniaceae	<i>Hibbertia vestita</i>			C		1/1
plants	higher dicots	Ericaceae	<i>Leucopogon mitchellii</i>			C		2/2
plants	higher dicots	Fabaceae	<i>Jacksonia rhadinoclona</i>	Miles dogwood		C		3/3
plants	higher dicots	Fabaceae	<i>Indigofera haplophylla</i>			C		2/2
plants	higher dicots	Fabaceae	<i>Kennedia procurrens</i>	purple running pea		C		1/1
plants	higher dicots	Fabaceae	<i>Indigofera triflora</i>			C		2/2
plants	higher dicots	Goodeniaceae	<i>Goodenia cycloptera</i>			C		1/1
plants	higher dicots	Goodeniaceae	<i>Velleia connata</i>			C		3/3
plants	higher dicots	Goodeniaceae	<i>Dampiera adpressa</i>			C		3/3
plants	higher dicots	Goodeniaceae	<i>Goodenia delicata</i>			C		1/1
plants	higher dicots	Goodeniaceae	<i>Scaevola depauperata</i>			C		2/2
plants	higher dicots	Loranthaceae	<i>Amyema bifurcata</i>			C		1/1
plants	higher dicots	Loranthaceae	<i>Lysiana subfalcata</i>			C		1/1
plants	higher dicots	Mimosaceae	<i>Acacia burbridgeae</i>			C		6/6
plants	higher dicots	Myrtaceae	<i>Corymbia clarksoniana</i>			C		1/1
plants	higher dicots	Myrtaceae	<i>Calytrix longiflora</i>	pink fringe myrtle		C		4/4
plants	higher dicots	Myrtaceae	<i>Eucalyptus chloroclada</i>	Baradine red gum		C		1/1
plants	higher dicots	Myrtaceae	<i>Thryptomene parviflora</i>			C		1/1
plants	higher dicots	Myrtaceae	<i>Angophora melanoxylon</i>			C		3/3
plants	higher dicots	Portulacaceae	<i>Calandrinia balonensis</i>	broad-leaved parakeelya		C		3/3
plants	higher dicots	Proteaceae	<i>Grevillea juncifolia</i> subsp. <i>juncifolia</i>			C		1/1
plants	higher dicots	Proteaceae	<i>Grevillea albiflora</i>			C		4/4
plants	higher dicots	Rubiaceae	<i>Opercularia</i>			C		1/1
plants	higher dicots	Santalaceae	<i>Santalum lanceolatum</i>			C		1/1
plants	higher dicots	Sapindaceae	<i>Dodonaea peduncularis</i>			C		1/1
plants	higher dicots	Sapindaceae	<i>Dodonaea biloba</i>			C		1/1
plants	higher dicots	Thymelaeaceae	<i>Pimelea trichostachya</i>	flaxweed		C		1/1
plants	lower dicots	Lamiaceae	<i>Teucrium racemosum</i>			C		1/1
plants	monocots	Alismataceae	<i>Damasonium minus</i>	starfruit		C		1/1
plants	monocots	Cyperaceae	<i>Carex inversa</i>	knob sedge		C		1/1

Page 2 of 3
Queensland Government Wildlife Online - Extract Date 14/02/2019 at 11:20:02

Kingdom	Class	Family	Scientific Name	Common Name	I	Q	A	Records
plants	monocots	Poaceae	<i>Cenchrus ciliaris</i>		Y			1/1
plants	monocots	Poaceae	<i>Amphipogon caricinus</i> var. <i>caricinus</i>			C		1/1
plants	monocots	Poaceae	<i>Schizachyrium fragile</i>	firegrass		C		1/1
plants	monocots	Poaceae	<i>Paspalidium gracile</i>	slender panic		C		1/1
plants	monocots	Poaceae	<i>Eriachne aristidea</i>			C		1/1
plants	monocots	Poaceae	<i>Enteropogon acicularis</i>	curly windmill grass		C		1/1

CODES

I - Y indicates that the taxon is introduced to Queensland and has naturalised.

Q - Indicates the Queensland conservation status of each taxon under the *Nature Conservation Act 1992*. The codes are Extinct in the Wild (PE), Endangered (E), Vulnerable (V), Near Threatened (NT), Least Concern (C) or Not Protected ().

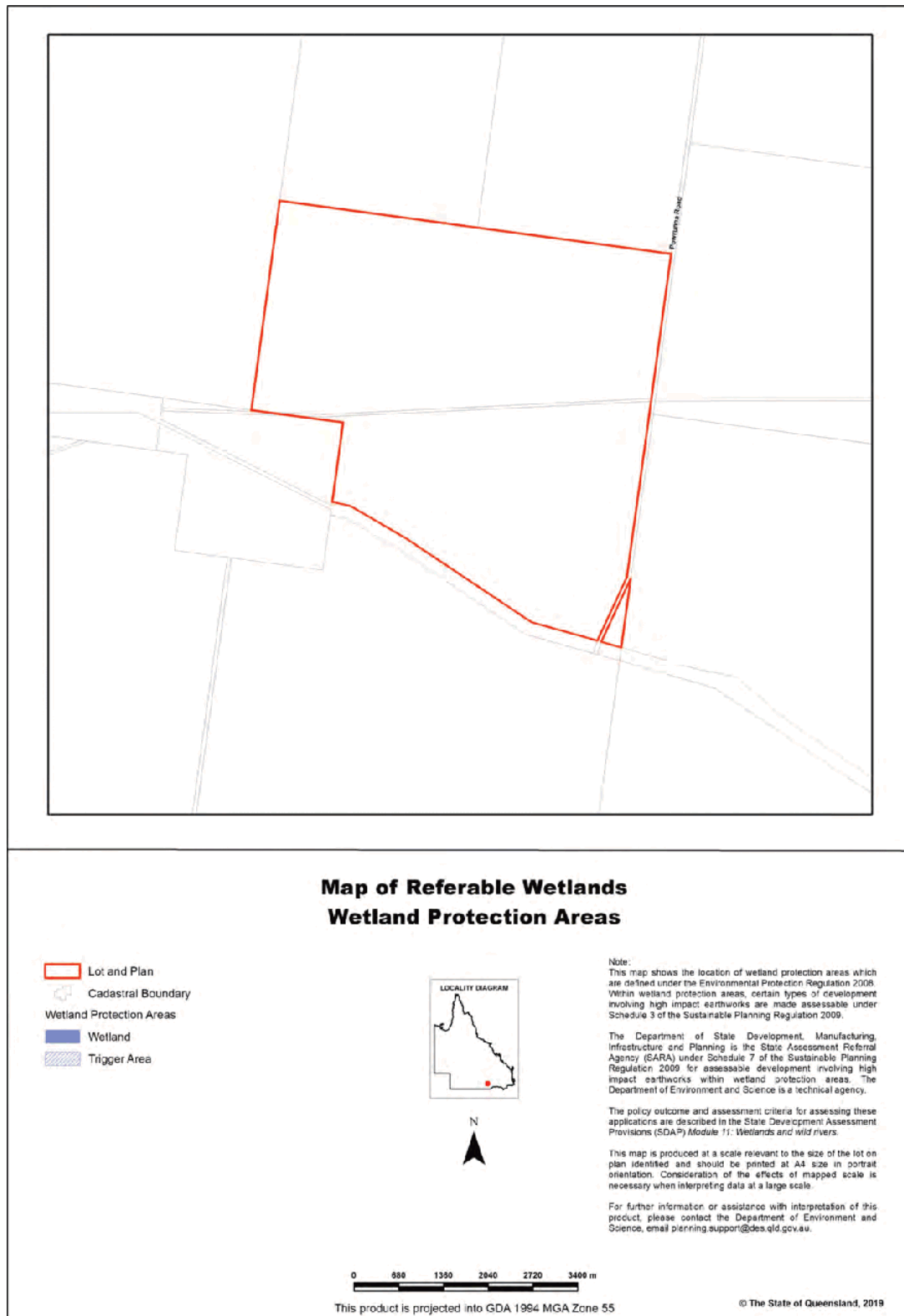
A - Indicates the Australian conservation status of each taxon under the *Environment Protection and Biodiversity Conservation Act 1999*. The values of EPBC are Conservation Dependent (CD), Critically Endangered (CE), Endangered (E), Extinct (EX), Extinct in the Wild (XW) and Vulnerable (V).

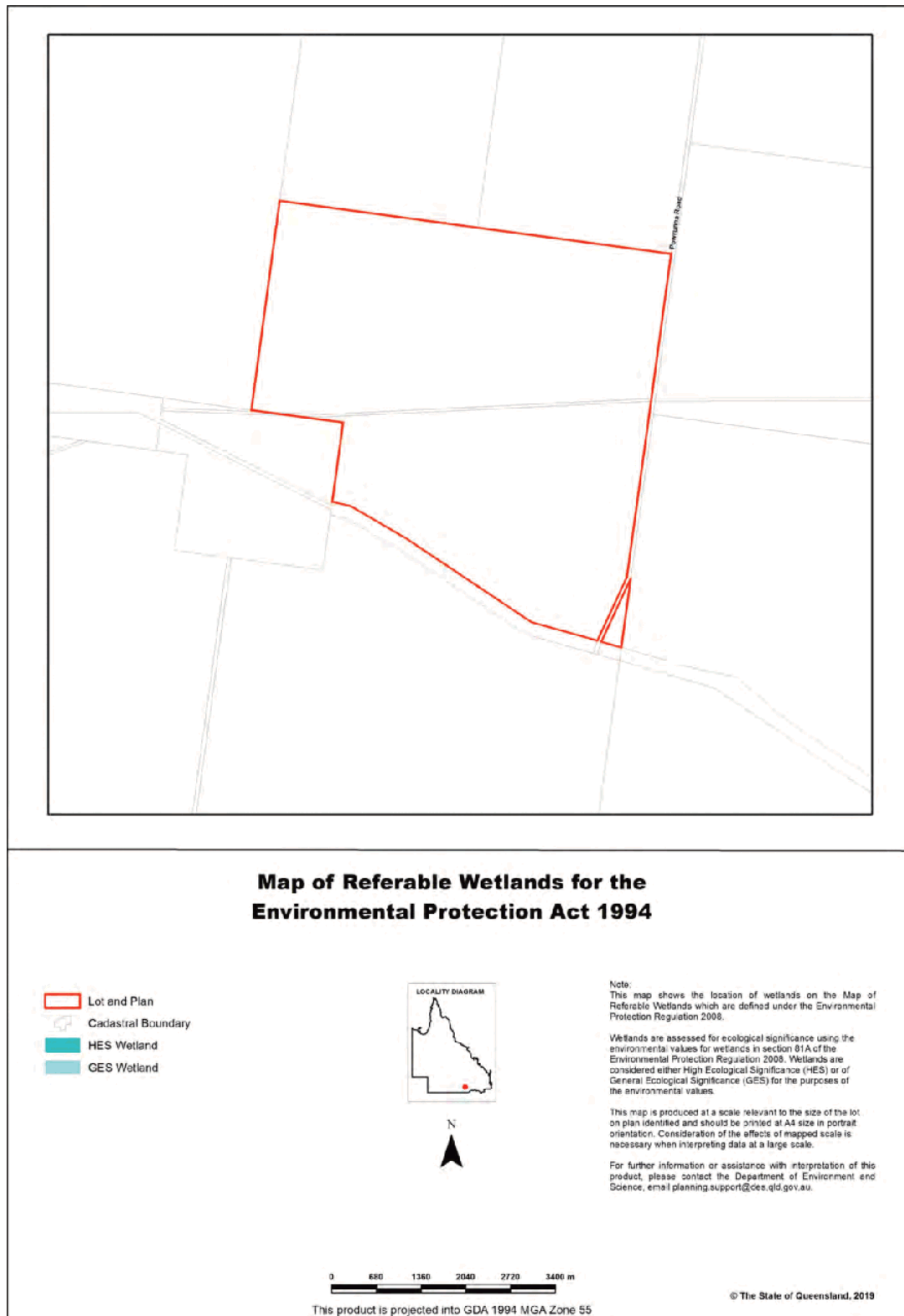
Records – The first number indicates the total number of records of the taxon for the record option selected (i.e. All, Confirmed or Specimens).

This number is output as 99999 if it equals or exceeds this value. The second number located after the / indicates the number of specimen records for the taxon.

This number is output as 999 if it equals or exceeds this value.

Appendix D – HES / GES wetlands mapping

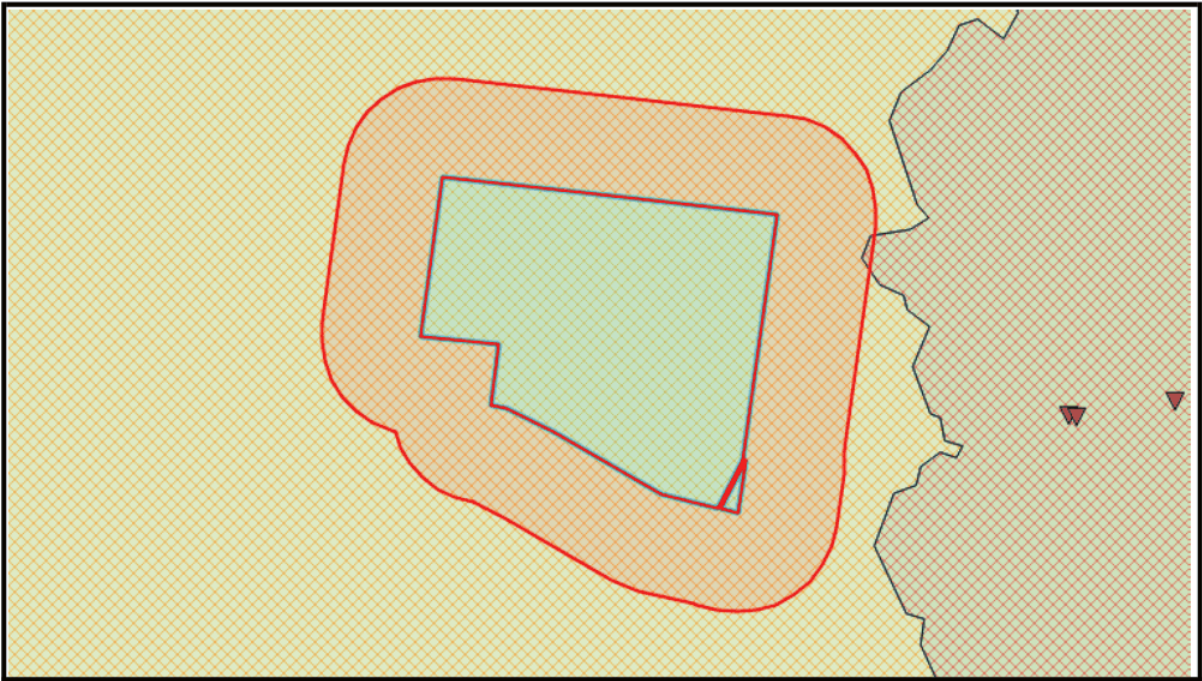




Appendix E – Cultural Heritage search extract

Lot on Plan Search

Reference Number:	48910
Lot:	1
Plan:	RP195461
LGA:	Balonne Shire
Buffer Distance:	2000 metres



There are no Aboriginal or Torres Strait Islander cultural heritage site points recorded in your specific search area.

There are no Aboriginal or Torres Strait Islander cultural heritage site polygons recorded in your specific search area.

13/02/2019 2:59 pm

Lot on Plan Search

Cultural heritage party for the area is:

QC Ref Number	QUD Ref Number	Party Name	Contact Details
QC2001/028 DET	QUD6027/1	Gunggari People #2	Gunggari Native Title Aboriginal Corporation RNTBC PO Box 27 MITCHELL QLD 4465 Phone: (07) 4623 73245 Email: culturalheritage@gunggaripbc.com.au
QC2008/010 PRC	QUD366/08	Mandandanji People	Queensland South Native Title Services Level 10, 307 Queen St (PO Box 10832, Adelaide Street) BRISBANE QLD 4000 Phone: (07) 3224 1200 Fax: (07) 3229 9880 Email: reception@qsnts.com.au

Cultural heritage body for the area is:

Body Name	Contact Details
Gunggari Native Title Aboriginal Corporation RNTBC	Gunggari Native Title Aboriginal Corporation RNTBC PO Box 27 MITCHELL QLD 4465 Phone: (07) 4623 73245 Email: culturalheritage@gunggaripbc.com.au
Mandandanji Cultural Heritage Services Pty Ltd	Mandandanji Cultural Heritage Services c/- Mandandanji Limited Tim Klaas 71c Arthur Street PO Box 706 ROMA QLD 4455 Phone: (07) 46223874 Mob: 0407 626 725 Email: projectmanager@mandandanji.com.au

Cultural Heritage Management Plans (CHMPs) for the area is:

CHL Number	Sponsor	Party	Approved
CLH000759	Origin Energy	Mandandanji People	Jun 3, 2010

There are no Designated Landscape Areas (DLA) recorded in your specific search area.

13/02/2019 2:59 pm

Lot on Plan Search

There are no Registered Study Cultural Heritage Areas recorded in your specific search area.

Regional Coordinator:

Name	Position	Phone	Mobile	Email
Contact Cultural Heritage Unit		1300 378 401		cultural.heritage@atsip.qld.gov.au

Disclaimer: Department of Aboriginal and Torres Strait Islander Partnerships is the custodian of spatial data provided by various third parties for inclusion in the Aboriginal and Torres Strait Islander cultural heritage online portal. This includes spatial data provided by the National Native Title Tribunal and Aboriginal and Torres Strait Islander parties. Department of Aboriginal and Torres Strait Islander Partnerships is not responsible for the accuracy of information provided by third parties or any errors in this search report arising from such information.

13/02/2019 2:59 pm

Lot on Plan Search

I refer to your submission in which you requested advice regarding Aboriginal or Torres Strait Islander cultural heritage recorded at your nominated location.

The Cultural Heritage Database and Register have been searched in accordance with the location description provided, and the results are set out in the above report.

Aboriginal or Torres Strait Islander cultural heritage which may exist within the search area is protected under the terms of the *Aboriginal Cultural Heritage Act 2003* and the *Torres Strait Islander Cultural Heritage Act 2003*, even if the Department of Aboriginal and Torres Strait Islander Partnerships has no records relating to it.

Under the legislation a person carrying out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal or Torres Strait Islander cultural heritage. This applies whether or not such places are recorded in an official register and whether or not they are located on private land.

Please refer to our website <https://www.datsip.qld.gov.au/people-communities/aboriginal-torres-strait-islander-cultural-heritage> for a copy of the gazetted Cultural Heritage Duty of Care Guidelines, which set out reasonable and practicable measure for meeting the cultural heritage duty of care.

In order to meet your duty of care, any land-use activity within the vicinity of recorded cultural heritage should not proceed without the agreement of the Aboriginal or Torres Strait Islander Party for the area, or by developing a Cultural Heritage Management Plan under Part 7 of the legislation.

If your proposed activity is deemed a Category 5 activity pursuant to the Duty of Care Guidelines, there is generally a high risk that it may harm cultural heritage. In these circumstances, the activity should not proceed without cultural heritage assessment.

Where a category 5 activity is proposed, it is necessary to notify the Aboriginal or Torres Strait Islander Party and seek:

- a. Advice as to whether the area is culturally significant;
- b. If it is, agreement on how best the activity may be managed to avoid or minimise harm to any cultural heritage values.

The extent to which the person has complied with Cultural Heritage Duty of Care Guidelines and the extent the person consulted Aboriginal or Torres Strait Islander Parties about carrying out the activity – and the results of the consultation – are factors a court may consider when determining if a land user has complied with the cultural heritage duty of care.

13/02/2019 2:59 pm

Lot on Plan Search

Should you have any further queries, please do not hesitate to contact the Search Approval Officer on 1300 378 401.

Kind regards

The Director
Cultural Heritage | Community Participation | Department of Aboriginal and Torres Strait Islander Partnerships

13/02/2019 2:59 pm

Appendix F – Matters of National Environmental Significance



EPBC Act Protected Matters Report

This report provides general guidance on matters of national environmental significance and other matters protected by the EPBC Act in the area you have selected.

Information on the coverage of this report and qualifications on data supporting this report are contained in the caveat at the end of the report.

Information is available about [Environment Assessments](#) and the EPBC Act including significance guidelines, forms and application process details.

Report created: 14/02/19 12:13:38

[Summary](#)

[Details](#)

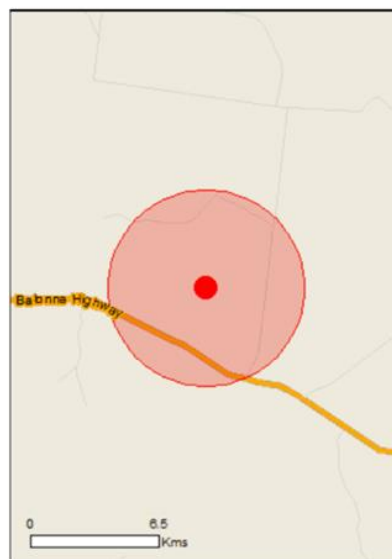
[Matters of NES](#)

[Other Matters Protected by the EPBC Act](#)

[Extra Information](#)

[Caveat](#)

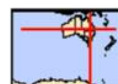
[Acknowledgements](#)



This map may contain data which are
©Commonwealth of Australia
(Geoscience Australia), ©PSMA 2010

[Coordinates](#)

Buffer: 5.0Km



Summary

Matters of National Environmental Significance

This part of the report summarises the matters of national environmental significance that may occur in, or may relate to, the area you nominated. Further information is available in the detail part of the report, which can be accessed by scrolling or following the links below. If you are proposing to undertake an activity that may have a significant impact on one or more matters of national environmental significance then you should consider the [Administrative Guidelines on Significance](#).

World Heritage Properties:	None
National Heritage Places:	None
Wetlands of International Importance:	4
Great Barrier Reef Marine Park:	None
Commonwealth Marine Area:	None
Listed Threatened Ecological Communities:	1
Listed Threatened Species:	6
Listed Migratory Species:	9

Other Matters Protected by the EPBC Act

This part of the report summarises other matters protected under the Act that may relate to the area you nominated. Approval may be required for a proposed activity that significantly affects the environment on Commonwealth land, when the action is outside the Commonwealth land, or the environment anywhere when the action is taken on Commonwealth land. Approval may also be required for the Commonwealth or Commonwealth agencies proposing to take an action that is likely to have a significant impact on the environment anywhere.

The EPBC Act protects the environment on Commonwealth land, the environment from the actions taken on Commonwealth land, and the environment from actions taken by Commonwealth agencies. As heritage values of a place are part of the 'environment', these aspects of the EPBC Act protect the Commonwealth Heritage values of a Commonwealth Heritage place. Information on the new heritage laws can be found at <http://www.environment.gov.au/heritage>

A [permit](#) may be required for activities in or on a Commonwealth area that may affect a member of a listed threatened species or ecological community, a member of a listed migratory species, whales and other cetaceans, or a member of a listed marine species.

Commonwealth Land:	None
Commonwealth Heritage Places:	None
Listed Marine Species:	15
Whales and Other Cetaceans:	None
Critical Habitats:	None
Commonwealth Reserves Terrestrial:	None
Australian Marine Parks:	None

Extra Information

This part of the report provides information that may also be relevant to the area you have nominated.

State and Territory Reserves:	None
Regional Forest Agreements:	None
Invasive Species:	10
Nationally Important Wetlands:	None
Key Ecological Features (Marine)	None

Details

Matters of National Environmental Significance

Wetlands of International Importance (Ramsar)	[Resource Information]
Name	Proximity
Banrock station wetland complex	1000 - 1100km
Narran lake nature reserve	200 - 300km upstream
Riverland	900 - 1000km upstream
The coorong, and lakes alexandrina and albert wetland	1100 - 1200km

Listed Threatened Ecological Communities [Resource Information]

For threatened ecological communities where the distribution is well known, maps are derived from recovery plans, State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Name	Status	Type of Presence
Brigalow (Acacia harpophylla dominant and co-dominant)	Endangered	Community likely to occur within area

Listed Threatened Species [Resource Information]

Name	Status	Type of Presence
------	--------	------------------

Birds

Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area
---	-----------------------	--

Grantiella picta Painted Honeyeater [470]	Vulnerable	Species or species habitat likely to occur within area
--	------------	--

Rostratula australis Australian Painted-snipe, Australian Painted Snipe [77037]	Endangered	Species or species habitat may occur within area
--	------------	--

Mammals

Nyctophilus corbeni Corben's Long-eared Bat, South-eastern Long-eared Bat [83395]	Vulnerable	Species or species habitat may occur within area
--	------------	--

Phascolarctos cinereus (combined populations of Qld, NSW and the ACT) Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory) [85104]	Vulnerable	Species or species habitat may occur within area
---	------------	--

Reptiles

Egernia rugosa Yakka Skink [1420]	Vulnerable	Species or species habitat known to occur within area
--	------------	---

Listed Migratory Species [Resource Information]

* Species is listed under a different scientific name on the EPBC Act - Threatened Species list.

Name	Threatened	Type of Presence
------	------------	------------------

Migratory Marine Birds

Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area
---	--	--

Migratory Terrestrial Species

Name	Threatened	Type of Presence
Motacilla flava Yellow Wagtail [644]		Species or species habitat may occur within area
Myiagra cyanoleuca Satin Flycatcher [612]		Species or species habitat may occur within area
Migratory Wetlands Species		
Actitis hypoleucos Common Sandpiper [59309]		Species or species habitat may occur within area
Calidris acuminata Sharp-tailed Sandpiper [874]		Species or species habitat may occur within area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat may occur within area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]		Species or species habitat may occur within area
Pandion haliaetus Osprey [952]		Species or species habitat may occur within area

Other Matters Protected by the EPBC Act

Listed Marine Species	[Resource Information]	
* Species is listed under a different scientific name on the EPBC Act - Threatened Species list.		
Name	Threatened	Type of Presence
Birds		
Actitis hypoleucos Common Sandpiper [59309]		Species or species habitat may occur within area
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area
Ardea alba Great Egret, White Egret [59541]		Species or species habitat likely to occur within area
Ardea ibis Cattle Egret [59542]		Species or species habitat may occur within area
Calidris acuminata Sharp-tailed Sandpiper [874]		Species or species habitat may occur within area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat may occur within area

Name	Threatened	Type of Presence
Chrysococcyx osculans Black-eared Cuckoo [705]		Species or species habitat likely to occur within area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]		Species or species habitat may occur within area
Haliaeetus leucogaster White-bellied Sea-Eagle [943]		Species or species habitat may occur within area
Merops ornatus Rainbow Bee-eater [670]		Species or species habitat may occur within area
Motacilla flava Yellow Wagtail [644]		Species or species habitat may occur within area
Myiagra cyanoleuca Satin Flycatcher [612]		Species or species habitat may occur within area
Pandion haliaetus Osprey [952]		Species or species habitat may occur within area
Rostratula benghalensis (sensu lato) Painted Snipe [889]	Endangered*	Species or species habitat may occur within area

Extra Information

Invasive Species	[Resource Information]	
Weeds reported here are the 20 species of national significance (WoNS), along with other introduced plants that are considered by the States and Territories to pose a particularly significant threat to biodiversity. The following feral animals are reported: Goat, Red Fox, Cat, Rabbit, Pig, Water Buffalo and Cane Toad. Maps from Landscape Health Project, National Land and Water Resouces Audit, 2001.		
Name	Status	Type of Presence
Birds		
Columba livia Rock Pigeon, Rock Dove, Domestic Pigeon [803]		Species or species habitat likely to occur within area
Passer domesticus House Sparrow [405]		Species or species habitat likely to occur within area
Sturnus vulgaris Common Starling [389]		Species or species habitat likely to occur within area
Mammals		
Canis lupus familiaris Domestic Dog [82654]		Species or species habitat likely to occur

Name	Status	Type of Presence
Capra hircus Goat [2]		within area Species or species habitat likely to occur within area
Felis catus Cat, House Cat, Domestic Cat [19]		Species or species habitat likely to occur within area
Oryctolagus cuniculus Rabbit, European Rabbit [128]		Species or species habitat likely to occur within area
Sus scrofa Pig [6]		Species or species habitat likely to occur within area
Vulpes vulpes Red Fox, Fox [18]		Species or species habitat likely to occur within area
Plants		
Cenchrus ciliaris Buffel-grass, Black Buffel-grass [20213]		Species or species habitat likely to occur within area

Caveat

The information presented in this report has been provided by a range of data sources as acknowledged at the end of the report.

This report is designed to assist in identifying the locations of places which may be relevant in determining obligations under the Environment Protection and Biodiversity Conservation Act 1999. It holds mapped locations of World and National Heritage properties, Wetlands of International and National Importance, Commonwealth and State/Territory reserves, listed threatened, migratory and marine species and listed threatened ecological communities. Mapping of Commonwealth land is not complete at this stage. Maps have been collated from a range of sources at various resolutions.

Not all species listed under the EPBC Act have been mapped (see below) and therefore a report is a general guide only. Where available data supports mapping, the type of presence that can be determined from the data is indicated in general terms. People using this information in making a referral may need to consider the qualifications below and may need to seek and consider other information sources.

For threatened ecological communities where the distribution is well known, maps are derived from recovery plans, State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Threatened, migratory and marine species distributions have been derived through a variety of methods. Where distributions are well known and if time permits, maps are derived using either thematic spatial data (i.e. vegetation, soils, geology, elevation, aspect, terrain, etc) together with point locations and described habitat; or environmental modelling (MAXENT or BIOCLIM habitat modelling) using point locations and environmental data layers.

Where very little information is available for species or large number of maps are required in a short time-frame, maps are derived either from 0.04 or 0.02 decimal degree cells; by an automated process using polygon capture techniques (static two kilometre grid cells, alpha-hull and convex hull); or captured manually or by using topographic features (national park boundaries, islands, etc). In the early stages of the distribution mapping process (1999-early 2000s) distributions were defined by degree blocks, 100K or 250K map sheets to rapidly create distribution maps. More reliable distribution mapping methods are used to update these distributions as time permits.

Only selected species covered by the following provisions of the EPBC Act have been mapped:

- migratory and
- marine

The following species and ecological communities have not been mapped and do not appear in reports produced from this database:

- threatened species listed as extinct or considered as vagrants
- some species and ecological communities that have only recently been listed
- some terrestrial species that overfly the Commonwealth marine area
- migratory species that are very widespread, vagrant, or only occur in small numbers

The following groups have been mapped, but may not cover the complete distribution of the species:

- non-threatened seabirds which have only been mapped for recorded breeding sites
- seals which have only been mapped for breeding sites near the Australian continent

Such breeding sites may be important for the protection of the Commonwealth Marine environment.

Coordinates

-27.95951 148.34963

Acknowledgements

This database has been compiled from a range of data sources. The department acknowledges the following custodians who have contributed valuable data and advice:

- [Office of Environment and Heritage, New South Wales](#)
- [Department of Environment and Primary Industries, Victoria](#)
- [Department of Primary Industries, Parks, Water and Environment, Tasmania](#)
- [Department of Environment, Water and Natural Resources, South Australia](#)
- [Department of Land and Resource Management, Northern Territory](#)
- [Department of Environmental and Heritage Protection, Queensland](#)
- [Department of Parks and Wildlife, Western Australia](#)
- [Environment and Planning Directorate, ACT](#)
- [Birdlife Australia](#)
- [Australian Bird and Bat Banding Scheme](#)
- [Australian National Wildlife Collection](#)
- [Natural history museums of Australia](#)
- [Museum Victoria](#)
- [Australian Museum](#)
- [South Australian Museum](#)
- [Queensland Museum](#)
- [Online Zoological Collections of Australian Museums](#)
- [Queensland Herbarium](#)
- [National Herbarium of NSW](#)
- [Royal Botanic Gardens and National Herbarium of Victoria](#)
- [Tasmanian Herbarium](#)
- [State Herbarium of South Australia](#)
- [Northern Territory Herbarium](#)
- [Western Australian Herbarium](#)
- [Australian National Herbarium, Canberra](#)
- [University of New England](#)
- [Ocean Biogeographic Information System](#)
- [Australian Government, Department of Defence](#)
- [Forestry Corporation, NSW](#)
- [Geoscience Australia](#)
- [CSIRO](#)
- [Australian Tropical Herbarium, Cairns](#)
- [eBird Australia](#)
- [Australian Government – Australian Antarctic Data Centre](#)
- [Museum and Art Gallery of the Northern Territory](#)
- [Australian Government National Environmental Science Program](#)
- [Australian Institute of Marine Science](#)
- [Reef Life Survey Australia](#)
- [American Museum of Natural History](#)
- [Queen Victoria Museum and Art Gallery, Inveresk, Tasmania](#)
- [Tasmanian Museum and Art Gallery, Hobart, Tasmania](#)
- Other groups and individuals

The Department is extremely grateful to the many organisations and individuals who provided expert advice and information on numerous draft distributions.

Please feel free to provide feedback via the [Contact Us](#) page.

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Appendix G – State Development Assessment Provisions – State Codes – Compliance Statement

State code 1: Development in a state-controlled road environment

Table 1.2.1: Development in a state-controlled road environment

Performance outcomes	Acceptable outcomes	Response
Buildings and structures		
PO1 The location of buildings, structures, infrastructure, services and utilities does not create a safety hazard in a state-controlled road, or cause damage to, or obstruct road transport infrastructure	AO1.1 Buildings, structures, infrastructure, services and utilities are not located in a state-controlled road. AND	Complies with AO1.1 The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) and is setback some 2,500m from the state-controlled road being the Balonne Highway. Consequently, all buildings, structures, infrastructure, services and utilities are not located in a state-controlled road. Refer to section 4 and Figure 4, Figure 5, and Figure 9.
	AO1.2 Buildings, structures, infrastructure, services and utilities can be maintained without requiring access to a state-controlled road.	Complies with AO1.2 The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) and is setback some 2,500m from the state-controlled road being the Balonne Highway. Consequently, all buildings, structures, infrastructure, services and utilities can be maintained without requiring access to a state-controlled road. Refer to section 4 and Figure 4, Figure 5, and Figure 9.
PO2 The design and construction of Buildings and structures does not create a safety hazard by distracting users of a state-controlled road.	AO2.1 Facades of buildings and structures facing a state-controlled road are made of non-reflective materials. OR	Complies with AO2.1 The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) and is setback some 2,500m from the

Performance outcomes	Acceptable outcomes	Response
		state-controlled road being the Balonne Highway. All facades of buildings and structures are made of non-reflective material. Refer to section 4 and Figure 4, Figure 5, Figure 6, Figure 7, Figure 8 and Figure 9.
	AO2.2 Facades of buildings and structures do not reflect point light sources into the face of oncoming traffic on a state-controlled road. AND	Complies with AO2.2 The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) and is setback some 2,500m from the state-controlled road being the Balonne Highway. All facades of buildings and structures are made of non-reflective material and do not reflect point light sources into the face of oncoming traffic on a state-controlled road. Refer to section 4 and Figure 4, Figure 5, Figure 6, Figure 7, Figure 8 and Figure 9.
	AO2.3 External lighting of buildings and structures is not directed into the face of oncoming traffic on a state-controlled road and does not involve flashing or laser lights. AND	Complies with AO2.3 The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) and is setback some 2,500m from the state-controlled road. All external lighting of buildings and structures shall be directed down and not into the face of oncoming traffic on a state-controlled road and the proposed development does not involve flashing or laser lights. Refer to section 4 and Figure 4, Figure 5, Figure 6, Figure 7, Figure 8 and Figure 9.
	AO2.4 Advertising devices visible from a state-controlled road are located and designed in accordance with the Roadside advertising guide, Department of Transport and Main Roads, 2013.	Not Applicable (AO2.4) The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle

Performance outcomes	Acceptable outcomes	Response
		feedlot) and is setback some 2,500m from the state-controlled road and does not involve any advertising devices. Refer to section 4.
PO3 Road, pedestrian and bikeway bridges over a state-controlled road are designed and constructed to prevent projectiles from being thrown onto a state-controlled road.	AO3.1 Road, pedestrian and bikeway bridges over a state-controlled road include throw protection screens in accordance with section 4.9.3 of the Design criteria for bridges and other structures manual, Department of Transport and Main Roads, 2014.	Not Applicable (AO3.1) The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) and is setback some 2,500m from the state-controlled road and does not involve road, pedestrian and bikeway bridges over a state-controlled road. Refer to section 4 and Figure 4.
Filling, excavation and retaining structures		
PO4 Filling and excavation does not interfere with, or result in damage to, infrastructure or services in a state-controlled road. Note: Information on the location of services and public utility plants in a state-controlled road can be obtained from the Dial Before You Dig service. Where development will impact on an existing or future service or public utility plant in a state-controlled road such that the service or public utility plant will need to be relocated, the alternative alignment must comply with the standards and design specifications of the relevant service or public utility provider, and any costs of relocation are to be borne by the developer.	No acceptable outcome is prescribed.	Complies with PO4 The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) and is setback some 2,500m from the from the Balonne Highway and does not involve works on or adjacent to a state-controlled road. Consequently, filling and excavation shall not interfere with, or result in damage to, infrastructure or services in a state-controlled road. Refer to section 4 and Figure 4.
PO5 Filling, excavation, building foundations and retaining structures do not undermine, or cause subsidence of, a state-controlled road. Note: To demonstrate compliance with this performance outcome, it is recommended an RPEQ certified geotechnical assessment, prepared in accordance with Volume 3 of the Road Planning And	No acceptable outcome is prescribed.	Complies with PO5 The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) and is setback some 2,500m from the from the Balonne Highway and does not involve works on or adjacent to a state-controlled road.

Performance outcomes	Acceptable outcomes	Response
Design Manual 2nd edition, Department of Transport and Main Roads, 2016, is provided.		Consequently, filling, excavation, building foundations and retaining structures shall not undermine, or cause subsidence of a state-controlled road. Refer to section 4 and Figure 4.
<p>PO6 Filling, excavation, building foundations and retaining structures do not cause ground water disturbance in a state-controlled road.</p> <p>Note: To demonstrate compliance with this performance outcome, it is recommended an RPEQ certified geotechnical assessment, prepared in accordance with Volume 3 of the Road planning and design manual 2nd edition, Department of Transport and Main Roads, 2016, is provided.</p>	No acceptable outcome is prescribed.	<p>Complies with PO6</p> <p>The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) and is setback some 2,500m from the from the Balonne Highway and does not involve works on or adjacent to a state-controlled road.</p> <p>Consequently, filling, excavation, building foundations and retaining structures shall not cause ground water disturbance in a state-controlled road. Refer to section 4 and Figure 4.</p>
<p>PO7 Excavation, boring, piling, blasting or fill compaction during construction of a development does not result in ground movement or vibration impacts that would cause damage or nuisance to a state-controlled road, road transport infrastructure or road works.</p> <p>Note: To demonstrate compliance with this performance outcome, it is recommended an RPEQ certified geotechnical assessment, prepared in accordance with Volume 3 of the Road Planning And Design Manual 2nd edition, Department of Transport and Main Roads, 2016, is provided.</p>	No acceptable outcome is prescribed.	<p>Complies with PO7</p> <p>The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) and is setback some 2,500m from the from the Balonne Highway and does not involve works on or adjacent to a state-controlled road and does not involve piling or blasting.</p> <p>The separation distance from the proposed development and the state-controlled road shall mitigate any ground movement or vibration impacts to the state-controlled road as a result of excavation, boring or fill compaction activities. Refer to section 4 and Figure 4.</p>
PO8 Development involving the haulage of fill, extracted material or excavated spoil material	AO8.1 Fill, extracted material and spoil material is not transported to or from the development	Complies with AO8.1

Performance outcomes	Acceptable outcomes	Response
<p>exceeding 10,000 tonnes per year does not damage the pavement of a state-controlled road.</p> <p>Note: It is recommended a pavement impact assessment is provided in accordance with the Guide to Traffic Impact Assessment, Department of Transport and Main Roads, 2017.</p>	<p>site on a state-controlled road.</p>	<p>The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot). All fill material shall be site-won and all extracted material or spoil shall be utilised on-site.</p> <p>Consequently, all fill, extracted material and spoil material shall not be transported to or from the development site on a state-controlled road. Refer to section 4.</p>
<p>PO9 Filling and excavation associated with the construction of vehicular access to a development does not compromise the operation or capacity of existing drainage infrastructure for a state-controlled road.</p>	<p>No acceptable outcome is prescribed.</p>	<p>Not Applicable (PO9)</p> <p>The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot). The proposed development shall utilise the existing subject land access from Powrunna Road and does not require new or changed access to a state-controlled road being the Balonne Highway. Refer to section 4 and Figure 4.</p>
<p>PO10 Fill material used on a development site does not result in contamination of a state-controlled road.</p>	<p>AO10.1 Fill material is free of contaminants including acid sulfate content.</p> <p>Note: Soils and rocks should be tested in accordance with AS 1289.0 – Methods of testing soils for engineering purposes and AS 4133.0-2005 – Methods of testing rocks for engineering purposes. AND</p>	<p>Complies with AO10.1</p> <p>The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot). All fill material shall be site-won and all fill material free of contaminants. Refer to section 4.</p>
	<p>AO10.2 Compaction of fill is carried out in accordance with the requirements of AS 1289.0 2000 – Methods of testing soils for engineering purposes.</p>	<p>Complies with AO10.2</p> <p>Compaction of fill during construction of the proposed development shall be carried out in</p>

Performance outcomes	Acceptable outcomes	Response
		accordance with the requirements of AS 1289.0 2000 – Methods of testing soils for engineering purposes. Refer to section 4.
PO11 Filling and excavation does not cause wind-blown dust nuisance in a state-controlled road.	AO11.1 Compaction of fill is carried out in accordance with the requirements of AS 1289.0 2000 – Methods of testing soils for engineering purposes. AND	Complies with AO11.1 The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) and is setback some 2,500m from the from the Balonne Highway. Further, compaction of fill during construction of the proposed development shall be carried out in accordance with the requirements of AS 1289.0 2000 – Methods of testing soils for engineering purposes. Refer to section 4.
	AO11.2 Dust suppression measures are used during filling and excavation activities such as wind breaks or barriers and dampening of ground surfaces.	Complies with AO11.2 The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) and is setback some 2,500m from the from the Balonne Highway. Dust suppression measures shall be used during filling and excavation activities during construction of the proposed development in accordance with best construction management techniques. Refer to section 4.
Stormwater and drainage		
PO12 Development does not result in an actionable nuisance, or worsening of, stormwater, flooding or drainage impacts in a state-controlled road.	No acceptable outcome is prescribed.	Complies with PO12 The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) and is setback some 2,500m from the from the Balonne Highway and stormwater is directed to existing natural drainage lines.

Performance outcomes	Acceptable outcomes	Response
		Further, stormwater runoff from impervious areas shall be contained within a controlled drainage area and shall not significantly worsen stormwater runoff from the site. There is no infrastructure proposed on a floodplain. Refer to section 4, and Figure 4, Figure 5 and Figure 9.
PO13 Run-off from the development site is not unlawfully discharged to a state-controlled road.	AO13.1 Development does not create any new points of discharge to a state-controlled road. AND	<p>Complies with AO13.1</p> <p>The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) and is setback some 2,500m from the from the Balonne Highway and stormwater is directed to existing natural drainage lines.</p> <p>Further, stormwater runoff from impervious areas shall be contained within a controlled drainage area and shall not significantly worsen stormwater runoff from the site. Refer to section 4, Figure 4, Figure 5 and Figure 9.</p> <p>Consequently, the proposed development does not create any new points of discharge to a state transport corridor.</p>
	<p>AO13.2 Stormwater run-off is discharged to a lawful point of discharge.</p> <p>Note: Section 3.4 of the Queensland Urban Drainage Manual, Department of Energy and Water Supply, 2013, provides further information on lawful points of discharge.</p> <p>AND</p>	<p>Complies with AO13.2</p> <p>The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) and is setback some 2,500m from the from the Balonne Highway and stormwater is directed to existing natural drainage lines.</p> <p>Further, stormwater runoff from impervious areas shall be contained within a controlled drainage area and shall not significantly worsen stormwater runoff from the site. Refer to section</p>

Performance outcomes	Acceptable outcomes	Response
		4, and Figure 4, Figure 5 and Figure 9. Consequently, stormwater run-off from the proposed development shall be discharged to the existing lawful point of discharge.
	AO13.3 Development does not worsen the condition of an existing lawful point of discharge to the state-controlled road.	Complies with AO13.3 The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) and is setback some 2,500m from the from the Balonne Highway and stormwater is directed to existing natural drainage lines. Further, stormwater runoff from impervious areas shall be contained within a controlled drainage area and shall not significantly worsen stormwater runoff from the site. Refer to section 4, and Figure 4, Figure 5 and Figure 9. The proposed development shall not increase stormwater runoff from the site and shall not divert or alter existing drainage lines.
PO14 Run-off from the development site during construction does not cause siltation of stormwater infrastructure affecting a state-controlled road.	AO14.1 Run-off from the development site during construction is not discharged to stormwater infrastructure for a state-controlled road.	Complies with AO14.1 The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) and is setback some 2,500m from the from the Balonne Highway and stormwater is directed to existing natural drainage lines. Consequently, stormwater runoff shall not be discharged to stormwater infrastructure for a state transport corridor. Refer to section 4 and Figure 4, Figure 5 and Figure 9.
Vehicular access to a state-controlled road		

Performance outcomes	Acceptable outcomes	Response
PO15 Vehicular access to a state-controlled road that is a limited access road is consistent with government policy for the management of limited access roads.	AO15.1 Development does not require new or changed access to a limited access road. Note: Limited access roads are declared by the transport chief executive under section 54 of the <i>Transport Infrastructure Act 1994</i> and are identified in the DA mapping system. OR	Not Applicable (AO15.1) The proposed development shall utilise the existing subject land access off Powrunna Road and does not require new or changed access to a limited access road. Refer to section 4 and Figure 4.
	AO15.2 A new or changed access to a limited access road is consistent with the limited access policy for the state-controlled road. Note: Limited access policies for limited access roads declared under the <i>Transport Infrastructure Act 1994</i> can be obtained by contacting the relevant Department of Transport and Main Roads regional office. AND	Not Applicable (AO15.2) The proposed development shall utilise the existing subject land access off Powrunna Road and does not require new or changed access to a limited access road. Refer to section 4 and Figure 4.
	AO15.3 Where a new or changed access is for a service centre, access is consistent with the Service centre policy, Department of Transport and Main Roads, 2013 and the Access policy for roadside service centre facilities on limited access roads, Department of Transport and Main Roads, 2013, and the Service centre strategy for the state-controlled road. Note: The Service centre policy, Department of Transport and Main Roads, 2013, Access policy for roadside service centre facilities, Department of Transport and Main Roads, 2013 and the relevant Service centre strategy for a state-controlled road can be accessed by contacting the relevant Department of Transport and Main Roads regional office.	Not applicable (AO15.3) The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) and shall utilise the existing subject land access off Powrunna Road. The proposed development does not involve a service centre. Refer to section 4 and Figure 4.
PO16 The location and design of vehicular access to a state-controlled road (including	AO16.1 Vehicular access is provided from a local road.	Complies (AO16.1)

Performance outcomes	Acceptable outcomes	Response
<p>access to a limited access road) does not create a safety hazard for users of a state-controlled road or result in a worsening of operating conditions on a state-controlled road.</p> <p>Note: Where a new or changed access between the premises and a state-controlled road is proposed, the Department of Transport and Main Roads will need to assess the proposal to determine if the vehicular access for the development is safe. An assessment can be made by Department of Transport and Main Roads as part of the development assessment process and a decision under section 62 of <i>Transport Infrastructure Act 1994</i> issued.</p>		The proposed development shall utilise the existing subject land entrance off Powrunna Road. Refer to section 4 and Figure 4.
	<p>OR all of the following acceptable outcomes apply:</p> <p>AO16.2 Vehicular access for the development is consistent with the function and design of the state-controlled road. AND</p>	<p>Not applicable (AO16.2)</p> <p>Refer to AO16.1 response.</p>
	<p>AO16.3 Development does not require new or changed access between the premises and the state-controlled road.</p> <p>Note: A decision under section 62 of the <i>Transport Infrastructure Act 1994</i> outlines the approved conditions for use of an existing vehicular access to a state-controlled road. Current section 62 decisions can be obtained from the relevant Department of Transport and Main Roads regional office. AND</p>	<p>Not applicable (AO16.3)</p> <p>Refer to AO16.1 response.</p>
	<p>AO16.4 Use of any existing vehicular access to the development is consistent with a decision under section 62 of the <i>Transport Infrastructure Act 1994</i>.</p> <p>Note: The development which is the subject of the application must be of an equivalent use and intensity for which the section 62 approval was issued and the section 62 approval must have been granted no more than 5 years prior to the lodgement of the application. AND</p>	<p>Not applicable (AO16.4)</p> <p>Refer to AO16.1 response.</p>
	<p>AO16.5 Onsite vehicle circulation is designed to give priority to entering vehicles at all times so vehicles do not queue in a road intersection or on the state-controlled road.</p>	<p>Not applicable (AO16.5)</p> <p>Refer to AO16.1 response.</p>

Performance outcomes	Acceptable outcomes	Response
PO17 Vehicular access to a state-controlled road or local road (and associated road access works) are located and designed to not damage or interfere with public passenger transport infrastructure, public passenger services or pedestrian or cycle access to public passenger transport infrastructure and public passenger services.	AO17.1 Vehicular access and associated road access works are not located within 5 metres of existing public passenger transport infrastructure. AND	Not Applicable (AO17.1) The proposed development shall utilise the existing subject land entrance off Powrunna Road and does not involve upgrades or works to the state-controlled road. There is no existing public passenger transport infrastructure on the state-controlled road adjacent to the subject land. Refer to section 4 and Figure 4.
	AO17.2 The location and design of vehicular access for a development does not necessitate the relocation of existing public passenger transport infrastructure. AND	Not Applicable (AO17.2) The proposed development shall utilise the existing subject land entrance off Powrunna Road and does not involve upgrades or works to the state-controlled road. There is no existing public passenger transport infrastructure on the state-controlled road adjacent to the subject land. Refer to section 4 and Figure 4.
	AO17.3 On-site vehicle circulation is designed to give priority to entering vehicles at all times so vehicles using a vehicular access do not obstruct public passenger transport infrastructure and public passenger services or obstruct pedestrian or cycle access to public passenger transport infrastructure and public passenger services. AND	Not Applicable (AO17.3) The proposed development shall utilise the existing subject land entrance off Powrunna Road and does not involve upgrades or works to the state-controlled road being the Balonne Highway. There is no existing public passenger transport infrastructure on the state-controlled road adjacent to the subject land. Refer to section 4 and Figure 4.
	AO17.4 The normal operation of public passenger transport infrastructure or public passenger services is not interrupted during construction of the development.	Not Applicable (AO17.4) The proposed development shall utilise the existing subject land entrance off Powrunna Road and does not involve upgrades or works to

Performance outcomes	Acceptable outcomes	Response
		the state-controlled road. There is no existing public passenger transport infrastructure on the state-controlled road adjacent to the subject land. Refer to section 4 and Figure 4.
Vehicular access to local roads within 100 metres of an intersection with a state-controlled road		
PO18 The location and design of vehicular access to a local road within 100 metres of an intersection with a state-controlled road does not create a safety hazard for users of a state-controlled road.	AO18.1 Vehicular access is located as far as possible from the state-controlled road intersection. AND	Not Applicable (AO18.1) The proposed development shall utilise the existing subject land entrance off Powrunna Road some 4km from the intersection of Powrunna Road and the Balonne Highway. Refer to section 4 and Figure 4.
	AO18.2 Vehicular access 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, 2016. AND	Not Applicable (AO18.2) The proposed development shall utilise the existing subject land entrance off Powrunna Road some 4km from the intersection of Powrunna Road and the Balonne Highway. Refer to section 4 and Figure 4.
	AO18.3 Onsite vehicle circulation is designed to give priority to entering vehicles at all times so vehicles do not queue in the intersection or on the state-controlled road.	Not Applicable (AO18.3) The proposed development shall utilise the existing subject land entrance off Powrunna Road some 4km from the intersection of Powrunna Road and the Balonne Highway. Refer to section 4 and Figure 4.
Planned upgrades		
PO19 Development does not impede delivery of planned upgrades of state-controlled roads.	AO19.1 Development is not located on land identified by the Department of Transport and Main Roads as land required for the planned upgrade of a state-controlled road. Note: Land required for the planned upgrade of a	Complies with AO19.1 The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) and is setback some 2,500m from the

Performance outcomes	Acceptable outcomes	Response
	state-controlled road is identified in the DA mapping system . OR	from the Balonne Highway and not on land identified by the Department of Transport and Main Roads as land required for the planned upgrade of the Balonne Highway. Refer to section 4 and Figure 4.
	AO19.2 Development is sited and designed so that permanent buildings, structures, infrastructure, services or utilities are not located on land identified by the Department of Transport and Main Roads as land required for the planned upgrade of a state-controlled road. OR all of the following acceptable outcomes apply:	Not Applicable (AO19.2) Complies with AO19.1.
	AO19.3 Structures and infrastructure located on land identified by the Department of Transport and Main Roads as land required for the planned upgrade of a state-controlled road are able to be readily relocated or removed without materially affecting the viability or functionality of the development. AND	Not Applicable (AO19.3) Complies with AO19.1.
	AO19.4 Vehicular access for the development is consistent with the function and design of the planned upgrade of the state-controlled road. AND	Not Applicable (AO19.4) Complies with AO19.1.
	AO19.5 Development does not involve filling and excavation of, or material changes to, land required for a planned upgrade to a state-controlled road. AND	Not Applicable (AO19.5) Complies with AO19.1.
	AO19.6 Land is able to be reinstated to the pre-development condition at the completion of the use.	Not Applicable (AO19.6)

Performance outcomes	Acceptable outcomes	Response
		Complies with AO19.1.
Network impacts		
<p>PO20 Development does not result in a worsening of operating conditions on the state-controlled road network.</p> <p>Note: To demonstrate compliance with this performance outcome, it is recommended that an RPEQ certified traffic impact assessment is provided, prepared in accordance with the Guide to Traffic Impact Assessment, Department of Transport and Main Roads, 2017.</p>	No acceptable outcome is prescribed.	<p>Complies with PO20</p> <p>The proposed development shall not result in a worsening of operating conditions on the state-controlled road due to the following reasons:</p> <ul style="list-style-type: none"> • When fully developed the development will add on average about 2 heavy vehicles per day to the Balonne Highway between St George and Bollon. • The AADT at Traffic count site 50093 was 253 with 29.34% heavy vehicles in 2017. Based on these numbers the proposed development shall increase heavy vehicles on the St George – Bollon segment of the Balonne Highway by about 2.5%. • The type and configuration of vehicles proposed to service the proposed development are identical to those currently servicing the existing agricultural enterprise on the subject land. <p>Refer to section 4.</p> <p>Consequently, the proposed development shall have no worsening and no net worsening of the</p>

Performance outcomes	Acceptable outcomes	Response
		current and forecast characteristics of the transport network.
PO21 Development does not impose traffic loadings on a state-controlled road which could be accommodated on the local road network.	AO21.1 The layout and design of the development directs traffic generated by the development to the local road network.	Complies (AO21.1) The access to the proposed development is from Powrunna Road a local road.
PO22 Upgrade works on, or associated with, a state-controlled road are built in accordance with Queensland road design standards.	AO22.1 Upgrade works required as a result of the development are designed and constructed in accordance with the Road planning and design manual, 2 nd edition, Department of Transport and Main Roads, 2016. Note: Road works in a state-controlled road require approval under section 33 of the <i>Transport Infrastructure Act 1994</i> before the works commence.	Not applicable (AO22.1) No upgrade works on a state-controlled road are proposed.

Table 1.2.2: Environmental emissions

Performance outcomes	Acceptable outcomes	Response
Noise		
Accommodation activities		
PO23 Development involving an accommodation activity or land for a future accommodation activity minimises noise intrusion from a state-controlled road or type 1 multi-modal corridor in habitable rooms.	AO23.1 A noise barrier or earth mound is provided which is designed, sited and constructed: 1. to meet the following external noise criteria at all facades of the building envelope: a. ≤ 60 dB(A) L_{10} (18 hour) façade corrected (measured L_{90} (8 hour) free field between 10pm and 6am ≤ 40 dB(A)) b. ≤ 63 dB(A) L_{10} (18 hour) façade corrected (measured L_{90} (8 hour) free field between 10pm and 6am > 40 dB(A)) 2. in accordance with chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice – Volume 1	Not Applicable (AO23.1) The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) and does not involve accommodation activities or future accommodation activities. Refer to section 4.

Performance outcomes	Acceptable outcomes	Response
	<p>Road Traffic Noise, Department of Transport and Main Roads, 2013.</p> <p>Note: To demonstrate compliance with the acceptable outcome, it is recommended that a RPEQ certified noise assessment report is provided, prepared in accordance with the State Development Assessment Provisions Supporting Information – Community Amenity (Noise), Department of Transport and Main Roads, 2013.</p> <p>If the building envelope is unknown, the deemed-to-comply setback distances for buildings stipulated by the local planning instrument or relevant building regulations should be used.</p> <p>In some instances the design of noise barriers and mounds to achieve the noise criteria above the ground floor may not be reasonable or practicable. In these instances, any relaxation of the criteria is at the discretion of the Department of Transport and Main Roads.</p>	
	<p>OR all of the following acceptable outcomes apply:</p> <p>AO23.2 Buildings which include a habitable room are setback the maximum distance possible from a state-controlled road or type 1 multi-modal corridor. AND</p>	<p>Not Applicable (AO23.2)</p> <p>The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) and does not involve accommodation activities or future accommodation activities. Refer to section 4.</p>
	<p>AO23.3 Buildings are designed and oriented so that habitable rooms are located furthest from a state-controlled road or type 1 multi-modal corridor. AND</p>	<p>Not Applicable (AO23.3)</p> <p>The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) and does not involve accommodation activities or future accommodation activities. Refer to section 4.</p>

Performance outcomes	Acceptable outcomes	Response
	<p>AO23.4 Buildings (other than a relevant residential building or relocated building) are designed and constructed using materials which ensure that habitable rooms meet the following internal noise criteria:</p> <ol style="list-style-type: none"> 1. ≤ 35 dB(A) Leq (1 hour) (maximum hour over 24 hours). <p>Statutory 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>Note: To demonstrate compliance with the acceptable outcome, it is recommended that a RPEQ certified noise assessment report is provided, prepared in accordance with the State Development Assessment Provisions Supporting Information – Community Amenity (Noise), Department of Transport and Main Roads, 2013.</p> <p>Habitable rooms of relevant 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, 2015. Transport noise corridors are mapped on the DA mapping system.</p>	<p>Not Applicable (AO23.4)</p> <p>The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) and does not involve accommodation activities or future accommodation activities. Refer to section 4.</p>
<p>PO24 Development involving an accommodation activity or land for a future accommodation activity minimises noise intrusion from a state-controlled road or type 1 multi-modal corridor in outdoor spaces for passive recreation.</p>	<p>AO24.1 A noise barrier or earth mound is provided which is designed, sited and constructed:</p> <ol style="list-style-type: none"> 1. to meet the following external noise criteria in outdoor spaces for passive recreation: <ol style="list-style-type: none"> a. ≤ 57 dB(A) L_{10} (18 hour) free field (measured L_{90} (18 hour) free field between 6am and 12 midnight ≤ 45 dB(A)) b. ≤ 60 dB(A) L_{10} (18 hour) free field 	<p>Not Applicable (AO24.1)</p> <p>The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) and does not involve accommodation activities or future accommodation activities.</p>

Performance outcomes	Acceptable outcomes	Response
	<p>(measured L₉₀ (18 hour) free field between 6am and 12 midnight >45 dB(A))</p> <p>2. 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.</p> <p>Note: To demonstrate compliance with the acceptable outcome, it is recommended that a RPEQ certified noise assessment report is provided, prepared in accordance with the State Development Assessment Provisions Supporting Information – Community Amenity (Noise), Department of Transport and Main Roads, 2013.</p> <p>OR</p>	
	<p>AO24.2 Each dwelling has access to an outdoor space for passive recreation which is shielded from a state-controlled road or type 1 multi-modal corridor by a building, solid gap-free fence, or other solid gap-free structure.</p> <p>AND</p>	<p>Not Applicable (AO24.2)</p> <p>The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) and does not involve accommodation activities or future accommodation activities.</p>
	<p>AO24.3 Each dwelling with a balcony directly exposed to noise from a state-controlled road or type 1 multi-modal corridor has a continuous solid gap-free balustrade (other than gaps required for drainage purposes to comply with the Building Code of Australia).</p>	<p>Not Applicable (AO24.3)</p> <p>The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) and does not involve accommodation activities or future accommodation activities.</p>
Child care centres		
<p>PO25 Development involving a:</p> <ol style="list-style-type: none"> 1. child care centre; or 2. educational establishment <p>minimises noise intrusion from a state-controlled road or type 1 multi-modal corridor in indoor</p>	<p>AO25.1 A noise barrier or earth mound is provided which is designed, sited and constructed:</p> <ol style="list-style-type: none"> 1. to meet the following external noise criteria at all facades of the building envelope: 	<p>Not Applicable (AO25.1)</p> <p>The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle</p>

Performance outcomes	Acceptable outcomes	Response
education areas and indoor play areas.	<p>a. ≤ 58 dB(A) L_{10} (1 hour) façade corrected (maximum hour during normal opening hours)</p> <p>2. 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.</p> <p>Note: To demonstrate compliance with the acceptable outcome, it is recommended that a RPEQ certified noise assessment report is provided, prepared in accordance with the State Development Assessment Provisions Supporting Information – Community Amenity (Noise), Department of Transport and Main Roads, 2013.</p> <p>If the building envelope is unknown, the deemed-to-comply setback distances for buildings stipulated by the local planning instrument or relevant building regulations should be used.</p>	feedlot) and does not involve a child care centre or educational establishment.
	<p>OR all of the following acceptable outcomes apply:</p> <p>AO25.2 Buildings which include indoor education areas and indoor play areas are setback the maximum distance possible from a state-controlled road or type 1 multi-modal corridor. AND</p>	Not Applicable (AO25.2) The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) and does not involve a child care centre or educational establishment.
	<p>AO25.3 Buildings are designed and oriented so that indoor education areas and indoor play areas are located furthest from the state-controlled road or type 1 multi-modal corridor. AND</p>	Not Applicable (AO25.3) The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) and does not involve a child care centre or educational establishment.
	<p>AO25.4 Buildings are designed and constructed</p>	Not Applicable (AO25.4)

Performance outcomes	Acceptable outcomes	Response
	<p>using materials which ensure indoor education areas and indoor play areas meet the following internal noise criteria:</p> <ol style="list-style-type: none"> 1. ≤ 35 dB(A) Leq (1 hour) (maximum hour during opening hours). <p>Statutory 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>Note: To demonstrate compliance with the acceptable outcome, it is recommended that a RPEQ certified noise assessment report, prepared in accordance with the State Development Assessment Provisions Supporting Information – Community Amenity (Noise), Department of Transport and Main Roads, 2013, is provided.</p>	<p>The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) and does not involve a child care centre or educational establishment.</p>
<p>PO26 Development involving a:</p> <ol style="list-style-type: none"> 1. child care centre; or 2. educational establishment <p>minimises noise intrusion from a state-controlled road or type 1 multi-modal corridor in outdoor education areas and outdoor play areas.</p>	<p>AO26.1 A noise barrier or earth mound is provided which is designed, sited and constructed:</p> <ol style="list-style-type: none"> 1. to meet the following external noise criteria in each outdoor education area or outdoor play area: <ol style="list-style-type: none"> a. ≤ 63 dB(A) L_{10} (12 hour) free field (between 6am and 6pm) 2. 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. <p>Note: To demonstrate compliance with the acceptable outcome, it is recommended that a RPEQ certified noise assessment report is provided, prepared in accordance with the State Development Assessment</p>	<p>Not Applicable (AO26.1)</p> <p>The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) and does not involve a child care centre or educational establishment.</p>

Performance outcomes	Acceptable outcomes	Response
	Provisions Supporting Information – Community Amenity (Noise), Department of Transport and Main Roads, 2013. OR AO26.2 Each outdoor education area and outdoor play area is shielded from noise generated from a state-controlled road or type 1 multi-modal corridor by a building, solid gap-free fence, or other solid gap-free structure.	Not Applicable (AO26.2) The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) and does not involve a child care centre or educational establishment.
Hospitals		
PO27 Development involving a hospital minimises noise intrusion from a state-controlled road or type 1 multi-modal corridor in patient care areas.	AO27.1 Hospitals are designed and constructed using materials which ensure patient care areas meet the following internal noise criteria: 1. ≤ 35 dB(A) Leq (1 hour) (maximum hour during opening hours). Statutory 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. Note: To demonstrate compliance with the acceptable outcome, it is recommended that a RPEQ certified noise assessment report is provided, prepared in accordance with the State Development Assessment Provisions Supporting Information – Community Amenity (Noise), Department of Transport and Main Roads, 2013.	Not Applicable (AO27.1) The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) and does not involve establishment of a hospital.
Vibration		
Hospitals		
PO28 Development involving a hospital minimises vibration impacts from vehicles using a state-controlled road or type 1 multi-modal corridor in patient care areas.	AO28.1 Hospitals are designed and constructed to ensure vibration in the treatment area of a patient care area does not exceed a vibration dose value of $0.1\text{m/s}^{1.75}$.	Not Applicable (AO28.1) The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle

Performance outcomes	Acceptable outcomes	Response
	AND	feedlot) and does not involve establishment of a hospital.
	<p>AO28.2 Hospitals are designed and constructed to ensure vibration in the ward area of a patient care area does not exceed a vibration dose value of 0.4m/s^{1.75}.</p> <p>Note: To demonstrate compliance with the acceptable outcome, it is recommended that a RPEQ certified vibration assessment report is provided.</p>	<p>Not Applicable (AO28.2)</p> <p>The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) and does not involve establishment of a hospital.</p>
Air and light		
PO29 Development involving an accommodation activity minimises air quality impacts from a state-controlled road or type 1 multi-modal corridor in outdoor spaces for passive recreation.	AO29.1 Each dwelling has access to an outdoor space for passive recreation which is shielded from a state-controlled road or type 1 multi-modal corridor by a building, solid gap-free fence, or other solid gap-free structure.	<p>Not Applicable (AO29.1)</p> <p>The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) and does not involve an accommodation activity.</p>
PO30 Development involving a: 1. child care centre; or 2. educational establishment minimises air quality impacts from a state-controlled road or type 1 multi-modal corridor in outdoor education areas and outdoor play areas.	AO30.1 Each outdoor education area and outdoor play area is shielded from a state-controlled road or type 1 multi-modal corridor by a building, solid gap-free fence, or other solid gap-free structure.	<p>Not Applicable (AO30.1)</p> <p>The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) and does not involve a child care centre or educational establishment.</p>
PO31 Development involving an accommodation activity or hospital minimises lighting impacts from a state-controlled road or type 1 multi-modal corridor.	AO31.1 Buildings for an accommodation activity or hospital are designed to minimise the number of windows or transparent/translucent panels facing a state-controlled road or type 1 multi-modal corridor. OR	<p>Not Applicable (AO31.1)</p> <p>The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) and does not involve an accommodation activity.</p>
	AO31.2 Windows facing a state-controlled road or type 1 multi-modal corridor include treatments to block light from a state-controlled road or type 1 multi-modal corridor.	<p>Not Applicable (AO31.2)</p> <p>The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle</p>

Performance outcomes	Acceptable outcomes	Response
		feedlot) and does not involve an accommodation activity.

Table 1.2.3: Development in a future state-controlled road environment

Performance outcomes	Acceptable outcomes	Response
PO32 Development does not impede delivery of a future state-controlled road.	AO32.1 Development is not located in a future state-controlled road. OR	Complies with AO32.1 The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) and is not located in a future state-controlled road corridor. Refer to Figure 4 and Figure 21.
	AO32.2 Development is sited and designed so that permanent buildings, structures, infrastructure, services or utilities are not located in a future state-controlled road.	Not Applicable (AO32.2) Complies with AO32.1.
	OR all of the following acceptable outcomes apply: AO32.3 Structures and infrastructure located in a future state-controlled road are able to be readily relocated or removed without materially affecting the viability or functionality of the development. AND	Not Applicable (AO32.3) Complies with AO32.1.
	AO32.4 Development does not involve filling and excavation of, or material changes to, a future state-controlled road. AND	Not Applicable (AO32.4) Complies with AO32.1.
	AO32.5 Land is able to be reinstated to the pre-development condition at the completion of the use.	Not Applicable (AO32.5) Complies with AO32.1.

Performance outcomes	Acceptable outcomes	Response
<p>PO33 Vehicular access to a future state-controlled road is located and designed to not create a safety hazard for users of a future state-controlled road or result in a worsening of operating conditions on a future state-controlled road.</p> <p>Note: Where a new or changed access between the premises and a future state-controlled road is proposed, the Department of Transport and Main Roads will need to assess the proposal to determine if the vehicular access for the development is safe. An assessment can be made by Department of Transport and Main Roads as part of the development assessment process and a decision under section 62 of <i>Transport Infrastructure Act 1994</i> issued.</p>	<p>AO33.1 Development does not require new or changed access between the premises and a future state-controlled road. AND</p>	<p>Not Applicable (AO33.1)</p> <p>The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) and is not located in a future state-controlled road corridor. The proposed development does not require new or changed access between the subject land and a future state-controlled road. Refer to Figure 4 and Figure 21.</p>
	<p>AO33.2 Vehicular access for the development is consistent with the function and design of the future state-controlled road.</p>	<p>Not Applicable (AO32.2)</p> <p>Complies with AO33.1.</p>
<p>PO34 Filling, excavation, building foundations and retaining structures do not undermine, or cause subsidence of, a future state-controlled road.</p> <p>Note: To demonstrate compliance with this performance outcome, it is recommended that an RPEQ certified geotechnical assessment is provided, prepared in accordance with volume 3 of the Road planning and design manual, 2nd edition, Department of Transport and Main Roads, 2016.</p>	<p>No acceptable outcome is prescribed.</p>	<p>Not Applicable (PO34)</p> <p>The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) and is not located in a future state-controlled road corridor. Refer to Figure 4 and Figure 21.</p>
<p>PO35 Fill material from a development site does not result in contamination of land for a future state-controlled road.</p>	<p>AO35.1 Fill material is free of contaminants including acid sulfate content.</p> <p>Note: Soil and rocks should be tested in accordance with AS1289 – Methods of testing soils for engineering purposes and AS4133 2005 – Methods of testing rocks for engineering purposes. AND</p>	<p>Not Applicable (AO35.1)</p> <p>The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) and is not located in or adjacent to a future state-controlled road corridor. The proposed development is sited at an elevation of about 210m AHD and unlikely the area contains PASS. No imported fill material is required for the</p>

Performance outcomes	Acceptable outcomes	Response
		development. Refer to section 4, Figure 4 and Figure 21.
	AO35.2 Compaction of fill is carried out in accordance with the requirements of AS1289.0 2000 – Methods of testing soils for engineering purposes.	Complies (AO35.2) The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) and is not located in or adjacent to a future state-controlled road corridor. Further, all fill shall be compacted to relevant engineering standards. Refer to section 4, Figure 4 and Figure 21.
PO36 Development does not result in an actionable nuisance, or worsening of, stormwater, flooding or drainage impacts in a future state-controlled road.	No acceptable outcome is prescribed.	Not Applicable (PO36) The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) and is not located in a future state-controlled road corridor. Refer to Figure 4 and Figure 21.
PO37 Run-off from the development site is not unlawfully discharged to a future state-controlled road.	AO37.1 Development does not create any new points of discharge to a future state-controlled road. AND	Not Applicable (AO37.1) The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) and is not located in a future state-controlled road corridor. Refer to Figure 4 and Figure 21.
	AO37.2 Stormwater run-off is discharged to a lawful point of discharge. Note: Section 3.4 of the Queensland Urban Drainage Manual, Department of Energy and Water Supply, 2013, provides further information on lawful points of discharge.	Not Applicable (AO37.2) The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) and is not located in a future state-controlled road corridor. Refer to Figure 4 and

Performance outcomes	Acceptable outcomes	Response
	AND	Figure 21.
	AO37.3 Development does not worsen the condition of an existing lawful point of discharge to the future state-controlled road.	Not Applicable (AO37.3) The proposed development is an Intensive Animal Industry (sheep feedlot and beef cattle feedlot) and is not located in a future state-controlled road corridor. Refer to Figure 4 and Figure 21.

State code 10: Taking or interfering with water

Table 10.2.2: Operational works

Performance outcomes	Acceptable outcomes	Response
General		
PO1 Works do not adversely impact on the natural riverine ecosystem.	No acceptable outcome is prescribed.	<p>Complies with PO1</p> <p>The proposed works for taking overland flow water are for the operation of an environmental authority under the <i>Environmental Protection Act 1994</i>. Refer to section 4.</p> <p>The proposed works only capture stormwater runoff from those areas of the proposed development from which stormwater runoff has a high organic matter and therefore a high pollution potential. Refer to section 4.2.9 and 4.4.9.</p> <p>The proposed works shall store overland flow water with a high organic matter that shall be sustainably applied to crops and pasture within a dedicated effluent utilisation area within the subject land. Refer to section 4.2.11 and 4.4.11 and Figure 5 and Figure 9.</p> <p>The proposed works for taking overland flow water shall not permanently divert the natural flow of water within a watercourse. Refer to Figure 5 and Figure 9.</p> <p>The proposed works shall not impound or impede the natural flow of water within</p>

State Development Assessment Provisions – version 2.0
State code 10: Taking or interfering with water

Page 1 of 9

Performance outcomes	Acceptable outcomes	Response
		<p>watercourses or drainage features. Refer to Figure 5 and Figure 9.</p> <p>The proposed works for taking overland flow water shall not impact on any watercourse riparian or instream habitat. Refer to Figure 5, Figure 9 and Figure 16.</p> <p>Consequently, the proposed works shall not adversely impact on the natural riverine ecosystem.</p>
PO2 Works do not adversely impact other users' ability to access the resource.	No acceptable outcome is prescribed.	<p>Complies with PO2</p> <p>The proposed works are located within a controlled drainage area and only capture stormwater runoff from those areas of the proposed development from which stormwater runoff has a high organic matter and therefore a high pollution potential. Refer to section 4.2.11 and 4.4.11 and Figure 5 and Figure 9.</p> <p>The volume of stormwater runoff becoming contaminated is minimised by the diversion of upslope clean water around the controlled drainage area.</p> <p>The works for taking overland flow water are for the operation of an environmental authority for cattle feedlotting under the <i>Environmental Protection Act 1994</i>.</p> <p>Provisions exist under other legislation such as the <i>Water Act 2000</i> for users to access the resource.</p>

State Development Assessment Provisions – version 2.0
State code 10: Taking or interfering with water

Page 2 of 9

Performance outcomes	Acceptable outcomes	Response
		<p>There are no storages located immediately downstream of the proposed works that collect overland flow water. Refer to Figure 3 and figure 4.</p> <p>Consequently, the proposed works shall not adversely impact other users' ability to access the resource.</p>
PO3 Works do not adversely impact on the physical integrity of the watercourse.	No acceptable outcome is prescribed.	<p>Complies with PO3</p> <p>The proposed works for taking overland flow water are not located within the bed and banks of a watercourse. Refer to section 5.4 and Figure 4, Figure 5 and Figure 9.</p> <p>The proposed works for taking overland flow water shall not permanently impound or impede the natural flow of water within a watercourse. Refer to section 5.4 and Figure 4, Figure 5 and Figure 9.</p> <p>The proposed works for taking overland flow water shall not permanently divert the natural flow of water within a watercourse. Refer to section 5.4 and Figure 4, Figure 5 and Figure 9.</p> <p>The proposed works for taking overland flow water shall not impact on any watercourse riparian or instream habitat. Refer to section 5.4 and Figure 4, Figure 5, Figure 9 and Figure 16.</p> <p>The proposed works for taking overland flow water do not involve works within the bed and</p>

State Development Assessment Provisions – version 2.0
State code 10: Taking or interfering with water

Page 3 of 9

Performance outcomes	Acceptable outcomes	Response
		<p>banks of a watercourse such as waterway barrier works. Refer to section 5.4 and Figure 4, Figure 5 and Figure 9.</p> <p>The proposed works for taking overland flow water have been located and designed to avoid obstructing riverine flooding or overland flow paths. Refer to section 5.4.3, Figure 4, Figure 5 and Figure 9 and Figure 13.</p> <p>Consequently, the proposed works shall not adversely impact on the physical integrity of the watercourse.</p>
<p>PO4 Works are consistent with any of the following, to the extent they are relevant to the proposed development:</p> <ol style="list-style-type: none"> 1. a water plan 2. a water management protocol 3. a moratorium notice issued under the <i>Water Act 2000</i>. <p>Note: Moratorium notices are published on the Department of Natural Resources and Mines website. An example of a requirement in a water plan is a prescribed setback distance for new water bores from other existing water bores. These requirements will be different for each water plan.</p>	No acceptable outcome is prescribed.	<p>Complies with PO4</p> <p>The proposed works for taking overland flow water are for the operation of an environmental authority under the <i>Environmental Protection Act 1994</i>. Refer to section 4.</p> <p>Consequently, the proposed works are part of an environmentally relevant activity and are consistent to the extent they are relevant to the provisions of the Water Act 2000.</p>
Underground water		
PO5 Works maintain the natural ecosystem processes of the underground water system.	No acceptable outcome is prescribed.	<p>Not Applicable</p> <p>The operational works for taking overland flow water do not take underground water. Refer to section 5.4.1.</p>
PO6 Works minimise impacts on connectivity between underground water and water in a	No acceptable outcome is prescribed.	Not Applicable

State Development Assessment Provisions – version 2.0

State code 10: Taking or interfering with water

Page 4 of 9

Performance outcomes	Acceptable outcomes	Response
watercourse, lake or spring.		The operational works for taking overland flow water do not take underground water and are designed and operated to protect groundwater resources. Refer to section 5.4.1.
Overland flow water		
PO7 Works must not take overland flow water unless the works are: <ol style="list-style-type: none"> 1. for an activity prescribed by regulation under the <i>Water Act 2000</i>; or 2. for reconfiguring existing works; or 3. in a limited catchment area identified in a water plan; or 4. for contaminated agricultural run-off water; or 5. part of an environmentally relevant activity or under an environmental authority; or 6. incidental to capturing coal seam gas water; or 7. consistent with a water entitlement; or 8. for the purpose of water sensitive urban design; for developments in urban areas. 	No acceptable outcome is prescribed.	Complies with PO7 The operational works for taking overland flow water are for the operation of an environmental authority under the <i>Environmental Protection Act 1994</i> . Refer to section 4.
PO8 Works minimise the impact on receiving waters and neighbouring properties.	A08.1 Works are in accordance with a certified report, or the works are for: <ol style="list-style-type: none"> 1. the taking of contaminated agricultural runoff water where the volume is less than the volume of the limited capacity identified in a water plan or water management protocol; or 2. if no limited capacity is identified the capacity is less than 12 megalitres of contaminated agricultural run-off water; or 3. taking for stock and domestic purposes; or 4. taking overland flow water under a water entitlement. 	Complies with PO8 The proposed works for taking overland flow water are for the operation of an environmental authority under the <i>Environmental Protection Act 1994</i> . Refer to section 4. The proposed works only capture stormwater runoff from those areas of the proposed development from which stormwater runoff has a high organic matter and therefore a high pollution potential. Refer to section 4.2.9 and 4.4.9, Figure 5 and Figure 9.

Performance outcomes	Acceptable outcomes	Response
		Consequently, the proposed works have been sited, designed and operated to minimise impacts on receiving waters and neighbouring properties.
PO9 Works are located, constructed and operated in a way that minimises adverse impacts on neighbouring properties.	AO9.1 Works are contained within the property boundaries. AND	Complies with AO9.1 The operational works for taking overland flow water are located, within the boundary of the subject land as shown on Figure 4, Figure 5 and Figure 9. This includes all diversion banks, drains and storage dams. Consequently, the works are located to minimise adverse impacts on neighbouring properties.
	AO9.2 At full supply level, the area inundated is contained within the property boundaries. AND	Complies with AO9.2 The area inundated by the proposed works at fully supply level are located within the boundary of the subject land. Refer to Figure 4, Figure 5 and Figure 9.
	AO9.3 Bywash resulting from the works and any water diverted away from contaminated areas exits the property as close as practicable to the same location to which it exited the property boundary prior to construction of the works.	Complies with AO9.3 Bywash resulting from the works and any water diverted away from contaminated areas shall exit the property as close as practicable to the same location to which it exited the property. The proposed development is located in the centre of the property some 1500m from the subject land boundary. Further, the topography of the site is flat to very gently undulating. Refer to section 5.2. Consequently, the proposed works are located, constructed and operated in a way that minimises adverse impacts on neighbouring

Performance outcomes	Acceptable outcomes	Response
		properties.
Reconfiguring existing works		
PO10 Construction of new works must not increase the overall take of overland flow water.	AO10.1 Construction of new works must not result in an increase any of the following: 1. the capacity of the works to store water; or 2. the rate at which the works take water; or 3. the average volume of water taken by the works.	Not Applicable The operational works for taking overland flow water are for the operation of an environmental authority under the <i>Environmental Protection Act 1994</i> and do not involve the reconfiguration of existing works. Refer to section 4 and Figure 5 and Figure 9.
PO11 Works must not involve reconfiguration of natural water bodies or bunded areas.	No acceptable outcome is prescribed.	Not Applicable The operational works for taking overland flow water are for the operation of an environmental authority under the <i>Environmental Protection Act 1994</i> and do not involve the reconfiguration of natural water bodies or bunded areas. Refer to section 4 and Figure 5 and Figure 9.
PO12 Works must not involve reconfiguration of the storage capacity of any of the following: 1. a lake that was not used for irrigation or other intensive stocking or production; or 2. land being used for irrigated or dryland agriculture or areas surrounded by levees designed to prevent the land becoming inundated; or 3. naturally occurring infield storages.	No acceptable outcome is prescribed.	Not Applicable The operational works for taking overland flow water are for the operation of an environmental authority under the <i>Environmental Protection Act 1994</i> and do not involve reconfiguration of the storage capacity of a lake not used for irrigation or intensive livestock or production, land; land used for irrigated or dryland agriculture; land surrounded by levees; or naturally occurring infield storages. Refer to section 4 and Figure 5 and Figure 9.
PO13 New works must be located within the same premises as the existing works.	No acceptable outcome is prescribed.	Not Applicable The operational works for taking overland flow water are for the operation of an environmental authority under the <i>Environmental Protection Act</i>

State Development Assessment Provisions – version 2.0
State code 10: Taking or interfering with water

Page 7 of 9

Performance outcomes	Acceptable outcomes	Response
		1994 and do not involve the reconfiguration of existing works. Refer to section 4.
Limited catchment areas		
<p>PO14 In the limited catchment areas, any works for storing water must not:</p> <ol style="list-style-type: none"> 1. be larger than necessary for storing water other than overland flow water; or 2. be able to take floodwater overflowing from any adjacent watercourse. <p>Note: Limited catchment areas are listed in table 10.3.1.</p>	<p>AO14.1 In the limited catchment areas, the incidental take of overland flow water:</p> <ol style="list-style-type: none"> 1. is located within the sub-catchment/management area listed in table 10.3.1, column 2 for the relevant limited catchment area; and 2. is stored in a local catchment area that is less than or equal to the area of the limited catchment area specified in table 10.3.1, column 3. 	<p>Not Applicable</p> <p>The operational works for taking overland flow water are not located in the Fitzroy or Burnett Basin water plan area. Refer to section 5.4.</p>
Contaminated agricultural run-off water		
<p>PO15 Works to take contaminated agricultural run-off water must:</p> <ol style="list-style-type: none"> 1. demonstrate that there is no alternative way to take the water by using or reconfiguring existing works 2. be no larger than necessary to contain contaminated agricultural run-off water or tailwater 3. minimise the volume of water that becomes contaminated agricultural run-off water 4. where practicable, allow for water that is not contaminated agricultural run-off water or tailwater to be passed through the works. <p>Note: The design of the works should have regard to relevant industry guidelines and best practice environmental management.</p>	No acceptable outcome is prescribed.	<p>Not Applicable</p> <p>The operational works for taking overland flow water are for the operation of an environmental authority under the <i>Environmental Protection Act 1994</i> and do not involve the take of contaminated agricultural runoff water.</p>
Coal seam gas		
PO16 Works only capture overland flow water	No acceptable outcome is prescribed.	Not Applicable

Performance outcomes	Acceptable outcomes	Response
necessary for the operation of the environmentally relevant activity or environmental authority under the <i>Environmental Protection Act 1994</i> .		The operational works for taking overland flow water are for the operation of an environmental authority for cattle feedlotting under the <i>Environmental Protection Act 1994</i> and do not involve coal seam gas activities. Refer to section 4.
Environmentally relevant activity		
PO17 Any storage for the works must: <ol style="list-style-type: none"> 1. be no larger than necessary to store coal seam gas water for the beneficial use of the resource under chapter 8 of the <i>Waste Reduction and Recycling Act 2011</i> 2. minimise the volume of overland flow water taken 3. not be able to take floodwater from any adjacent watercourse 4. not contain coal seam gas water that could be stored in an existing alternative storage. 	No acceptable outcome is prescribed.	<p>Complies with PO17</p> <p>The operational works for taking overland flow water are for the operation of an environmental authority for cattle feedlotting under the <i>Environmental Protection Act 1994</i> and shall not store coal seam gas water. Refer to section 4.</p> <p>The operational works are located within a controlled drainage area in which the volume of water becoming contaminated is minimised by the diversion of upslope clean water around the works. Refer to section 4.2.9 and 4.4.9.</p> <p>The operational works have been sited above the 1% AEP flood level as shown on Figure 13 and shall not be able to take floodwater from adjacent watercourses.</p>

Appendix H – Pre-lodgement consultation

PA5-L



Department of
**State Development,
Manufacturing,
Infrastructure and Planning**

Our reference: 1812-8695 SPL

20 December 2018

JV & MH Brodie
PO Box 16078
Northpoint QLD 4350
Via email: boorameel1@bigpond.com

Attention: Mr John and Mrs Michelle Brodie

Dear John and Michelle

Pre-lodgement meeting record

This pre-lodgement record provides a summary of the matters discussed at the pre-lodgement meeting in addition to providing further advice prepared subsequent to the meeting. This record provides advice regarding the likely major issues relevant to the development proposal to assist in the timely processing of a development application. While this advice is provided in good faith, if the proposal is changed from that which was discussed with the Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP/SARA) during the pre-application meeting, this advice is not binding.

Reference information

Departmental role:	Referral agency
Departmental jurisdiction:	Schedule 10, Part 19, Division 1, Subdivision, 2 table 1 – taking or interfering with water

Pre-lodgement meeting date: 19 December 2018

Meeting attendees:

Name	Position	Organisation
Bernadette Plummer	Principal Planning Officer	DSDMIP
Catherine Rose	Business Support Officer	DSDMIP
Jason McGuire	Senior Town Planner (Not able to attend the meeting)	Department of Transport and Main Roads (DTMR)
Luke Boucher	Environmental Officer (Via teleconference)	Department of Agriculture and Fisheries (DAF)
Jacinta Fricot	Environmental Officer	DAF
John and Michelle Brodie		Applicant

Location details

Street address:	715 Powrunna Road, St George QLD 4487
Real property description:	Lot 1 on RP195461
Local government area:	Balonne Shire Council
Existing use:	Rural grazing property

Details of proposal

Development type:	Material change of use and Environmentally Relevant Activity #2 – (Lamb Feedlotting)
Development description:	To build 10,000 head lamb feedlot and stock spelling yards

Supporting information

Drawing/report title	Prepared by	Date	Reference no.	Version/issue
Email_applicant_supporting_information Re Pre Lodgement meeting request	Michelle Brodie	11/12/18		
Email_applicant_DD SW_photo access to highway_1812-8695 SPL	Michelle Brodie	17/12/18		

Pre-lodgement Advice

Requested information	
1.	The applicant is seeking advice from SARA about the requirements that would be expected to be submitted as part of a development application to construct a 10,000 head land feedlot and stock spelling yards.
State Transport Infrastructure	
2.	<p>Note: If you proceed with 10,000 head of sheep the SARA trigger for 'Development impacting on State transport infrastructure and thresholds' will apply)</p> <p>Plans A detailed plan of development which shows all development proposed on the subject land, including proposed access points and design/s.</p> <p>State Development Assessment Provisions</p> <ul style="list-style-type: none"> A complete and thorough assessment against the relevant State Codes (SC) listed in the current version of the State Development Assessment Provisions (SDAP). The current version of SDAP is Version 2.4 effective from 16 November 2018. The relevant SC that must be addressed will be dependent on the aspects of development being proposed and the referral triggers specified under the Planning Regulation 2017 (Planning Regulation). Guidance about which SC require assessment relative to the Planning Regulation triggers can be found in Table 2 of the SDAP. The SDAP can be accessed and downloaded from DSDMIP's website.

<https://planning.dsdmip.qld.gov.au/>

Stormwater

- A Stormwater Management Plan (water quantity and quality) is required which assesses the potential stormwater impacts on the state-controlled road (SCR) because of the proposal and identify what measures/works are needed to achieve compliance with Performance Outcomes (PO) PO12 to PO14, Table 1.2.1, SC 1 of the DSDMIPs SDAP. The Stormwater Management Plan must:
 - o be certified by a Registered Professional Engineer of Queensland (RPEQ)
 - o be prepared in accordance with the DTMR *Road Drainage Manual* (RDM) with consideration given to the *Queensland Urban Drainage Manual* (QUDM) and the *Environmental Protection Act 1994* and *Environmental Protection (Water) Policy 2009* which are available at www.legislation.qld.gov.au
 - o demonstrate that the management of stormwater (quantity and quality) post development can achieve a no worsening impact (on the pre-development condition) in accordance with the design criteria in the DTMRs RDM. Stormwater management for the proposed development must ensure no worsening or actionable nuisance to the SCR network caused by peak discharges, flood levels, frequency/duration of flooding, flow velocities, water quality, sedimentation and scour effects.
 - o ensure the following are addressed, where applicable:
 - all relevant legal points of discharge for the development site are identified. No new discharge points for stormwater will be permitted on SCR / rail;
 - the impact of existing or any proposed noise barriers on overland flow paths is taken into account
 - overland flow paths are identified and hydraulic conveyance is maintained on the site as part of the proposed development
 - flood storage capacity is maintained on the site as part of the proposed development
 - the adverse impacts from sheet flow on the SCR/ rail network are prevented
 - existing stormwater drainage infrastructure on SCR is not interfered with or damaged such as through concentrated flows, surcharging, scour or deposition
 - the quality of stormwater discharging onto the SCR is not reduced through erosion and/or sedimentation
 - o include details of the mitigation measures proposed to address any potential stormwater impacts (including flooding impacts) of the proposed development.

Traffic Impact Assessment (TIA)/Road Safety Assessment (RSA)

- A TIA/RSA is required which assesses the potential traffic impacts on the SCR network as a result of the proposal and identifies what mitigation measures and works are required to achieve compliance with (PO20-PO22 SC 1) (PO1 – PO6 SC 6) of the DSDMIP SDAP. The TIA/RSA must:
 - o be certified by a RPEQ in accordance with the DTMRs Guide to Traffic Impact Assessments 2017 (GTIA)
 - o be prepared in accordance with the DTMRs GTIA
 - o demonstrate that the management of development associated traffic can achieve a no worsening impact to the SCR network (on the pre-development condition) in accordance with GTIA
 - o ensure the following are addressed, where applicable:
 - An assessment of existing network and intersection safety issues and any new safety issues introduced by the development
 - Identification of the likely haul route/s and traffic split assumptions on the SCR network

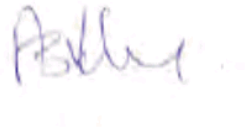
	<ul style="list-style-type: none"> - Include a pavement impact assessment assessing the potential pavement impacts on the SCR network during the construction phase of the development - Include a swept path analysis on all SCR intersections proposed to be accessed by development associated heavy vehicles o include details of the mitigation measures proposed to address any traffic impacts on the SCR network by the proposed development. Any mitigation measures must be prepared in accordance with the DTMR RPDM. • A turn warrant assessment is required to be carried out to determine what type of access / driveway would be required. Turn warrant assessments should be undertaken in accordance with <i>Austroads Guide to Road Design, Part 4A: Unsignalised and Signalised Intersections</i>. Turn warrant assessments should be supplemented by an intersection analysis (e.g. SIDRA analysis) to confirm queue storage lengths and geometrical requirements. <p>The RDM can be accessed and downloaded from www.tmr.qld.gov.au. The QUDM can be accessed and downloaded from www.dews.qld.gov.au. The <i>Environmental Protection Act 1994</i> and <i>Environmental Protections (Water) Policy 2009</i> can be accessed from www.legislation.qld.gov.au</p>
Vegetation Management Advice	
3.	<p>Note: From advice provided by the applicant in the meeting, no native vegetation is proposed to be cleared and therefore this information is no longer applicable based on the information provided at the meeting.</p>
Taking of overland flow	
	<ul style="list-style-type: none"> • The pre-lodgement request has not indicated whether a water source will be accessed to provide water for the proposed project. Should the proponent seek to access water or interfere with the flow of water on site as part of the project, an appropriate authorisation under the <i>Water Act 2000</i> may be required. The proponent is encouraged to contact the Department of Natural Resources and Mine's (DNRME) Water Management and Use team on 07 4625 3299 or via email to Waterservices.StGeorge@dnrme.qld.gov.au to discuss the requirements prior to submitting any applications. • The proposed development is located within the Condamine and Balonne groundwater management area and is subject to the Water Plan (Condamine and Balonne) 2004. The Condamine and Balonne Water Plan regulates surface water (water in watercourse and overland flow) and underground water not linked to artesian sediments or underground water and water in springs within the management units of the plan (for GABORA plan only). • Interference with underground water in some areas may require an authorisation under the <i>Water Act 2000</i>. More information is available here: https://www.business.qld.gov.au/industries/mining-energy-water/water/authorisations/water-areas It is recommended to contact DNRME for advice on the appropriate approvals required under the <i>Water Act 2000</i> prior to applying for a development permit under the <i>Planning Act 2016</i>. For some activities associated with the interference of water, a development permit may not be required. • Where overland flow is limited by the regulation, a water plan or a moratorium, an authorisation under the <i>Water Act 2000</i> may be required. The taking of overland flow is limited in the location of the proposed development under the Water Plan (Condamine and Balonne) 2004 and the Condamine and Balonne Resource Operations Plan 2008. More information is available here: https://www.business.qld.gov.au/industries/mining-energy-water/water/authorisations/water-areas • It is recommended to contact the DNRME for advice on the appropriate approvals required under the <i>Water Act 2000</i> prior to applying for a development permit under the

	<p><i>Planning Act 2016</i>. For some activities associated with the interference of water, a development permit may not be required.</p> <ul style="list-style-type: none"> An application for a development permit for taking or interfering with water under the <i>Planning Act 2016</i> requires the completion of DA Form 1 and information that addresses the SDAP SC 10 – Taking or interfering with water. SDAP guidance material for SC 10 for assistance in addressing the Code: https://www.dnrm.qld.gov.au/?a=109113:policy_registry/guideline-sdap-code-10.pdf&ver=1.00 Please note: A moratorium notice was published for the Condamine and Balonne, Border Rivers and Moonie Water Plan and has effect from 10 December 2018. This notice prohibits new works being undertaken. It is acknowledged that you have a number of approved works on the site that could be used as part of this approval. It would be recommended to contact Jessica Lloyd (Natural Resources Officer) on 4620 8106 to discuss this specifically.
Environmentally Relevant Activity (ERA)	
4.	<ul style="list-style-type: none"> A standard application for an ERA is required. This application will be required to be submitted directly to DAF (Livestock). DAF Livestock team will email the applicant directly with the applicable application forms as this application will not require referral to SARA.
SARA Jurisdiction and Fees	
5.	<p>Based on the information provided, a future development application may (depending on the final number of head of sheep) require referral to the Chief Executive of the <i>Planning Act 2016</i> (the Act), through the SARA, under the following provision of the Planning Regulation:</p> <ul style="list-style-type: none"> Schedule 10, Part 9, Division 4, Subdivision 2, Table 1, Item 1 - State transport infrastructure generally. Schedule 10, Part 19, Division 1, Subdivision, 2 table 1 – taking or interfering with water. <p>The applicable concurrence agency fees are:</p> <ul style="list-style-type: none"> Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 1 State transport infrastructure generally (threshold) - \$1619.00. Schedule 10, Part 19, Division 1, Subdivision, 2 table 1 – taking or interfering with water - \$161.00. <p>A development application referred to SARA for the above listed matters should provide a complete response to the most current version of the following SDAP:</p> <ul style="list-style-type: none"> State code 1: Development in a State-controlled road environment State code 10: Taking or interfering with water. <p>Further information on the SDAP is available from:</p> <p>For information regarding the timeframes of a development application please visit the below link:</p> <ul style="list-style-type: none"> https://planning.dilgp.qld.gov.au/planning/online-services/map-your-development-application

It is considered that the above summary is an accurate record of the matters discussed at the pre-lodgement meeting.

For further information please contact Bernadette Plummer, Principal Planner, on 46167307 or via email ToowoombaSARA@dsdmip.qld.gov.au who will be pleased to assist.

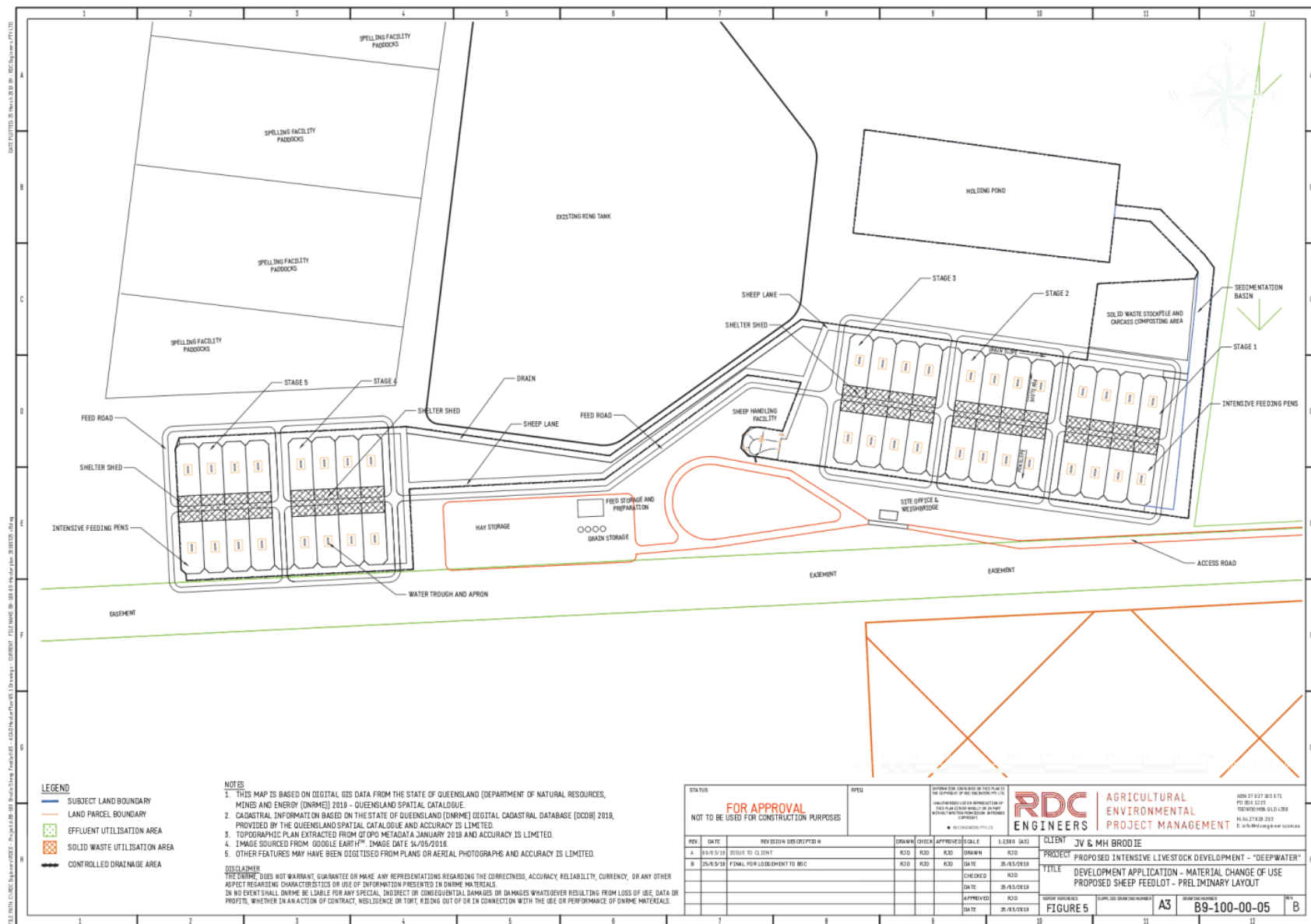
Yours sincerely

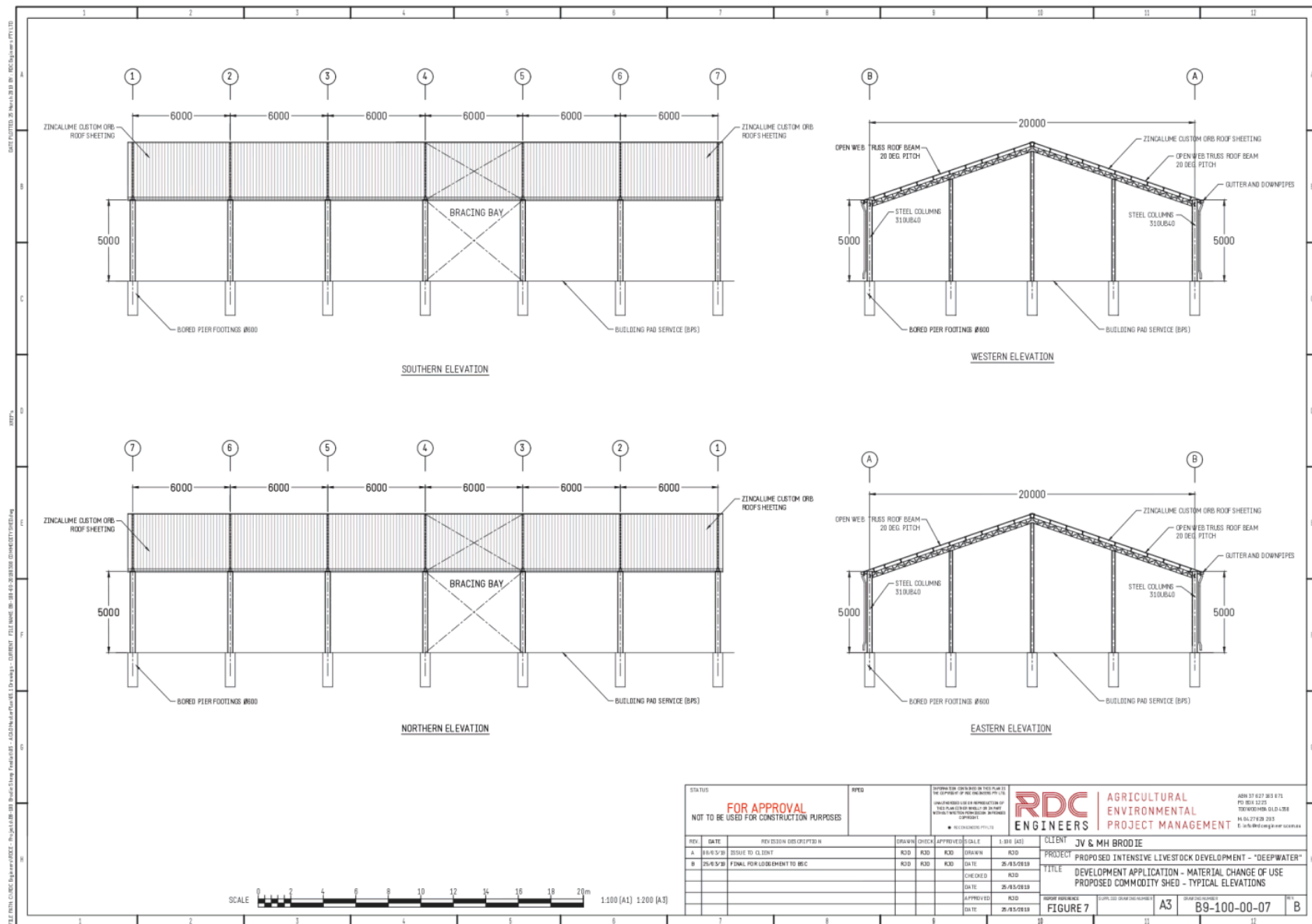
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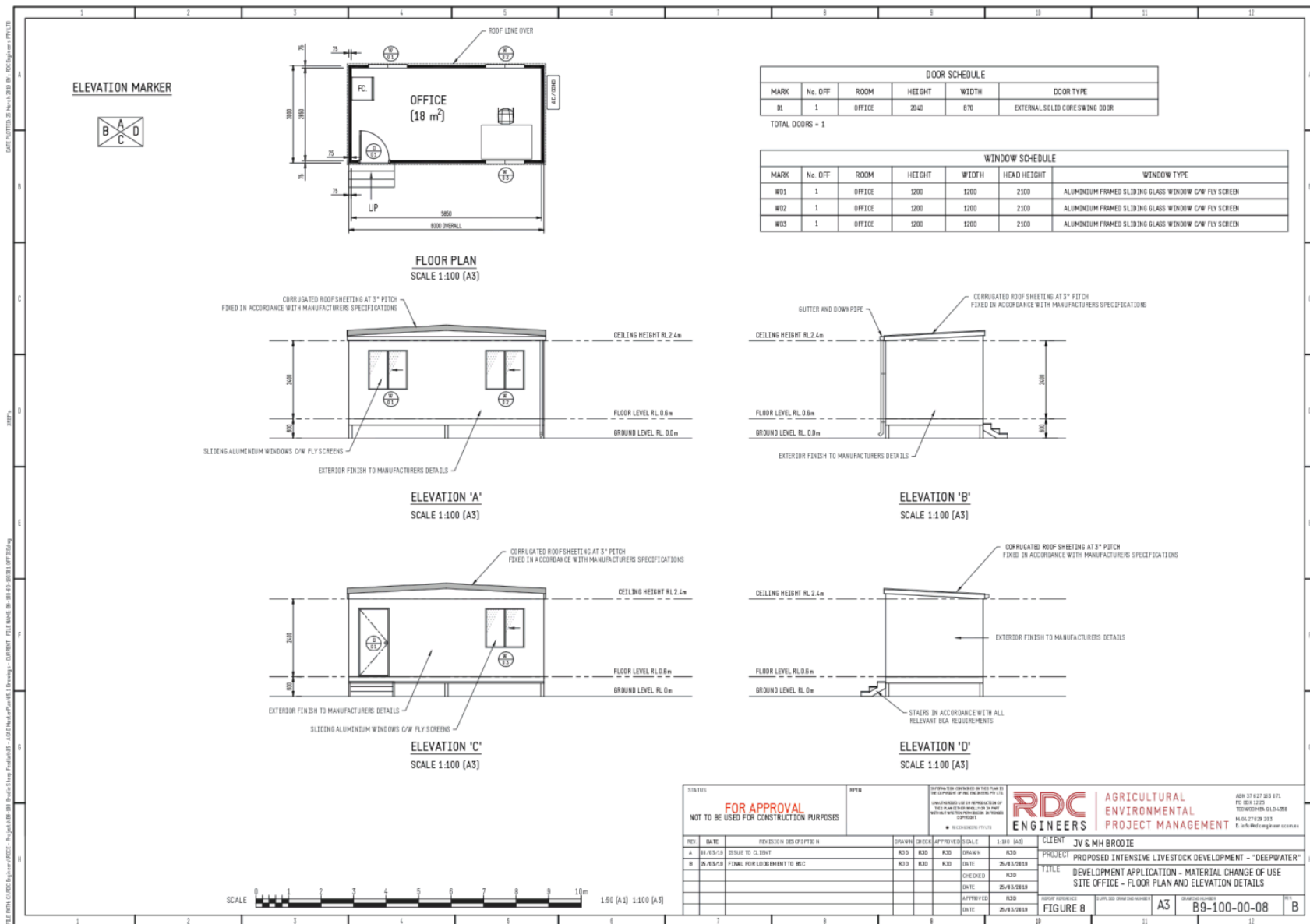
Andrew Foley
Manager, Planning

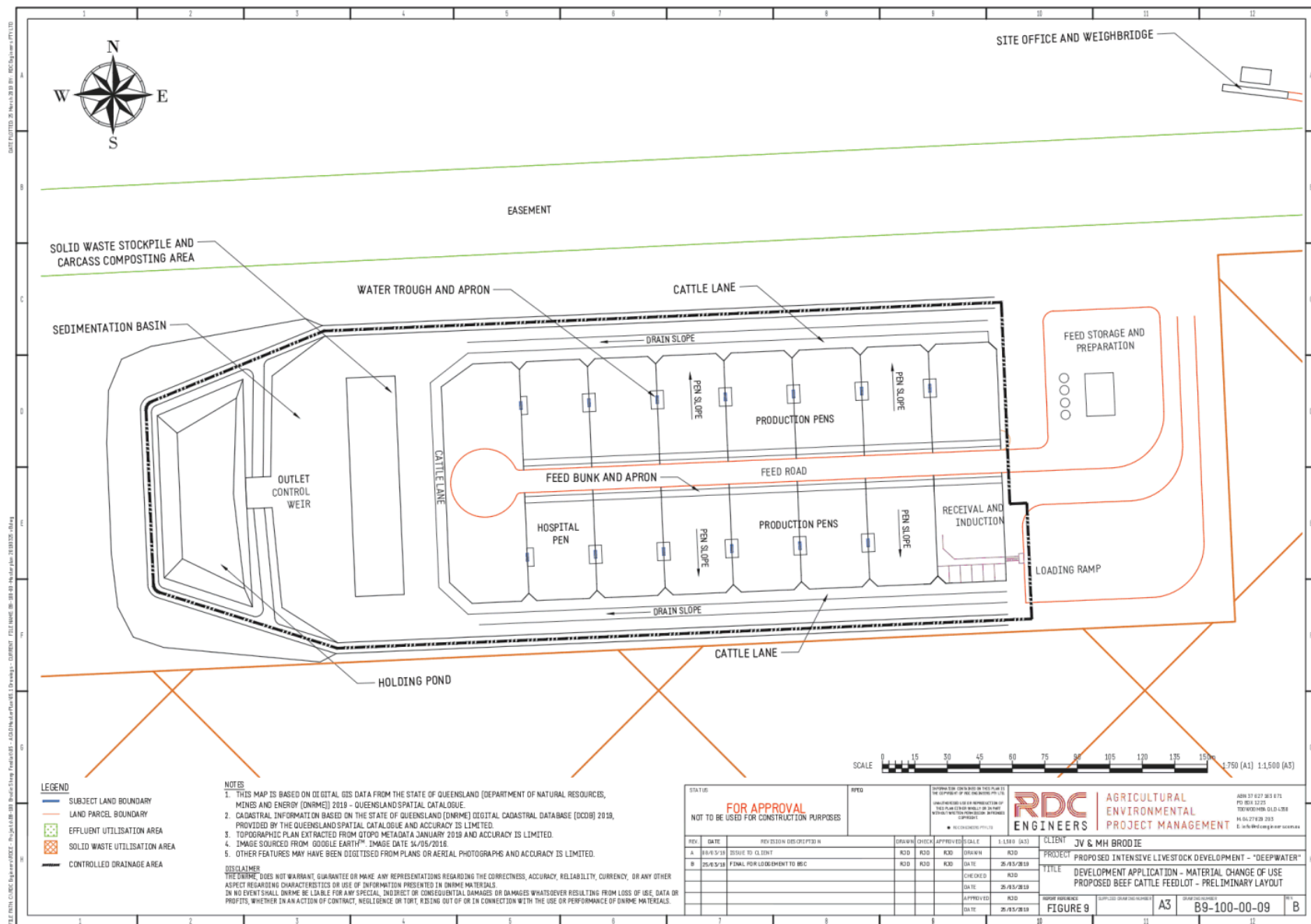
Advice

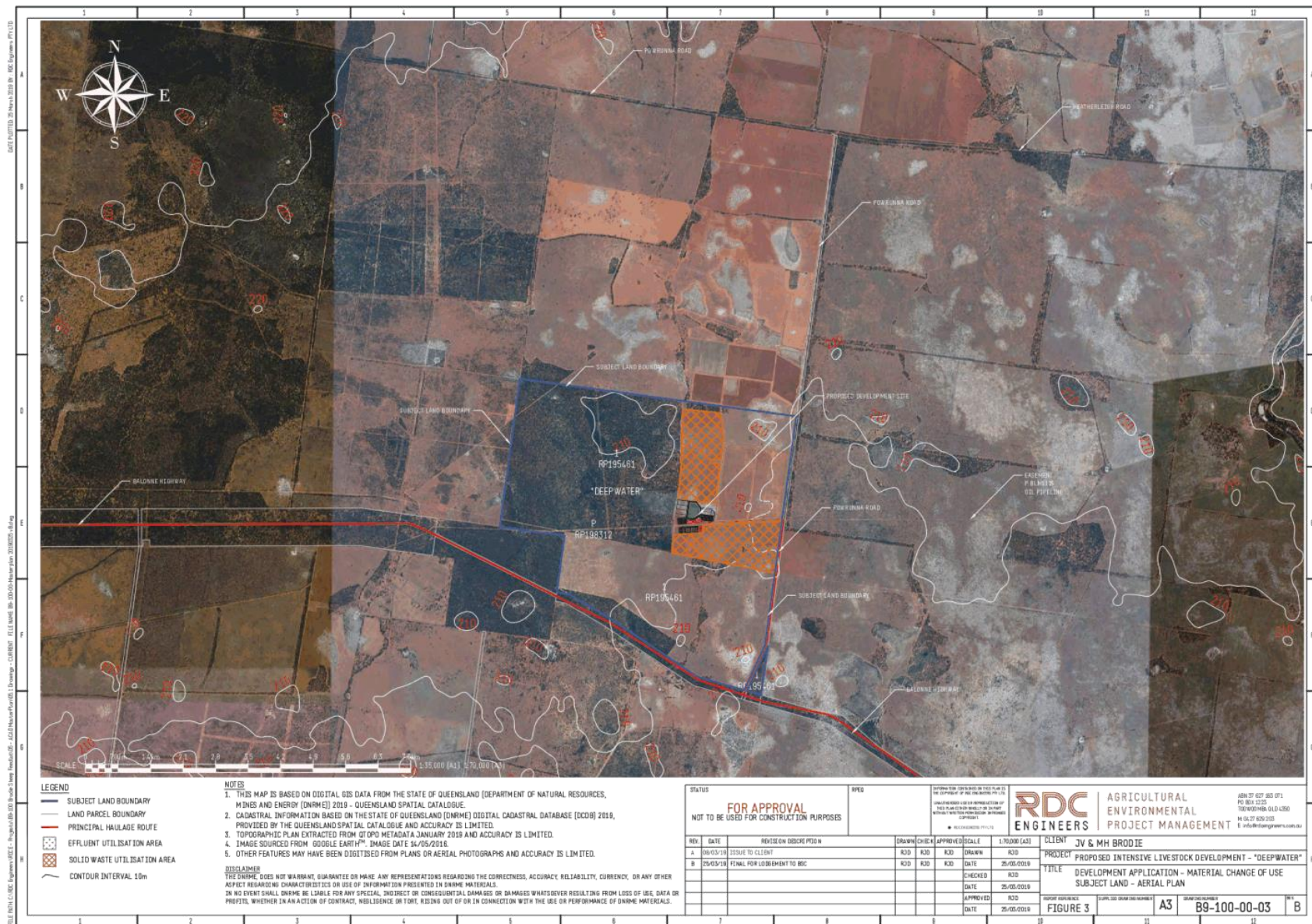
Item	Advice
1.	<p><i>Petroleum and Gas (Production and Safety) Act 2004</i></p> <p>The land for the proposed development is nearby to a high pressure gas pipeline Petroleum Pipeline Licence (PPL) 6, the licence is held by Santos Limited. It is recommended the applicant contact the pipeline licence holder to discuss potential safety concerns and the proposed development: Santos Limited, Team Leader Tenures Compliance, Level 22, Santos Place, 32 Turbot Street, Brisbane Qld 4000. Email: tenures.and.compliance@santos.com</p>
2.	<p><i>Queensland Stock Route Network</i></p> <p>The proposed development adjoins the Stock Route Network. The local government is responsible for day-to-day management of the Stock Route Network under their Stock Route Network management plan. The planning scheme may also have requirements for development of land on or adjacent to the stock route network. Contact the local government for further information.</p>

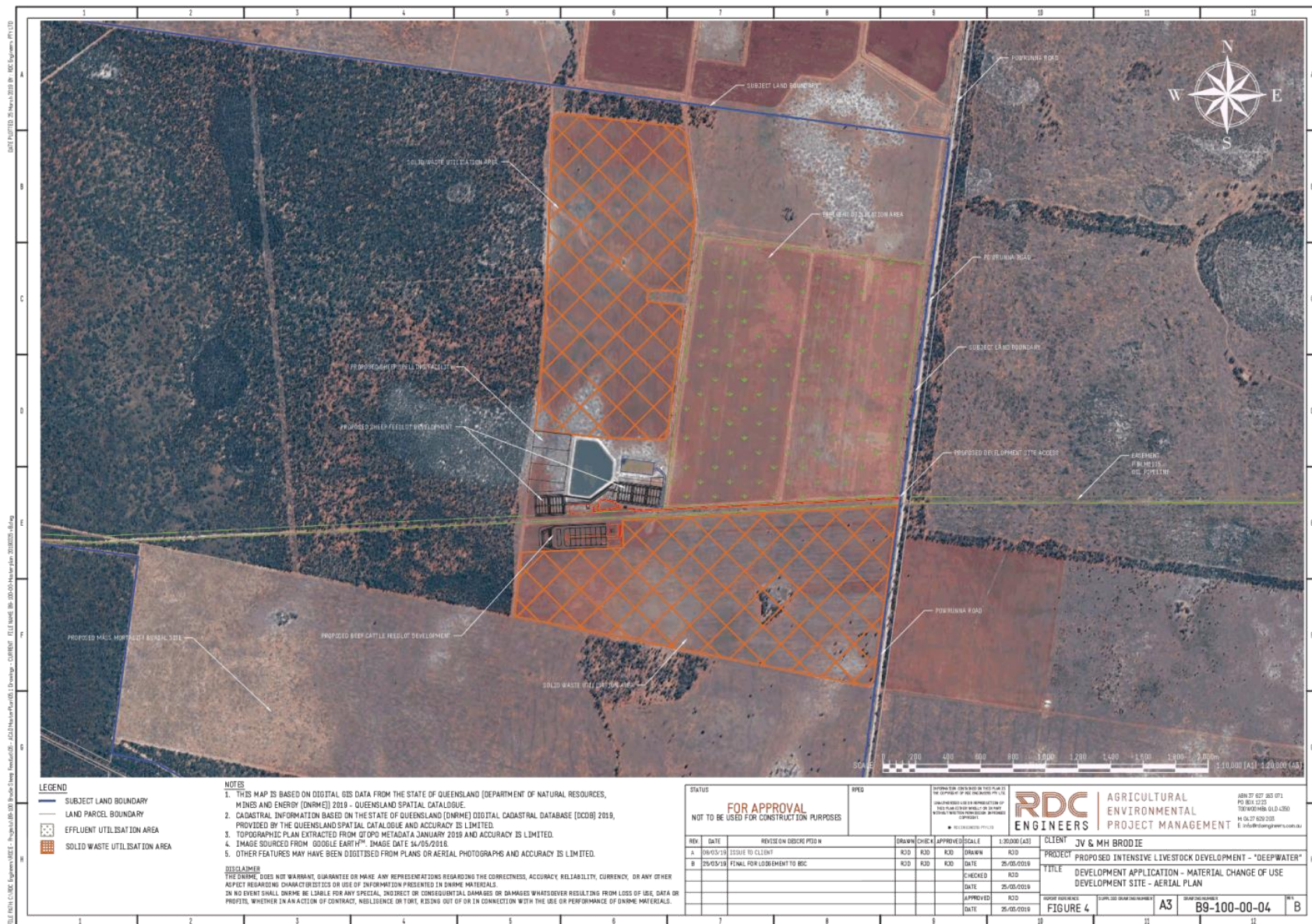






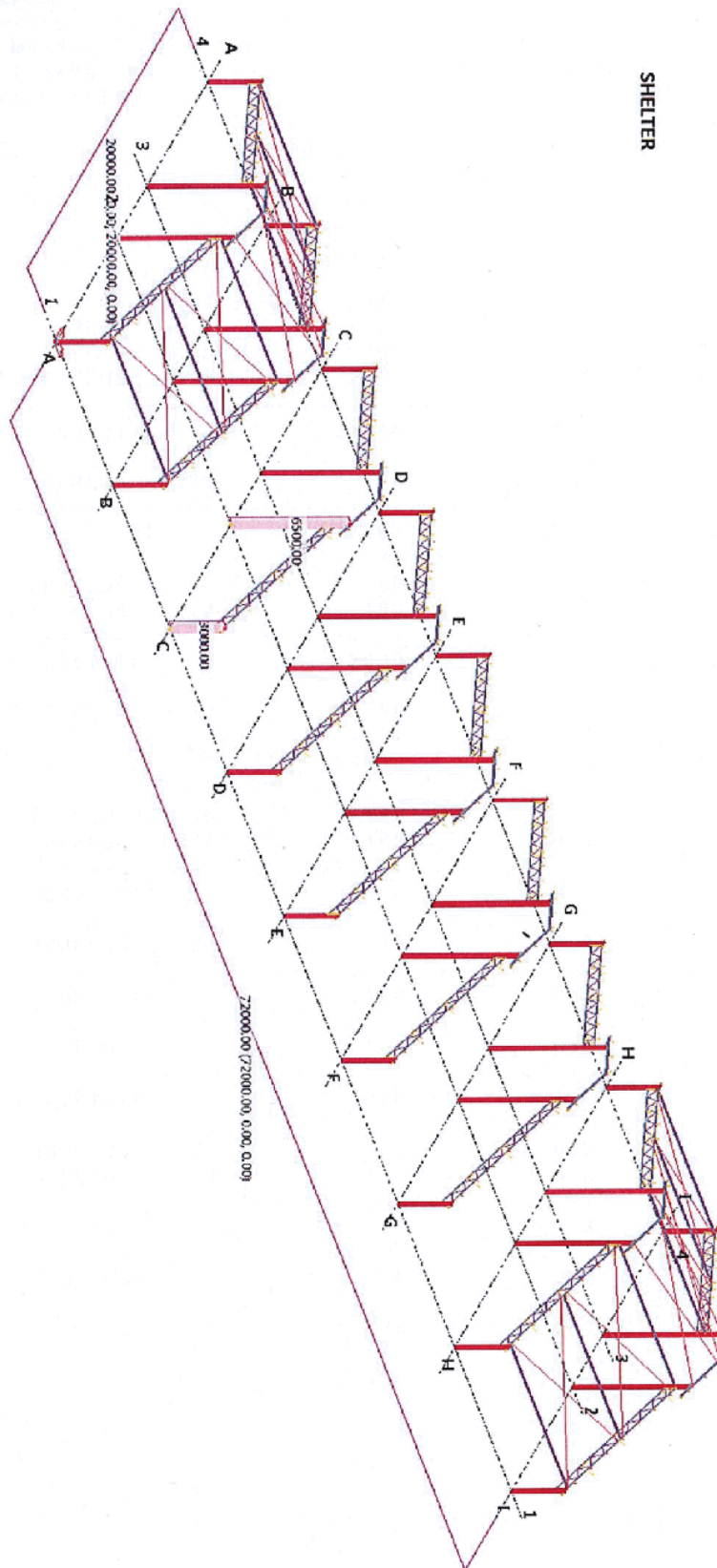






BAOODIE JOHN
72X20X3/6.5M

SHELTER





Department of
**State Development,
 Manufacturing,
 Infrastructure and Planning**

SARA reference: 1905-11187 SRA
 Council reference: FM:MM

17 May 2019

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

Attention: Ms Fiona Macleod

Dear Fiona

SARA response—Powrunna Road, St George QLD 4487

(Referral agency response given under section 56 of the *Planning Act 2016*)

The development application described below was confirmed as properly referred by the Department of State Development, Manufacturing, Infrastructure and Planning on (the department) 16 May 2019.

Response

Outcome:	Referral agency response - No requirements Under section 56(1)(a) of the <i>Planning Act 2016</i> , the department advises it has no requirements relating to the application.
Date of response:	17 May 2019
Reasons:	The reasons for the referral agency response are in Attachment 1 .

Development details

Description:	Development permit	Material change of use for proposed intensive animal industry comprising a sheep feedlot (1,000-10,000 Standard Sheep Units) and up to 1,000 Standard Cattle Units beef cattle feedlot.
SARA role:	Referral Agency.	
SARA trigger:	Schedule 10, Part 9, Division 4, Subdivision 2, Table 4 (Planning Regulation 2017) Development application for a material change of use within 25m of a State transport corridor.	

SARA reference: 1905-11187 SRA
Assessment Manager: Balonne Shire Council
Street address: Powrunna Road, St George QLD 4487
Real property description: Lot 1 on RP195461
Applicant name: JV & MH Brodie
Applicant contact details: PO Box 1223
Toowoomba QLD 4350
rod.davis@rdcengineers.com.au

Representations

An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s. 30 Development Assessment Rules). Copies of the relevant provisions are in **Attachment 2**.

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

For further information please contact Maria Johnson, Senior Planning Officer, on 46167302 or via email ToowoombaSARA@dsdmip.qld.gov.au who will be pleased to assist.

Yours sincerely



Andrew Foley
Manager

cc JV & MH Brodie, rod.davis@rdcengineers.com.au
enc Attachment 1 - Reasons for referral agency response
Attachment 2 - Change representation provisions

Attachment 1—Reasons for referral agency response

(Given under section 56(7) of the *Planning Act 2016*)

The reasons for the department's decision are:

- the proposed development meets the state development assessment (SDAP) provisions – Fasttrack5 qualifying criteria.

Material used in the assessment of the application:

- The development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- The SDAP (version [2.4]), as published by the department
- The Development Assessment Rules
- State Assessment and Referral Agency DA Mapping system
- State Planning Policy mapping system

Attachment 2—Change representation provisions

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Santos Ltd
ABN 80 007 550 923

Santos Resources Pty Ltd
ABN 55 010 407 664

60 Flinders Street
Adelaide SA 5000

GPO Box 2455
Adelaide SA 5001
Telephone: 61 8 8116 5000
Facsimile: 61 8 8116 5050
www.santos.com

Ref.: JMP AGM321+1087 MCU Deepwater Sheep and Cattle Feedlot Conditional Approval

4 June 2019

Fiona Macleod
Planning and Development Officer
Balonne Shire Council
112-118 Victoria Street,
St George, QLD, 4487

Dear Fiona,

Development Application for Material Change of Use – Intensive Animal Industry (Sheep Feedlot (10,000 SSU) and Cattle Feedlot (1,000 SCU) at 'Deepwater' Powrunna Rd, St George, QLD 4487 being Lot 1 on RP195461,

Thank you for your correspondence and information regarding the above service crossing and for the opportunity for Santos to assess the associated impact it may have upon the Jackson to Moonie high pressure transmission pipeline (JMP).

Santos obligations

By its wholly owned subsidiary, Santos Resources Pty Ltd, Santos holds petroleum pipeline licence number 6 (PPL6), which is administered under the *Petroleum and Gas (Productions & Safety) Act 2004* (P&G Act). Santos is legally obliged to protect the JMP to ensure safe and continued operation according to the Australian Standard for Pipelines – Gas and Liquid Petroleum (AS2885).

AS2885 recommends that activities impacting the JMP be carefully considered to ensure that any risk to its integrity, risk of property damage or injury to the public or the environment is minimised.

The risk profile of the JMP increases significantly when activities occur along or adjacent to it. Accordingly, Santos must satisfactorily mitigate the risk management issues associated with such activities to the JMP.

Conditions for the Material Change of Use

Following our assessment of the development adjacent to the JMP, Santos grants conditional approval and highlights the following requirements and provisions:

- i. Drawings B9-100-00-04 Rev B (Figure 4) and B9-100-00-05 Rev B (Figure 5) detail the access road to the development on the northern side of the pipeline easement. Santos requires this road to be moved off the easement to the north for final approval.

- ii. Any site works (including excavation) on the Pipeline easement may require assessment and supervision by a Santos representative. The Applicant is asked to contact our Pipeline Operator, Dutton McCormack directly on 0427 576 164 at least two weeks prior to the commencement of any site works affecting the JMP pipeline or easement.

Santos reserves all its rights under PPL6, the P&G Act, the *Land Title Act 1994*, the *Land Act 1994* and its registered easement.

Subject to compliance with the following, Santos grants conditional approval for the proposed activity:

- (a) Limited to the facts, circumstances and to any geographical or physical limits contained or delimited in the Development Application (DA);
- (b) Revocable if:
 - (i) there is any non-compliance by the Applicants;
 - (ii) the Applicants make any material alteration to the DA;
 - (iii) if there is a legal restraint imposed by any governmental authority or other entity on Santos' ability to consent to the proposal;
- (c) Subject to the prior written approval of any registered owner, mortgagee or lessee of the land burdened by the easement; and
- (d) Subject to compliance with the following standard conditions associated with the proposed activity:

Activity Limitations

- ♦ The activities must not hinder Santos' ability to operate and maintain the JMP in compliance with AS2885.
- ♦ All future activities and design which impact upon the JMP, associated facilities and/or registered easement are subject to assessment under a separate application.

Design Requirements

- ♦ No pit, well, foundation, pavement or other structure of any kind will be permitted over or in the vicinity of the JMP.
- ♦ 'As constructed' details of the activities are to be submitted to Santos for record.
- ♦ Modification to the surface profile (i.e. cut or fill) over the JMP will be subject to Santos Engineering assessment.
- ♦ Pipeline markers (signage), above-ground markers (AGMs) and cathodic-protection (CP) test points shall not be removed without the prior written authority of Santos.
- ♦ AGMs shall be surveyed prior to any authorised disturbance.

Management of Site Works

- ♦ Excavation work around the JMP is to be carried out under the explicit direction of Santos.
- ♦ Personnel working within the vicinity of the JMP may be required to attend an induction prior to commencing of site works.
- ♦ No earthmoving equipment or construction traffic is permitted to travel along, cross or stand over the JMP.
 - Where mobile equipment traffic is required to operate in the vicinity of the JMP, an 'exclusion buffer' either side of the pipeline will be barricaded off for the duration of construction. The location and type of barrier will be determined with and agreed to by the onsite Santos representative.
 - Where mobile equipment traffic is required to cross the JMP, the location of a protective crossing (e.g. earth ramp) for heavy vehicles/equipment will be determined on-site with the Santos representative.
 - Final specifications of any required protective crossing shall be subject to Santos Engineering design.
- ♦ Vibration-rolling is not permitted over or within the vicinity of the Pipeline. The option to undertake static-rolling and/or the minimum offset for vibration-rolling shall be subject to Santos Engineering assessment.
- ♦ The storage of building materials or equipment over or in the vicinity of the JMP is not permitted;

Costs & Tenure Responsibilities

- ♦ All costs associated with the installing protective measures for the JMP (including initial inspection and coating repair) are the responsibility of the Applicants;
- ♦ The Applicants shall be responsible for obtaining all consents and approvals from Santos and relevant government departments for the extinguishing and/or amending the easements and/or registering as required, and pay any legal costs incurred by Santos for preparation of the associated legal documents.

Should you require any further information please contact this office.

Yours Sincerely



Greg Bishop
Superintendent MBP JMP

From: [Bishop, Greg](#)
To: [Planning](#)
Subject: RE: Balonne Council - MCU 168 John Brodie
Date: Thursday, 25 July 2019 11:37:32 AM

Thanks Jess.

Confirming we have no objection with the access road on the northern side of the easement.

Best regards,

Greg



Greg Bishop
Superintendent MBP JMP
Operations, Maintenance and Midstream
Santos Limited, 32 Turbot St, Brisbane, QLD 4000
t: +61 7 3838 3978 m: +61 427 727 090



From: Planning [mailto:Planning@maranoa.qld.gov.au]
Sent: Thursday, 25 July 2019 11:32 AM
To: Bishop, Greg <Greg.Bishop@santos.com>
Subject: ![EXT]: Balonne Council - MCU 168 John Brodie

Hi Greg

Following on from earlier conversation regarding John Brodie's feedlot. Could you please confirm that you have no concerns with the proposed access road to be located on the northern side of the easement.

Kind regards

Jess



Maranoa Regional Council
Postal Address: P.O. Box 620 ROMA QLD 4455
P: 1300 007 662
1300 007 662
F: (07) 4624 6990
Email: Planning@maranoa.qld.gov.au
Web: www.maranoa.qld.gov.au

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OFFICER REPORT

TO: Council

SUBJECT: MCU 171 - Development Application for Material Change of Use - "Dwelling House" (Second Dwelling) - 51 Willowthal Road, St George QLD 4487 described on Lot 60 on SP158281

DATE: 05.08.19

AGENDA REF: CES9

AUTHOR: Tayla Willis - Project Support Officer

Executive Summary

Council has received a development application from S and S Timmer Constructions for a Material Change of Use – "Dwelling House" (Second Dwelling) on the property located at 51 Willowthal Road, St George described as Lot 60 on SP158281.

Background

The application is generally consistent with the assessment benchmarks provided by the Planning Act 2016 and any perceived conflict with the assessment benchmarks can be addressed by way of conditions of development approval.

Applicant:	S and S Timmer Constructions
Owner of Land:	Vicki Lee Priest and Kenneth Ernest Bright
Land description & Area:	Lot 60 on SP158281 (16.91ha lot area)
Zone/ Precinct:	Rural Residential Precinct
Overlay:	Nil
Proposal:	Material Change of Use – "Dwelling House" (Second Dwelling)
Proposal Assessment category:	Code Assessment
Properly made date:	17 June 2019

PROPOSAL

The application seeks approval for a Material Change of Use– "Dwelling House" (Second Dwelling) on land located at 51 Willowthal Road, St George described as Lot 60 on SP158281.

The proposal involves the construction of an additional detached dwelling located adjacent to the existing outbuilding on the north western side of subject site. The existing dwelling, being a small demountable building (located underneath the outbuilding) is currently occupied by the landowners who intend to move into the proposed second dwelling once constructed. The demountable building is intended to remain onsite once the second dwelling has been built.

The proposed dwelling will have a gross floor area of 192.3m² (19m long x 10.12m wide). It is proposed that the dwelling be separated from the existing outbuilding and dwelling by a distance of approximately 2.88 metres (If approved conditions of development will ensure that adequate setbacks are provided in accordance with applicable building standards and legislation). The proposed dwelling comprises two bedrooms, a living room, kitchen, dining, retreat, bathroom, toilet and laundry.

(Refer to Attachment 1: Development Application - Proposal Plans)

The proposed dwelling will be connected to existing electricity supply, on-site effluent disposal system, rain water tanks and river water supply. Vehicle access to the site will be via the existing driveway off Willowthal Road.

Characteristics of the site:

The development site is located in the Rural Residential Precinct of the *Balonne Shire Planning Scheme 2006 (As amended July 2014)* and approximately 4.5km north-east of the township of St George. Access to site is gained via Willowthal Road. Reticulated water and sewerage is unavailable to the site, however the site is supplied with river water and serviced by onsite rain water tanks.

The site comprises an area of 16.91 hectares. It is currently used for rural residential purposes and is occupied by a small dwelling (demountable building) located within the primary outbuilding. A smaller, secondary outbuilding also occupies the site. Surrounding land uses comprise rural residential lots of varying sizes, occupied by single and multi-dwelling residences and horticultural uses including carrot and grape farms.



Figure1: Site Locality

Source: QLD Globe

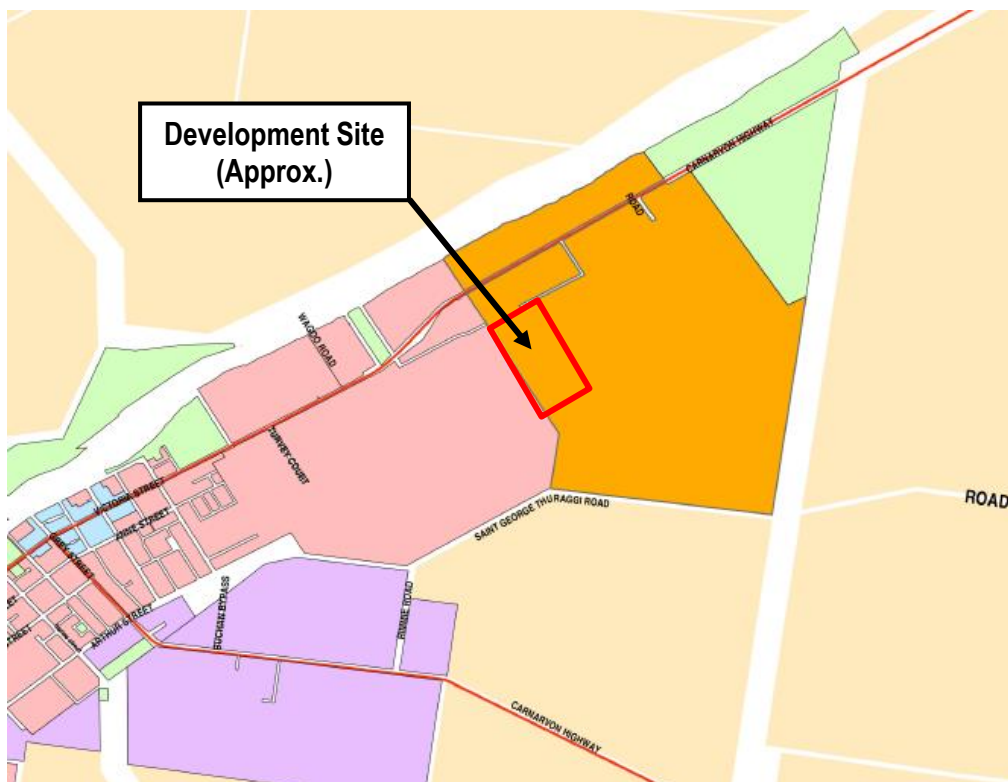


Figure 2: Zoning

Source: Balonne Shire Planning Scheme 2006

ASSESSMENT

The proposal constitutes a *material change of use* as defined in the *Planning Act 2016* (being the start of a new use of the premises).

The proposed use is defined as a “Dwelling house” in the *Balonne Shire Planning Scheme (As amended July 2014)* (the Planning Scheme):

“Dwelling house” means any separate premises used as a single detached dwelling unit. The term includes removal homes. The term does not include caretaker’s residence, caravans or relocatable homes, or a dwelling unit comprising part of a dual occupancy or accommodation units.

A Dwelling House is identified as self-assessable under the tables of assessment for the Rural Zone (Rural Residential Precinct provisions included). However, given non-compliance with *Acceptable Solution 6.1 Density*, the additional dwelling becomes Code Assessable under the Planning Scheme.

The application is subject to Code Assessment and therefore requires assessment against the *Darling Downs Regional Plan*, the *State Planning Policy – July 2017* and applicable codes to which the application relates within the Balonne Shire Planning Scheme. The following is an assessment of the proposal’s compliance with the Darling Downs Regional Plan, State Planning Policy and Rural Zone Code within the Planning Scheme.

Darling Downs Regional Plan

The *Darling Downs Regional Plan* was adopted in October 2013 and covers the local government areas of Balonne, Goondiwindi, Maranoa, Southern Downs, Toowoomba and Western Downs.

The intent of the Darling Downs Regional Plan is to provide direction to resolve competing state interests relating to the agricultural and resources sectors, and to enable the growth potential of the region’s towns.

This application does not compromise the intent of the Darling Downs Regional Plan because the proposal is for a small second dwelling on rural residential block that does not compete or impact on the resource sector in the region nor will it lead to the fragmentation or loss of viable agricultural land.

State Planning Policy

Council must consider assessable development applications against the State Planning Policies to the extent they have not been appropriately integrated within or are inconsistent with the Balonne Shire Planning Scheme. The state interests identified in the *State Planning Policy (SPP) – July 2017* that are of primary relevance to the proposed development include:

- Liveable Communities and Housing – Housing Supply and Diversity & Liveable Communities
- Economic Growth – Agriculture

It is considered that the proposed development is consistent with the intent of SPP having regard to the following characteristics in particular;

- The proposed dwelling is appropriately located in the Rural Residential Precinct and will respond to the needs of the occupants currently living onsite. The proposed dwelling has direct access to a sealed local road network and will be connected to onsite infrastructure including power, water supplies and an effluent disposal system. The site is also located in close proximity to the township of St George which is serviced with amongst other things health, education, recreation activities and employment.
- Although the subject site is mapped as containing Good Quality Agricultural Land (GQAL), the site is zoned for Rural Residential purposes given the size and proximity to the township of St George.
- The proposed development is consistent and compatible with surrounding land uses, with other properties in the surrounding area containing two dwellings also.

Balonne Shire Council Planning Scheme 2006 (As amended July 2014)

Rural Zone Code

Overall Outcomes for the Rural Zone

1. *The overall outcomes are the purpose of the Rural Zone Code.*
2. *The Code seeks to ensure that development within the Rural Zone:*
 - a) *reflects the economic potential of the Rural Zone;*
 - b) *is appropriately located within the Rural Zone and existing and future Rural Activities are not prejudiced by inappropriate development;*
 - c) *maintains the environment, including soil, air and water, compatible with healthy natural systems and ensures public health and safety;*
 - d) *protects Good Quality Agricultural Land (GQAL) from fragmentation, alienation or encroachment of incompatible land uses in accordance with State Planning Policy 1/92 – Development and Conservation of Agricultural Land;*
 - e) *is located, designed and operated in a manner that protects and enhances the predominant rural scale, intensity, form and character;*

- f) *maintains the rural amenity;*
- g) *does not prejudice or impact adversely on other uses including those within other Zones;*
- h) *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.*
- i) *protects areas and sites of conservation importance, including cultural and high landscape values;*
- j) *is undertaken in an orderly and logical sequence to achieve an efficient provision of infrastructure;*
- k) *is located and designed in ways that minimise the need for flood, bushfire and landslide mitigation and to protect people and premises from such natural events;*
- 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.*

The proposed dwelling is appropriately located and has access to infrastructure including reticulated electricity, river water supply and rainwater tanks, an onsite effluent disposal system and sealed local road network. The proposed development is small in scale in comparison to the overall lot size and is consistent with the surrounding area and therefore will have no impact on the amenity and character of the immediate and surrounding area.

The Code's relevant Performance Criteria are shown below, in order to more easily permit structured and detailed consideration of relevant issues—

Performance Criteria	Acceptable Solution
A. For all of the Rural Zone	
Infrastructure PC 1 Electricity Premises are provided with a supply of electricity adequate for the activity.	✓ The proposed dwelling will be connected to existing electricity supply.
PC 2 Water Supply Premises are provided with an adequate volume and supply of water for the activity.	✓ The development site is serviced by existing private rain water tanks and the town river water supply. If the application is to be approved, conditions of the development approval will require each residence to be connected to a rainwater tank with a minimum capacity of 45,000 litres for potable water and onsite storage of 20,000 litres of water 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.	✓ The proposed dwelling will be connected to the existing on-site effluent disposal system. If the application is to be approved, conditions of the development approval will require effluent disposal system to be designed and constructed with Schedule 5" Standards for Sewerage Supply".

<p>PC 4 Stormwater/Inter-Allotment Drainage Stormwater is collected and discharged so as to:</p> <ul style="list-style-type: none"> 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 on the state-controlled roads is not compromised. 	<p style="text-align: center;">✓</p> <p>Stormwater runoff from the proposed dwelling will be collected and piped to existing rainwater tanks.</p> <p>If the application is to be approved, conditions of the development approval will require stormwater to be collected and discharged in accordance with Schedule 6 "Standards for Stormwater Drainage".</p>
<p>PC 5 Vehicle Access Vehicle access is provided to a stand appropriate for the use.</p>	<p style="text-align: center;">✓</p> <p>Access to the site will be via the existing access driveway from Willowthal Road which is of appropriate standard for the proposed use.</p>
<p>PC 6 Density The density of residential activities does not impact adversely on the residential and rural amenity of the area.</p>	<p>While the property has an existing dwelling onsite, and therefore the density from the second dwelling will be increased to more than one, it is considered that the application for a second dwelling will not increase the density onsite significantly due to the size of the lot being 16 hectares, with the development equating to less than 5% of the total site. The total number of bedrooms onsite will increase from one to three. Therefore, the residential and rural amenity of the area will not be adversely impacted as a result of the development.</p>
<p>PC 7 Parking and Manoeuvring Vehicle parking and service vehicle provision is adequate for the use of whilst ensuring both safe and functional operation for motorists and pedestrians.</p>	<p style="text-align: center;">✓</p> <p>Existing car parking spaces are provided within the existing outbuilding. The site provides sufficient space for onsite parking to cater for the development.</p>
<p>PC 8 Roads All weather road access is provided between the premises and the existing road network.</p>	<p style="text-align: center;">✓</p> <p>The site has an existing all-weather access road between the site and Willowthal Road that will service the proposed dwelling.</p>
<p>PC 9 State Controlled Roads State Controlled Roads are maintained and enhanced as a link between major centres.</p>	<p>Not applicable. The subject site is not adjacent to or adjoining a State-controlled road.</p>
<p>PC 10 Development Adjacent to Highways 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.</p>	<p>Not applicable. The subject site is not adjacent to a State-controlled road.</p>
<p>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.</p>	<p style="text-align: center;">✓</p> <p>The proposed dwelling is located at approx.133 metres from the local road network therefore assisting with maintaining acceptable levels of road noise. The development is consistent with the intended land use for the site, being located within the Rural Residential Precinct.</p>

<p>PC 12 Development in the Vicinity of Aerodrome</p> <p>a) Development in the vicinity of an aerodrome: b) does not adversely affect the operation of the aerodrome; c) is designed and located to achieve a suitable standard of amenity for the proposed activity; and d) does not restrict the future operational demands of the aerodrome.</p>	<p>Not applicable. The subject site is not located in close proximity to an airport.</p>
<p>PC 13 Aerodrome Safety and Obstruction</p> <p>The development of premises does not cause an obstruction or other potential hazard to aircraft movement associated with the aerodrome by way of:</p> <p>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 distract or confuse pilots; d) interfering with navigation or communication facilities; e) emissions that may affect pilot visibility or aircraft operations; or f) transient intrusions into the aerodromes operational space.</p>	
<p>PC 14 Gas and Oil Pipelines</p> <p>Buildings are located at an appropriate distance from pipelines to ensure community safety and operation of the use is not compromised.</p>	<p>Not applicable. The site does not contain a gas or oil pipeline.</p>
<p>PC 15 Refuse Tips and Effluent Treatment Plants</p> <p>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.</p>	<p>Not applicable. The subject site is not within close proximity to a refuse tip or effluent treatment plant.</p>
<p>PC 16 Rail Corridors</p> <p>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.</p>	<p>Not applicable. The subject site is not within close proximity to a rail corridor.</p>
<p>PC 17 Noise Attenuation</p> <p>Development adjoining the rail corridor is</p>	

protected from the impact of noise.	
PC 18 Electricity Transmission Line Easement – Vegetation Transmission lines within an Electricity transmission line easement are protected from vegetation.	Not applicable. The subject site does not contain an electricity transmission line.
PC 19 Electricity Transmission Line Easement – Separation Distance Buildings and “community orientated uses” are located a minimum distance from lines to ensure community safety.	
2. Environment PC 20 Watercourses Development ensures the maintenance of riparian areas and water quality including protection from off-site transfer of sediment.	Not applicable. The site does not contain a watercourse.
PC 21 Deleted	
PC 22 Air Emissions Air emissions from premises do not cause environmental harm or nuisance to adjoining properties or sensitive land uses.	✓ The proposed development is for a dwelling, being a use that will not generate excessive or harmful air emissions.
PC 23 Noise Emissions Noise emissions from premises do not cause environmental harm or nuisance to adjoining properties or sensitive land uses.	✓ The proposed development is for a dwelling, being a use that is supported and expected in the Rural Residential Precinct and consistent with existing development in the locality. Noise generated by the development will be inconsequential and will not exceed acceptable levels.
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 mild treatment; d) agricultural use; or e) industrial use.	✓ If the application is to be approved, conditions of the development approval will require effluent and stormwater runoff to adhere with relevant standards for stormwater and effluent disposal which will ensure compliance with Performance Criteria 24.
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.	The application does not propose filling and excavation however conditions of approval will ensure that should any earthworks be undertaken, they be carried out 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.	If the application is to be approved by Council conditions of the development approval will require soil erosion and sediment control to be managed in accordance with Schedule 7: "Standards for Construction Activity" during construction of the dwelling.
PC 27 Separation of Incompatible Land Uses Separation distances are provided to ensure: <ul style="list-style-type: none"> a) the future of surrounding uses; b) infrastructure items are protected from incompatible development; c) an appropriate standard of amenity and public safety; and d) conflict arising from incompatible uses is minimised. 	Not applicable. The proposed dwelling is located with the Rural Residential Precinct and is surrounded by other similar uses.
PC 28 Good Quality Agricultural Land Good Quality Agricultural Land areas as identified in Planning Scheme Map R4 –Good Quality Agricultural Land are conserved and managed for the longer term and protected from development that may lead to its alienation or diminished productivity	✓ Although the subject site is mapped as containing Good Quality Agricultural Land (GQAL), the site is zoned for Rural Residential purposes given the size and proximity to the township of the St George. The proposed development is consistent with the use of surrounding properties, a number of which similarly contain two dwellings.
PC 29 St George Irrigation Area The St George Irrigation Area as identified in Planning Scheme Map R7 – St George Irrigation Area, is conserved and protected from development that may lead to damage or loss of irrigation infrastructure.	Not applicable. The subject property is not located within the St George Irrigation area.
PC 30 Vegetation Retention Development retains vegetation for the: <ul style="list-style-type: none"> a) protection of scenic quality; b) protection of general habitat; c) protection of soil quality; and d) establishment of open space corridors and networks. 	Not applicable. The portion of land where the dwelling will be located does not contain significant vegetation.
PC 31 Protected Areas Development is undertaken to ensure areas of significant biodiversity and habitat value are protected.	Not applicable. The subject site does not contain a protected area.
PC 32 Sloping Land Development is undertaken to ensure: <ul style="list-style-type: none"> a) vulnerability to landslip erosion and land degradation is minimised; and b) Safety of persons and property is not compromised. 	Not applicable. The subject is not sloping land.
PC 33 – Bushfire Hazard Area Development maintains the safety of people and	Not applicable. The subject site is not located within a bushfire hazard area.

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 siting closest to the bushfire hazard; and b) the provision of firebreaks to ensure adequate setbacks between Buildings, structures and Hazardous vegetation.	
PC 34 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.	Not applicable. The site does not contain or adjoin a Character Building or Cultural Heritage place.
PC 35 Cultural Heritage The significance of known places of indigenous and/or cultural heritage value is retained.	
PC 36 Rural Outbuildings Rural amenity is to be maintained.	Not applicable. The proposed development does not involve rural outbuildings.
PC 37 Rural Outbuildings Buffers Adequate buffers are provided to protect the Rural Residential Precinct from Agricultural and Industrial Activities, whilst also ensuring the integrity and viability of such industries is maintained.	
B. For the Rural Residential Precinct	
PC 38 Residential Outbuildings Rural residential amenity is to be maintained.	Not applicable. The proposed development is not for a residential outbuilding.
PC 39 Buffers Adequate buffers are provided to protect the Rural Residential Precinct from Agricultural and Industrial Activities, whilst also ensuring the integrity and viability of such industries is maintained.	Not applicable. The subject site is located within the Rural Residential Precinct and the development is for a land use that is compatible with the desired outcomes for this precinct.
d. Dwelling House	
PC 49 Height The height of residential buildings is compatible with and complementary to the character of the urban environment.	✓ The proposed dwelling is single storey and will not exceed 8.5 metres in height.
PC 50 Site Coverage and Setbacks a) Residential building design and siting maintains the character of the locality in terms of building bulk. b) Residential buildings are located to ensure the local amenity and streetscape are protected and enhanced.	✓ Given the size of the lot, amounting to 16.91 hectares, the addition of a 198.23m ² dwelling is not considered to encroach on the maximum site coverage stipulated (50%). The large lot size also provides for setbacks from all boundaries that are well within the requirement contained at Acceptable Solution AS50.2 and AS50.3.
PC 51 Character Buildings	Not applicable. The site does not contain or adjoin a

Development adjacent to buildings identified as heritage or character buildings incorporates design features, materials and details that blend with the existing character.	Character Building or Cultural Heritage place.
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Referral Agencies

The application did not trigger referral to any external referral agencies.

Public Notification and Submissions

The application did not trigger public notification.

Link to Corporate Plan

Key Foundation Area	Key Program Area
Infrastructure and Planning	Sustainable planning and development

Consultation (internal/external)

Manager Water, Sewerage and Towns – Mr Peter Willey

Legal Implications

The *Planning Act 2016* and Council's planning scheme apply.

Policy Implications

Council's planning policies apply.

Financial and Resource Implications

Nil. Recommended conditions of approval must be completed at no cost to Council.

Attachments

1. MCU 171 Revised Development Application Documents.pdf [📄](#)
2. Development Proposal Plans [📄](#)

Recommendation/s

That:

1. Council receives this report.
2. Council approves the development application MCU171 for Material Change of Use – “Dwelling House” (Second Dwelling) on land located at 51 Willowthal Road, St George, described as Lot 60 on SP158281 subject to the permit conditions listed below.

DEVELOPMENT PERMIT CONDITIONS

Preamble

- (i) The relevant planning scheme for this development is *Balonne Shire Planning Scheme 2006 (As Amended July 2014)*. All references to the 'Planning Scheme' and 'Planning Scheme Schedules' within these conditions refer to the above Planning Scheme.
- (ii) Under the Balonne Shire Planning Scheme a **"Dwelling house"** means any separate premises used as a single detached dwelling unit. The term includes removal homes. The term does not include caretaker's residence, caravans or relocatable homes, or a dwelling unit comprising part of a dual occupancy or accommodation units.
- (iii) The *Environmental Protection Act 1994* states that a person must not carry out any activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm. Environmental harm includes environmental nuisance. In this regard, persons and entities involved in the operation of the approved development are to adhere to their 'general environmental duty' to minimise the risk of causing environmental harm to adjoining premises.
- (iv) All Aboriginal Cultural Heritage in Queensland is protected under the *Aboriginal Cultural Heritage Act 2003* and penalty provisions apply for any unauthorised harm. Under the legislation a person carrying out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal Cultural Heritage. This applies whether or not such places are recorded in an official register and whether or not they are located in, on or under private land. The developer is responsible for implementing reasonable and practical measures to ensure the Cultural Heritage Duty of Care Guidelines are met and for obtaining any clearances required from the responsible entity.
- (v) It is the responsibility of the developer to obtain all necessary permits and submit all necessary plans and policies to the relevant authorities for the approved use.
- (vi) An operational works application will be required to be submitted to and approved by Council for any cut exceeds 100m³ and/or filling works that exceed 500m³.
- (vii) In completing an assessment of the proposed development, Council has relied on the information submitted in support of the development application as true and correct. Any change to the approved plans and documents may require a new or changed development approval. It is recommended to contact Council for advice in the event of any potential change in circumstances.

Use

1. The approved development is a Material Change of Use - "Dwelling house" (Second Dwelling) as defined in the Planning Scheme and as shown on the approved plans. It does not authorise the use of the "Dwelling house" (Second Dwelling) for any other activity.
2. A development permit for building works and plumbing and drainage works must be obtained prior to commencing construction of the outbuilding.
3. The siting of the approved dwelling must achieve compliance with the minimum separation distances provided by the applicable building standards and legislation.
4. The approved development is to be carried out generally in accordance with the following approved plans/documents and subject to approval conditions. Where there is any conflict between the approval conditions and the details shown on the approved plans, the approval conditions prevail.

Plan/Document Number	Plan/Document Name	Date
Job No: 19029 Issue A	Site Plan	03/04/2019
Job No: 19029 Issue A	Floor Plan	03/04/2019
Job No: 19029 Issue A	Elevations	03/04/2019

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

Compliance inspection

6. All conditions relating to the establishment of the approved development must be fulfilled prior to the approved use commencing, unless otherwise noted in these conditions.
7. Prior to the commencement of the use, the applicant shall contact Council to arrange a development compliance inspection.

Applicable Standards

8. All works must comply with:
 - a) the development approval conditions;
 - b) any relevant provisions in the Planning Scheme
 - c) any relevant Australian Standard that applies to that type of work; and
 - d) any alternative specifications that Council has agreed to in writing and which the developer must ensure do not conflict with any requirements imposed by any applicable laws and standards.

Development works

9. The developer shall ensure that all approved works are carried out by appropriately qualified persons and the developer and the persons carrying out and supervising the work shall be responsible for all aspects of the works, including public and worker safety, and shall ensure adequate barricades, signage and other warning devices are in place at all times.
10. The developer is responsible for locating and protecting any Council and public utility services, infrastructure and assets that may be impacted on during construction of the development. Any damage to existing infrastructure (kerb, road pavement, existing underground assets, etc.) that is attributable to the progress of works on the site or vehicles associated with the development of the site shall be immediately rectified in accordance with the asset owners' requirements and specifications and to the satisfaction of the asset owners' representative(s).

Waste Management

11. All waste generated from construction of the premises must be effectively controlled on-site before disposal. All waste must be disposed of in accordance with the *Environmental Protection (Waste Management) Regulation 2000*.
12. Waste containers must be provided on site for the exclusive use of the "Dwelling house" and must be maintained in a clean and tidy state at all times while the use continues. The waste containers shall be emptied and the waste removed from the site on a regular basis.

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*.

Stormwater Drainage

14. Stormwater shall be collected and discharged in accordance with *Schedule 6: "Standards for Stormwater Drainage"* of the *Balonne Shire Planning Scheme*.
15. 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.
16. If erosion or silt or other materials may be washed off the property being developed during development, the developer must document and implement a management plan that prevents this from occurring.
17. The stormwater disposal system must be designed to include appropriate pollution control devices or methods to ensure no contamination or silting of creeks or other waterways.

Earthworks and Construction

18. Excavation or filling must be undertaken in accordance with *Schedule 7: "Standards for Construction Activity"* of the *Balonne Shire Planning Scheme*.
19. All fill placed on the site is limited to that necessary to accommodate the approved use (i.e. building foundation).
20. During construction, soil erosion and sediment is managed in accordance with *Schedule 7: "Standards for Construction Activity"* of the *Balonne Shire Planning Scheme*.

Avoiding Nuisance

21. 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 during or after the establishment of the approved development.
22. Lighting of the site, including any security lighting, shall be such that the lighting intensity does not exceed 8.0 lux at a distance of 1.5 metres from the site at any property boundary.
23. All lighting shall be directed or shielded so as to ensure that no glare directly affects nearby properties.
24. The area and its surrounds shall be kept in an orderly fashion, free of rubbish and clear of weeds and long grasses. The approved development and the premises are to be maintained in a clean and tidy condition and not to pose any health and safety risks to the community.
25. Unless otherwise approved in writing by the Council, approved hours of construction are restricted to Monday – Saturday 6.30am to 6.30pm – noise permitted. Work or business which causes audible noise must not be conducted from or on the subject land outside the above times or on Sundays or Public Holidays.

Services

26. Reticulated sewerage is unavailable to the development site. The dwelling must be provided with an on-site sewerage disposal system to the standards described in Schedule 5: "Standards for Sewerage Supply" of the Balonne Shire Planning Scheme.
27. The dwelling must be provided with a minimum domestic water supply of 45,500 litres provided by way of rainwater tank. This water supply is required exclusively to service the second dwelling approved by this development permit and must be provided in addition to the domestic water supply required to service the existing dwelling on the lot.
28. The premise must be provided with a minimum onsite storage of 20,000 litres of water for firefighting purposes supplied from Council's river water main via a storage tank fitted with a two (2) stage float system.
29. The dwelling must be connected to an electricity supply that is adequate for the use.

Access

30. All-weather vehicle access is to be provided to the development site from the public roadway.
31. The landowner shall be responsible for the maintenance of vehicle crossovers from the road carriageway to the property boundary. Should any damage be caused at the approved access location, it is the landowner's responsibility to ensure this is reinstated. Any repair works are to be undertaken in consultation with Council and at the landowner's expense.

No Cost to Council

32. The developer is responsible for meeting all costs associated with the approved development unless there is specific agreement by other parties, including the Council, to meeting those costs. This includes the costs of any services and infrastructure required in connection with the establishment of the development.

Latest versions

33. Where another condition refers to a specific published standard, manual or guideline, including specifications, drawings, provisions and criteria within those documents, that condition shall be deemed as referring to the latest versions of those publications that are publicly available at the commencement of the development works, unless a regulation or law requires otherwise.

Application Documentation

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

Digby Whyte
Director Community and Environmental Services

receipt no. 164578

DA Form 1 – Development application details

Approved form (version 1.1 effective 22 JUNE 2018) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application involving **code assessment or impact assessment**, except when applying for development involving building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot)**, use this form (*DA Form 1*) and parts 4 to 6 of *DA Form 2 – Building work details*.

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

Note: All terms used in this form have the meaning given under the Planning Act 2016, the Planning Regulation 2017, or the Development Assessment Rules (DA Rules).

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	S+S Timmer Constructions
Contact name (only applicable for companies)	Shane Timmer
Postal address (P.O. Box or street address)	Po Box 567
Suburb	St George
State	QLD
Postcode	4487
Country	
Contact number	0411 233 255
Email address (non-mandatory)	shane@sstimmerconstructions.com
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	

2) Owner's consent	
2.1) Is written consent of the owner required for this development application?	
<input checked="" type="checkbox"/>	Yes – the written consent of the owner(s) is attached to this development application
<input type="checkbox"/>	No – proceed to 3)



Queensland
Government

PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)

Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see [DA Forms Guide: Relevant plans](#).

3.1) Street address and lot on plan

- ☒ Street address **AND** lot on plan (all lots must be listed), **or**
☐ Street address **AND** lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon; all lots must be listed).

a)	Unit No.	Street No.	Street Name and Type	Suburb
		51	Willowthorpe Road	St George
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4487	60	SP 158281	Balonne.
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)

Note: Place each set of coordinates in a separate row. Only one set of coordinates is required for this part.

- ☐ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

- ☐ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56	<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

3.3) Additional premises

- ☐ Additional premises are relevant to this development application and their details have been attached in a schedule to this application
☒ Not required

4) Identify any of the following that apply to the premises and provide any relevant details

<input type="checkbox"/> In or adjacent to a water body or watercourse or in or above an aquifer	
Name of water body, watercourse or aquifer:	
<input type="checkbox"/> On strategic port land under the <i>Transport Infrastructure Act 1994</i>	
Lot on plan description of strategic port land:	
Name of port authority for the lot:	
<input type="checkbox"/> In a tidal area	
Name of local government for the tidal area (if applicable):	
Name of port authority for tidal area (if applicable):	
<input type="checkbox"/> On airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i>	
Name of airport:	

<input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>	
EMR site identification:	
<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>	
CLR site identification:	

5) Are there any existing easements over the premises?

Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see DA Forms Guide.

- ☐ Yes – All easement locations, types and dimensions are included in plans submitted with this development application
- ☒ No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

a) What is the type of development? (tick only one box)

- ☒ Material change of use ☐ Reconfiguring a lot ☐ Operational work ☐ Building work

b) What is the approval type? (tick only one box)

- ☒ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

- ☒ Code assessment ☐ Impact assessment (requires public notification)

d) Provide a brief description of the proposal (e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):

Second dwelling

e) Relevant plans

Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms guide: Relevant plans.

- ☒ Relevant plans of the proposed development are attached to the development application

6.2) Provide details about the second development aspect

a) What is the type of development? (tick only one box)

- ☒ Material change of use ☐ Reconfiguring a lot ☐ Operational work ☐ Building work

b) What is the approval type? (tick only one box)

- ☐ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

- ☐ Code assessment ☐ Impact assessment (requires public notification)

d) Provide a brief description of the proposal (e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):

e) Relevant plans

Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.

- ☐ Relevant plans of the proposed development are attached to the development application

6.3) Additional aspects of development

- ☐ Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
- ☒ Not required

Section 2 – Further development details

7) Does the proposed development application involve any of the following?

- Material change of use ☒ Yes – complete division 1 if assessable against a local planning instrument
- Reconfiguring a lot ☐ Yes – complete division 2
- Operational work ☐ Yes – complete division 3
- Building work ☐ Yes – complete DA Form 2 – Building work details

Division 1 – Material change of use

Note: This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.

8.1) Describe the proposed material change of use

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
Residential	Dwelling	1 (existing)	

8.2) Does the proposed use involve the use of existing buildings on the premises?

- ☐ Yes
- ☒ No

Division 2 – Reconfiguring a lot

Note: This division is only required to be completed if any part of the development application involves reconfiguring a lot.

9.1) What is the total number of existing lots making up the premises?

--

9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)

- ☐ Subdivision (complete 10))
- ☐ Dividing land into parts by agreement (complete 11))
- ☐ Boundary realignment (complete 12))
- ☐ Creating or changing an easement giving access to a lot from a construction road (complete 13))

10) Subdivision

10.1) For this development, how many lots are being created and what is the intended use of those lots:

Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				

10.2) Will the subdivision be staged?

- ☐ Yes – provide additional details below
- ☐ No

How many stages will the works include?

What stage(s) will this development application apply to?

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?				
Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment			
12.1) What are the current and proposed areas for each lot comprising the premises?			
Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)
12.2) What is the reason for the boundary realignment?			

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? (attach schedule if there are more than two easements)				
Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement

Division 3 – Operational work

Note: This division is only required to be completed if any part of the development application involves operational work.

14.1) What is the nature of the operational work?	
<input type="checkbox"/> Road work <input type="checkbox"/> Drainage work <input type="checkbox"/> Landscaping <input type="checkbox"/> Other – please specify:	<input type="checkbox"/> Stormwater <input type="checkbox"/> Earthworks <input type="checkbox"/> Signage <input type="checkbox"/> Water infrastructure <input type="checkbox"/> Sewage infrastructure <input type="checkbox"/> Clearing vegetation
14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)	
<input type="checkbox"/> Yes – specify number of new lots:	
<input type="checkbox"/> No	
14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)	
\$	

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application
Balonne Shire Council
16) Has the local government agreed to apply a superseded planning scheme for this development application?
<input type="checkbox"/> Yes – a copy of the decision notice is attached to this development application <input type="checkbox"/> Local government is taken to have agreed to the superseded planning scheme request – relevant documents attached <input checked="" type="checkbox"/> No

PART 5 – REFERRAL DETAILS

17) Do any aspects of the proposed development require referral for any referral requirements?

Note: A development application will require referral if prescribed by the Planning Regulation 2017.

☒ No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6

Matters requiring referral to the **Chief Executive of the Planning Regulation 2017:**

- ☐ Clearing native vegetation
- ☐ Contaminated land (*unexploded ordnance*)
- ☐ Environmentally relevant activities (ERA) (*only if the ERA have not been devolved to a local government*)
- ☐ Fisheries – aquaculture
- ☐ Fisheries – declared fish habitat area
- ☐ Fisheries – marine plants
- ☐ Fisheries – waterway barrier works
- ☐ Hazardous chemical facilities
- ☐ Queensland heritage place (*on or near a Queensland heritage place*)
- ☐ Infrastructure – designated premises
- ☐ Infrastructure – state transport infrastructure
- ☐ Infrastructure – state transport corridors and future state transport corridors
- ☐ Infrastructure – state-controlled transport tunnels and future state-controlled transport tunnels
- ☐ Infrastructure – near a state-controlled road intersection
- ☐ On Brisbane core port land near a State transport corridor or future State transport corridor
- ☐ On Brisbane core port land – ERA
- ☐ On Brisbane core port land – tidal works or work in a coastal management district
- ☐ On Brisbane core port land – hazardous chemical facility
- ☐ On Brisbane core port land – taking or interfering with water
- ☐ On Brisbane core port land – referable dams
- ☐ On Brisbane core port land – fisheries
- ☐ Land within Port of Brisbane's port limits
- ☐ SEQ development area
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – community activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – urban activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – combined use
- ☐ Tidal works or works in a coastal management district
- ☐ Reconfiguring a lot in a coastal management district or for a canal
- ☐ Erosion prone area in a coastal management district
- ☐ Urban design
- ☐ Water-related development – taking or interfering with water
- ☐ Water-related development – removing quarry material (*from a watercourse or lake*)
- ☐ Water-related development – referable dams
- ☐ Water-related development – construction of new levees or modification of existing levees (*category 3 levees only*)
- ☐ Wetland protection area

Matters requiring referral to the **local government:**

- ☐ Airport land
- ☐ Environmentally relevant activities (ERA) (*only if the ERA have been devolved to local government*)
- ☐ Local heritage places

Matters requiring referral to the chief executive of the distribution entity or transmission entity :
<input type="checkbox"/> Electricity infrastructure
Matters requiring referral to:
<ul style="list-style-type: none"> • The Chief executive of the holder of the licence, if not an individual • The holder of the licence, if the holder of the licence is an individual
<input type="checkbox"/> Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council :
<input type="checkbox"/> Brisbane core port land
Matters requiring referral to the Minister under the Transport Infrastructure Act 1994 :
<input type="checkbox"/> Brisbane core port land (inconsistent with Brisbane port LUP for transport reasons)
<input type="checkbox"/> Strategic port land
Matters requiring referral to the relevant port operator :
<input type="checkbox"/> Land within Port of Brisbane's port limits (below high-water mark)
Matters requiring referral to the Chief Executive of the relevant port authority :
<input type="checkbox"/> Land within limits of another port (below high-water mark)
Matters requiring referral to the Gold Coast Waterways Authority :
<input type="checkbox"/> Tidal works, or work in a coastal management district in Gold Coast waters
Matters requiring referral to the Queensland Fire and Emergency Service :
<input type="checkbox"/> Tidal works marina (<i>more than six vessel berths</i>)

18) Has any referral agency provided a referral response for this development application?

- ☐ Yes – referral response(s) received and listed below are attached to this development application
- ☐ No

Referral requirement	Referral agency	Date of referral response

Identify and describe any changes made to the proposed development application that was the subject of the referral response and the development application the subject of this form, or include details in a schedule to this development application (*if applicable*).

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules

- ☒ I agree to receive an information request if determined necessary for this development application
- ☐ I do not agree to accept an information request for this development application

Note: By not agreeing to accept an information request I, the applicant, acknowledge:

- that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties
- Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.

Further advice about information requests is contained in the *DA Forms Guide*.

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)			
<input type="checkbox"/> Yes – provide details below or include details in a schedule to this development application <input checked="" type="checkbox"/> No			
List of approval/development application references	Reference number	Date	Assessment manager
<input type="checkbox"/> Approval			
<input type="checkbox"/> Development application			
<input type="checkbox"/> Approval			
<input type="checkbox"/> Development application			

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)		
<input type="checkbox"/> Yes – a copy of the receipted QLeave form is attached to this development application <input type="checkbox"/> No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid <input checked="" type="checkbox"/> Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)		
Amount paid	Date paid (dd/mm/yy)	QLeave levy number
\$		

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?	
<input type="checkbox"/> Yes – show cause or enforcement notice is attached <input checked="" type="checkbox"/> No	

23) Further legislative requirements	
Environmentally relevant activities	
23.1) Is this development application also taken to be an application for an environmental authority for an Environmentally Relevant Activity (ERA) under section 115 of the <i>Environmental Protection Act 1994</i> ?	
<input type="checkbox"/> Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below <input checked="" type="checkbox"/> No <small>Note: Application for an environmental authority can be found by searching "ESR/2015/1791" as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.</small>	
Proposed ERA number:	Proposed ERA threshold:
Proposed ERA name:	
<input type="checkbox"/> Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.	
Hazardous chemical facilities	
23.2) Is this development application for a hazardous chemical facility ?	
<input type="checkbox"/> Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application <input checked="" type="checkbox"/> No <small>Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.</small>	
Clearing native vegetation	
23.3) Does this development application involve clearing native vegetation that requires written confirmation that the chief executive of the <i>Vegetation Management Act 1999</i> is satisfied the clearing is for a relevant purpose under	

section 22A of the *Vegetation Management Act 1999*?

☐ Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)

☒ No

Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.

2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

Environmental offsets

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a **prescribed environmental matter** under the *Environmental Offsets Act 2014*?

☐ Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter

☒ No

Note: The environmental offset section of the Queensland Government's website can be accessed at www.qld.gov.au for further information on environmental offsets.

Koala conservation

23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work within an assessable development area under Schedule 10, Part 10 of the Planning Regulation 2017?

☐ Yes

☒ No

Note: See guidance materials at www.des.qld.gov.au for further information.

Water resources

23.6) Does this development application involve **taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the Water Act 2000**?

☐ Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development

☒ No

Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrm.qld.gov.au for further information.

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. If the development application involves:

- Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1
- Taking or interfering with water in a watercourse, lake or spring: complete DA Form 1 Template 2
- Taking overland flow water: complete DA Form 1 Template 3.

Waterway barrier works

23.7) Does this application involve **waterway barrier works**?

☐ Yes – the relevant template is completed and attached to this development application

☒ No

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

Marine activities

23.8) Does this development application involve **aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants**?

☐ Yes – an associated *resource* allocation authority is attached to this development application, if required under the *Fisheries Act 1994*

☒ No

Note: See guidance materials at www.daf.qld.gov.au for further information.

Quarry materials from a watercourse or lake

23.9) Does this development application involve the **removal of quarry materials from a watercourse or lake under the Water Act 2000**?

☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

☒ No
 Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au and www.business.qld.gov.au for further information.

Quarry materials from land under tidal waters

23.10) Does this development application involve the **removal of quarry materials from land under tidal water** under the *Coastal Protection and Management Act 1995*?

☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
☒ No
 Note: Contact the Department of Environment and Science at www.des.qld.gov.au for further information.

Referable dams

23.11) Does this development application involve a **referable dam** required to be failure impact assessed under section 343 of the *Water Supply (Safety and Reliability) Act 2008* (the Water Supply Act)?

☐ Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the Water Supply Act is attached to this development application
☒ No
 Note: See guidance materials at www.dnrme.qld.gov.au for further information.

Tidal work or development within a coastal management district

23.12) Does this development application involve **tidal work or development in a coastal management district**?

☐ Yes – the following is included with this development application:
☐ Evidence the proposal meets the code for assessable development that is prescribed tidal work (only required if application involves prescribed tidal work)
☐ A certificate of title
☒ No
 Note: See guidance materials at www.des.qld.gov.au for further information.

Queensland and local heritage places

23.13) Does this development application propose development on or adjoining a place entered in the **Queensland heritage register** or on a place entered in a local government's **Local Heritage Register**?

☐ Yes – details of the heritage place are provided in the table below
☒ No
 Note: See guidance materials at www.des.qld.gov.au for information requirements regarding development of Queensland heritage places.

Name of the heritage place:	Place ID:

Brothels

23.14) Does this development application involve a **material change of use for a brothel**?

☐ Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the *Prostitution Regulation 2014*
☒ No

Decision under section 62 of the Transport Infrastructure Act 1994

23.15) Does this development application involve new or changed access to a state-controlled road?

☐ Yes - this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)
☒ No

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist	
I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17 <i>Note: See the Planning Regulation 2017 for referral requirements</i>	<input checked="" type="checkbox"/> Yes
If building work is associated with the proposed development, Parts 4 to 6 of DA Form 2 – Building work details have been completed and attached to this development application	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable
Supporting information addressing any applicable assessment benchmarks is with development application <i>Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see DA Forms Guide: Planning Report Template.</i>	<input checked="" type="checkbox"/> Yes
Relevant plans of the development are attached to this development application <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i>	<input checked="" type="checkbox"/> Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21))	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable

25) Applicant declaration	
<input checked="" type="checkbox"/> By making this development application, I declare that all information in this development application is true and correct	
<input checked="" type="checkbox"/> Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the <i>Electronic Transactions Act 2001</i>	
<i>Note: It is unlawful to intentionally provide false or misleading information.</i>	
<p>Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website. Personal information will not be disclosed for a purpose unrelated to the <i>Planning Act 2016</i>, <i>Planning Regulation 2017</i> and the DA Rules except where:</p> <ul style="list-style-type: none"> such disclosure is in accordance with the provisions about public access to documents contained in the <i>Planning Act 2016</i> and the <i>Planning Regulation 2017</i>, and the access rules made under the <i>Planning Act 2016</i> and <i>Planning Regulation 2017</i>; or required by other legislation (including the <i>Right to Information Act 2009</i>); or otherwise required by law. <p>This information may be stored in relevant databases. The information collected will be retained as required by the <i>Public Records Act 2002</i>.</p>	

PART 9 – FOR OFFICE USE ONLY

Date received: Reference number(s):

Notification of engagement of alternative assessment manager	
Prescribed assessment manager	<input type="text"/>
Name of chosen assessment manager	<input type="text"/>
Date chosen assessment manager engaged	<input type="text"/>
Contact number of chosen assessment manager	<input type="text"/>
Relevant licence number(s) of chosen assessment manager	<input type="text"/>

QLeave notification and payment	
<i>Note: For completion by assessment manager if applicable</i>	
Description of the work	
QLeave project number	
Amount paid (\$)	
Date paid	
Date receipted form sighted by assessment manager	
Name of officer who sighted the form	

I, Kenneth Ernest BRIGHT &
Vicki Lee Priest

as owner of the premises identified as follows:

51 Willowthorn Road
Lot 60

consent to the making of a development application under the *Planning Act 2016* by:

on the premises described above for:

build a 2nd dwelling on
Lot 60 SP 158281

KB-E 14/6/19
Vicki Priest 14/6/19

Ken Bright & Vicki Priest
51 Willowthal Road
St George
QLD 4487
Email: cashmere.west@bigpond.com
Ken: 0427898087
Vicki: 0417898087

5/6/2019

To Whom it May concern,

We are writing to confirm that we give authority for Shane Timmer to submit DA Form 1 on our behalf, to be able to build a 2nd dwelling on Lot 60 SP158281, 51 Willowthal Road, St George, QLD 4487.

Yours Sincerely,

Kenneth Bright

Handwritten signature of Kenneth Bright, appearing as 'K B' followed by a horizontal line and a stylized 'S'.

Vicki Priest

Handwritten signature of Vicki Priest, appearing as 'Vicki Priest' in a cursive script.

Ballonne Shire Planning Scheme 2006 (as Amended July 2014)

Response to Rural Zone Code

Performance Criteria	Acceptable Solutions	Applicant Response
A. For all of the Rural Zone		
Infrastructure PC 1 Electricity <i>Premises are provided with a supply of electricity adequate for the activity.</i>	AS 1.1 <i>Premises have a supply of electricity.</i>	Yes, the premises has a current electricity supply and this infrastructure is adequate for proposed works.
PC 2 Water Supply <i>Premises are provided with an adequate volume and supply of water for the activity.</i>	AS 2.1 <i>Premises 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; or</i> AS 2.2 <i>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.</i> AS 2.3 <i>Premises has an on site storage of 20 000 litres of water for fire fighting purposes.</i>	The premises has its own rainwater tanks and is connected to the town river water mains.
PC 3 Effluent Disposal <i>To ensure that public health and environmental values are preserved, all premises provide for the treatment and disposal of effluent and other waste water.</i>	AS 3.1 <i>Premises have on - site effluent disposal systems designed and constructed by the applicant in accordance with Schedule 5: "Standards for Sewerage Supply".</i>	Yes, the premises has its own waste water treatment plant

<p>PC 4 Stormwater/Inter-Allotment Drainage</p> <p>Stormwater is collected and discharged so as to:</p> <p>(a) protect the stability of buildings or the use adjacent land;</p> <p>(b) prevent the waterlogging of nearby land;</p> <p>(c) protect and maintain environmental values; and</p> <p>(d) to ensure that safety and efficiency of state-controlled roads is not compromised.</p>	<p>AS 4.1 Stormwater/inter-allotment drainage is collected and discharged in accordance with Schedule 6: "Standards for Stormwater Drainage".</p>	<p>The premise catches all roof area rain water in storage tanks and overflows to min 3m from all buildings</p>
<p>PC 5 Vehicle Access</p> <p>Vehicle access is provided to a standard appropriate for the use and provided by the applicant.</p>	<p>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".</p>	<p>Vehicle access is via Willowthorpe Rd and road base drive way</p>
<p>PC 6 Density</p> <p>The density of residential activities does not impact adversely on the residential and rural amenity of the area.</p>	<p>AS 6.1 No more than 1(one) detached house per lot.</p>	<p>There is already one multi dwelling residence in the street and another one just down the main road</p>
<p>PC 7 Parking and Manoeuvring</p> <p>Vehicle parking and service vehicle provision is adequate for the use whilst</p>	<p>AS 7.1 All uses provide vehicle parking in accordance with Schedule 2: "Standards for Roads, Car Parking, Access and Manoeuvring Areas".</p>	<p>Lots of room for car parking</p>

ensuring both safe and functional operation for motorists and pedestrians.	AS 7.2 All service vehicle manoeuvring is in accordance with Schedule 2: "Standards for Roads, Car Parking, Access and Manoeuvring Areas".	
PC 8 Roads All weather road access is provided between the premises and the existing road network.	AS 8.1 Roads are designed and constructed by the applicant in accordance with Schedule 2: "Standards for Roads, Car Parking, Access and Manoeuvring Areas".	N/A
PC 9 State Controlled Roads State Controlled Roads are maintained and enhanced as a link between major link between centres.	AS 9.1 No direct access to State Controlled Roads is permitted except at designated intersections as identified on Map R1 –State Controlled Roads.	N/A
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.	N/A

<p>PC 11 Noise Sensitive Development</p> <p>Noise sensitive developments (residential, educational and community) must ensure that road traffic noise levels are appropriately managed to achieve acceptable levels of amenity.</p>	AS 11.1 No solution specified.	N/A
<p>PC 12 Development in the Vicinity of Aerodrome Development</p> <p>(a) does not adversely affect the operation of the aerodrome;</p> <p>(b) is designed and located to achieve a suitable standard of amenity for the proposed activity; and</p> <p>(c) does not restrict the future operational demands of the aerodrome.</p>	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.	N/A
<p>PC 13 Aerodrome Safety and Obstruction</p> <p>The development of premises does not cause an obstruction or other potential hazard to aircraft movement associated with the aerodrome by way of:</p> <p>(a) the physical intrusion of buildings or other structures into the Obstacle Limitation Surface;</p>	AS 13.1 No solution specified.	N/A

<p>(b) attracting birds or bats to the area which could cause or contribute to bird strike hazard;</p> <p>(c) providing very bright lighting or lighting similar to aerodrome lighting which can distract or confuse pilots;</p> <p>(d) interfering with navigation or 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.</p>		
<p>PC 14 Gas and Oil Pipelines</p> <p>Buildings are located at an appropriate distance from pipelines to ensure community safety and operation of the use is not compromised.</p>	<p>AS 14.1 No habitable structure is constructed within the buffer established 200 metres either side of the gas and oil pipeline corridors as identified in Planning Scheme Map P1.</p>	N/A
<p>PC 15 Refuse Tips and Effluent Treatment Plants</p> <p>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.</p>	<p>AS 15.1 Premises are not constructed within 500 metres of any boundary of a refuse tip or an effluent treatment plant.</p>	N/A

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.	N/A
PC 17 Noise Attenuation Development adjoining the rail corridor is protected from the impact of noise.	AS 17.1 No solution specified	N/A
PC 18 Electricity Transmission Line Easement – Vegetation Transmission lines within an Electricity transmission line easement are protected from vegetation.	AS 18.1 Planted vegetation within an Electricity transmission line easement shall have a mature height not exceeding 2.5 metres as shown in Schedule 3: "Power and Electricity Easements". AS 18.2 No part of planted vegetation at its mature size, is located closer than 2.5 metres to an electricity transmission line as shown in Schedule 3: "Power and Electricity Easements".	N/A
PC 19 Electricity Transmission Line Easement – Separation Distance Buildings and "community orientated uses" are located a minimum distance from lines to ensure community safety.	AS 19.1 Buildings and Community orientated uses maintain a minimum separation distance from the most proximate boundary of an Electricity transmission line easement in accordance with Schedule 3 "Power and Electricity Easements".	N/A
2. Environment PC 20 Watercourses	AS 20.1 A minimum 10 metre wide buffer area is provided extending from the high bank of any	N/A

Development ensures the maintenance of riparian areas and water quality including protection from off-site transfer of sediment.	watercourse. Buffer areas include a cover of vegetation, including grasses.	
PC 21 Deleted (a)	AS 21.1 No solution specified	N/A
PC 22 Air Emissions Air emissions from premises do not cause environmental harm or nuisance to adjoining properties or sensitive land uses.	AS 22.1 No solution specified.	N/A
PC 23 Noise Emissions Noise emissions from premises do not cause environmental harm or nuisance to adjoining properties or sensitive land uses.	AS 23.1 No solution specified.	N/A
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; (e) or industrial use.	AS 24.1 No solution specified.	Yes the quality of stormwater runoff and treated effluent water is suitable for gardens

<p>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.</p>	<p>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".</p>	<p>N/A</p>
<p>PC 26 Construction Activities Both erosion control and silt collection measures are undertaken so as to ensure protection of environmental values during construction.</p>	<p>AS 26.1 During construction, soil erosion and sediment is managed in accordance with Schedule 7: "Standards for Construction Activity".</p>	<p>Yes during construction silt fences will be used to control soil erosion and sediment</p>
<p>PC 27 Separation of Incompatible Land Uses Separation distances are provided to ensure: (a) the future of surrounding uses; (b) infrastructure items are protected from incompatible development; (c) an appropriate standard of amenity and public safety; and (d) conflict arising from incompatible land uses is minimised.</p>	<p>AS 27.1 For sensitive land uses and rural activities other than Intensive Animal Industry: Minimum separation between sensitive land uses and rural activities complying with the "Buffer Area Design Criteria" as contained in Table 2 of section 3.47 of SPP1/92 – Planning Guideline – "Separating Agricultural and Residential Land Uses". AS 27.2 For sensitive land uses: Minimum separation distances to Intensive Animal Industries</p>	<p>N/A</p>

	are as stated in Schedule 10: "Separation Distances for Intensive Animal Industries".	
	AS 27.3 For all other than Extractive Industries: Buildings, structures and outdoor activity areas maintain a minimum separation distance to Extractive Industries as stated in Schedule 11: "Separation Distances for Extractive Industries".	
PC 28 Good Quality Agricultural Land Good quality agricultural land areas as identified in Planning Scheme Map R4 – Good Quality Agricultural Land are conserved and managed for the longer term and protected from development that may lead to its alienation or diminished productivity.	AS 28.1 No solution specified	N/A
PC 29 St George Irrigation Area The St George Irrigation Area as identified in Planning Scheme Map R7 – St George Irrigation Area, is conserved and protected from development that may lead to damage or loss of irrigation infrastructure.	AS 29.1 No solution specified	N/A
PC 30 Vegetation Retention Development retains vegetation for the: (a) protection of scenic quality; (b) protection of general habitat;	AS 30.1 No solution specified	N/A

(c) protection of soil quality; and (d) establishment of open space corridors and networks.		
PC 31 Protected Areas Development is undertaken to ensure areas of significant biodiversity and habitat value are protected.	AS 31.1 A minimum separation distance of 100 metres is provided to protected areas as identified on Planning Scheme Map R3 – Protected Areas.	N/A
PC 32 Sloping Land Development is undertaken to ensure; a) vulnerability to landslip erosion and land degradation is minimised; and b) Safety of persons and property is not compromised.	AS 32.1 Development is not undertaken on slopes greater than 15%.	N/A
PC 33 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 33.1 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 33.2 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	N/A

	<p>mature canopy tree height or 10 metres, which ever is the greater; and</p> <p>(iii) achieve a setback distance from any retained vegetation strips or small areas of vegetation of 10 metres.</p> <p>AS 33.3 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 2500m².</p> <p>AS 33.4 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".</p> <p>AS 34.1 No solution specified</p>	N/A
<p>PC 34 Character Buildings</p> <p>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.</p>		
<p>PC 35 Cultural Heritage</p>	<p>AS 35.1 A minimum separation distance of 20 metres is provided from the MCU and/or</p>	N/A

<i>The significance of known places of indigenous and/or cultural heritage value is retained.</i>	<i>Operational Works to known indigenous and/or cultural heritage sites.</i>	
PC 36 Rural Outbuildings Rural amenity is to be maintained.	<p>AS 36.1 Outbuildings are to be located a minimum of 100 metres from any boundary; and</p> <p>AS 36.2 The size of residential outbuildings is to be restricted to structures 8.5 metres in height and 250m² floor area.</p>	N/A
PC 37 Rural Outbuildings Buffers Adequate buffers are provided to protect the Rural Residential Precinct from Agricultural and Industrial Activities, whilst also ensuring the integrity and viability of such industries is maintained.	AS 37.1 No solution specified	Large setbacks of over 150m to any Agricultural land
B. For the Rural Residential Precinct		
PC 38 Residential Outbuildings Rural residential amenity is to be maintained.	<p>AS 38.1 Residential outbuildings are to be located a minimum of 25 metres from the boundary fronting the public road and a minimum 15 metres from any other boundary; and</p> <p>AS 38.2 The size of residential outbuildings is to be restricted to structures 8.5 metres in height and 100 square metres in floor area.</p>	N/A
PC 39 Buffers	AS 39.1 No solution specified.	Large setbacks of over 150m to any Agricultural land

Adequate buffers are provided to protect the Rural Residential Precinct from Agricultural and Industrial Activities, whilst also ensuring the integrity and viability of such industries is maintained.		
C. Specific Land Uses		
d. Dwelling House		
PC 49 Height The height of residential buildings is compatible with and complementary to the character of the urban environment.	AS 49.1 The height of the dwelling house or dual occupancy does not exceed 8.5 metres from natural ground level.	Proposed dwelling is only single story
PC 50 Site Coverage and Setbacks (a) Residential building design and siting maintains the character of the locality in terms of building bulk. (b) Residential buildings are located to ensure the local amenity and streetscape are protected and enhanced.	AS 50.1 Residential buildings do not exceed the site coverage thresholds as follows: <ul style="list-style-type: none"> • Dwelling House – 50% • Site coverage of outbuildings not to exceed 15% of remaining area; or AS 50.2 Setback is within 20% of the existing setbacks of adjoining properties; and AS 50.3 Boundary clearances of not less than 2.5 metres and rear boundary clearance of not less than 6 metres from property boundaries.	Proposed dwelling complies
PC 51 Character Buildings	AS 51.1 No solution specified.	N/A

Development adjacent to buildings identified as heritage or character buildings incorporates design features, materials and details that blend with the existing character.		
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SCALE 1:2000 on A3 paper

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STEEL UNITS SUPPORTING MASONRY
 (PROPRIETARY) DETAILS

STEEL UNITS SUPPORTING MASONRY
 (PROPRIETARY) DETAILS
 1. 010 254816
 in accordance with the
 2009 National Building Code of Canada

STEEL UNITS SUPPORTING MASONRY
 (PROPRIETARY) DETAILS

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 (PROPRIETARY) DETAILS

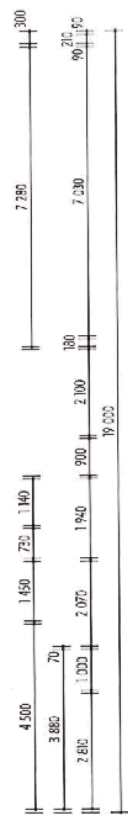
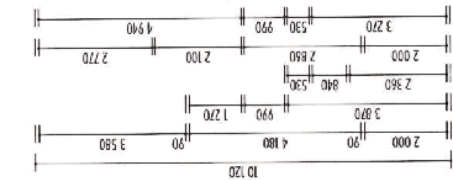
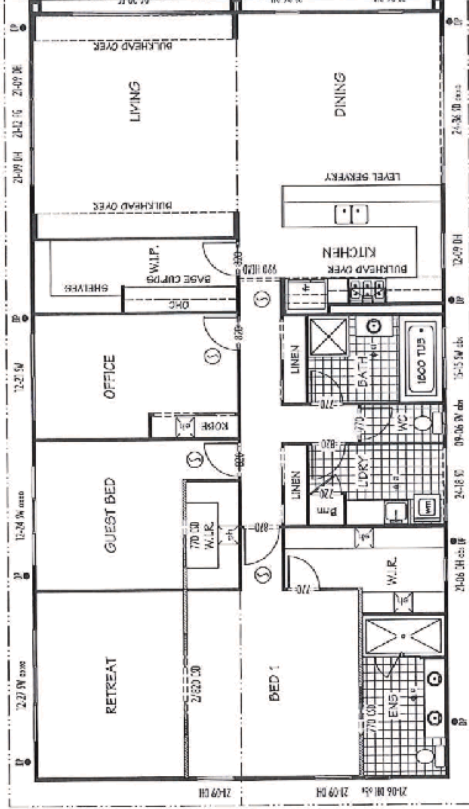
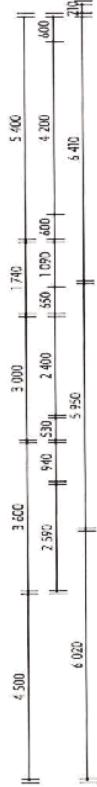
STEEL UNITS SUPPORTING MASONRY
 (PROPRIETARY) DETAILS

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STEEL UNITS SUPPORTING MASONRY
 (PROPRIETARY) DETAILS

NOTE: 2340 HIGH INTERNAL DOORS
 80mm FRAMING
 70mm FRAMING



Proposed New Dwelling for
 Ken BRIGHT + Vicki PRIEST
 51 WILLOWHILL RD
 ST. GEORGE 4487
 Lot 60 on SP 156291
 APPROVED FOR CONSTRUCTION: YES
 OWNER: _____
 OWNER: _____
 BUILDER: _____
 JOB No: 19028 PAGE 2/10
 ISSUE: A
 DATE: 3/04/2018
FLOOR PLAN
 SCALE 1:100 on A3 paper

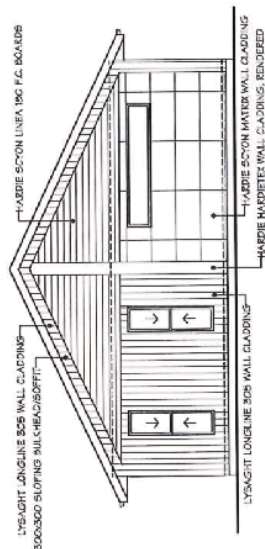
DRAFTING + DESIGN BY
 KEN BRIGHT + VICKI PRIEST
 ARCHITECTS
 51 WILLOWTHAL RD
 ST GEORGE 4487
 06 80 00 91 158221

BY DESIGN
 15/04/2018
 15/04/2018
 15/04/2018

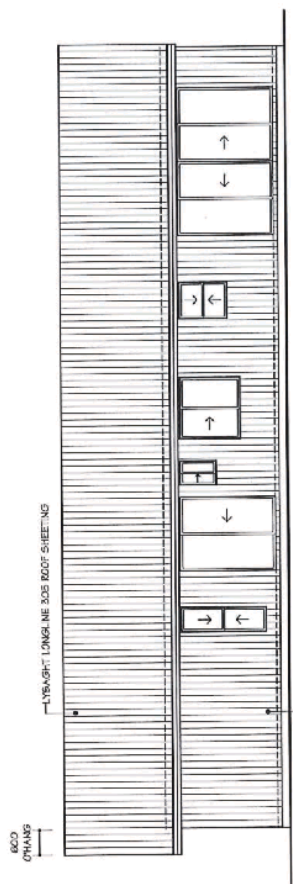
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WINDOWS ETC SHOWN ARE STANDARD
 BLOCKS ONLY - REFER FLOOR PLAN
 FOR DETAIL.

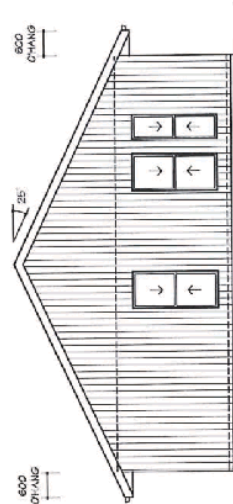
TYPICALLY OBTAIN WHITE GLASS TO
 WC, BATHROOM & ENSUITE WINDOWS
 SINGLE FINISHES AS PER COLOUR
 SELECTION SCHEDULE



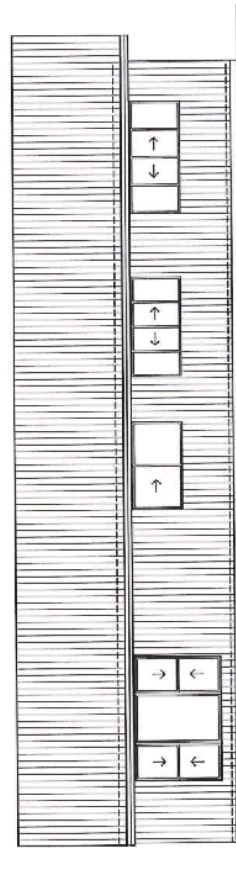
ELEVATION 1
 NORTH-EASTERN



ELEVATION 2
 SOUTH-EASTERN



ELEVATION 3
 SOUTH-WESTERN



ELEVATION 4
 NORTH-WESTERN

Proposed New Dwelling for
 Ken BRIGHT + Vicki PRIEST
 51 WILLOWTHAL RD
 ST GEORGE 4487
 Lot 80 on SP 158221

APPROVED FOR CONSULTATION YES

OWNER

GARDEN

BUILDER

JOB No: 18C28

PAGE 3/10

ISSUE: A

DATE: 3/04/2018

ELEVATIONS

SCALE 1:100 on A3 paper

TYP. SECTION
SCALE 1:50 on A3 paper



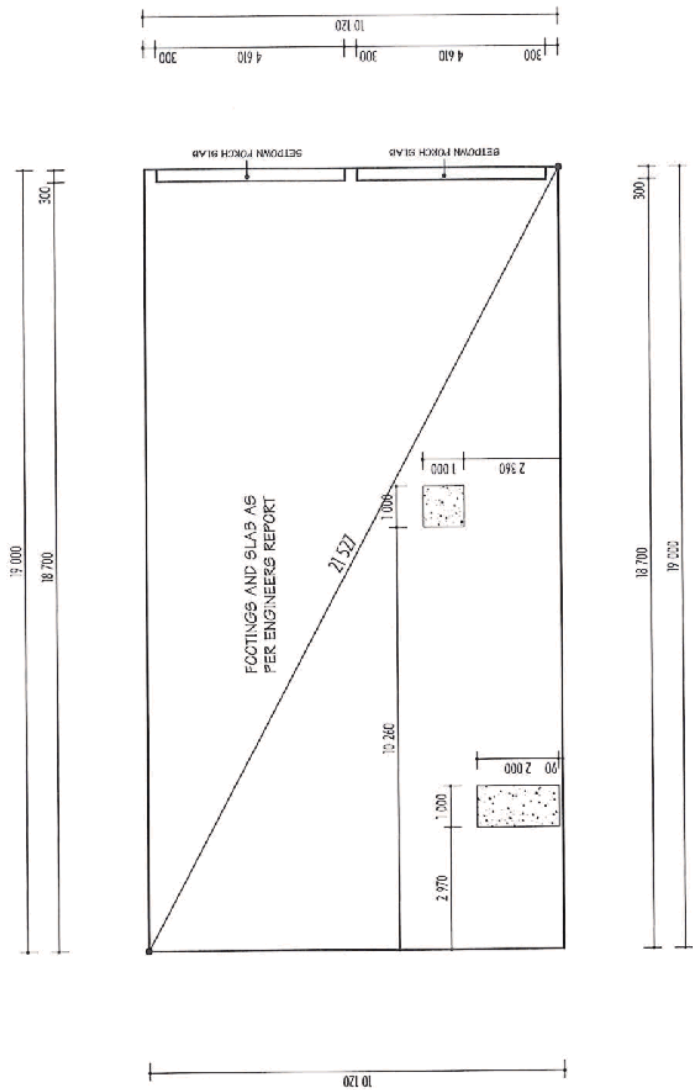
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 PROVINCE OF BRITISH COLUMBIA
 ONLY. IT IS NOT VALID FOR THE
 PROVINCE OF ALBERTA, SASKATCHEWAN,
 MANITOBA, ONTARIO, QUEBEC, NEW
 BRUNSWICK, NOVA SCOTIA, PEI,
 ATLANTIC PROVINCES, OR THE
 UNITED STATES OF AMERICA.

ALL SETOUT DIMENSIONS ARE
 SHOWN TO THE OUTSIDE FACE
 OF EXTERNAL WALLS.

CONCRETOR IS TO VERIFY
 ALL DIMENSIONS PRIOR
 TO COMMENCING WORK.

THIS PLAN IS TO BE READ
 IN CONJUNCTION WITH
 THE ENGINEER'S REPORT.

RECESS SHOWERS AND
 GARAGES FLOOR TO
 BUILDERS SPECIFICATIONS.



Proposed New Dwelling for
 Ken BRIGHT + Yadi PRIEST
 51 WILLOWHILL RD
 S1 GEORGE 4427
 Lot 80 or S1 159221
 APPROVED FOR CONSTRUCTION YES

OWNER:

OWNER:

BUILDER:

JOB No: 19029 PAGE

ISSUE: A 5/10

DATE: 3/04/2019

SLAB PLAN

SCALE 1:100 on A3 paper

THIS DRAWING IS VALID FOR THE
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ONLY. IT IS NOT TO BE USED FOR
ANY OTHER PURPOSES. THE
CONSULTANT ACCEPTS NO
LIABILITY FOR THE DESIGN OF THE
PROJECT. THE CLIENT ACCEPTS
CONSTRUCTION WITHIN THE
PERMITS AND THE SCALED DIMENSIONS.

EXTERIOR LIGHTS TO BE
POSITIONED CLEAR OF SECURITY
SCREENS.

METERBOX TO BE POSITIONED ON
SITE BY ELECTRICIAN

OWNER TO ENSURE LIGHTING
COMPLIES WITH ENERGY EFFICIENT
REQUIREMENTS - 60% OF TOTAL
FIXED LIGHT FITTINGS TO BE
ENERGY EFFICIENT GLOBS

PER N.C.C. 5.7.2.2, SMOKE ALARMS
MUST BE CONNECTED TO MAINS
POWER AND (WHERE MORE THAN 1)
BE INTERCONNECTED

IN QUEENSLAND, ALSO COMPLY
WITH THE FIRE EMERGENCY
SERVICES (DOMESTIC SMOKE
ALARMS) AMENDMENT BILL 2016

Proposed New Dwelling for
Ken BRIGHT + Vicki PREST
51 WILLOWHILL RD
ST GEORGE 4487
Lot 60 m SP 159281
APPROVED FOR CONSTRUCTION YES

OWNER:

OWNER:

BUILDER:

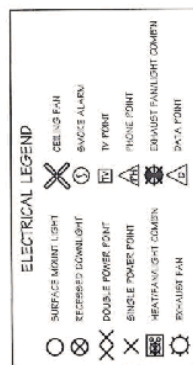
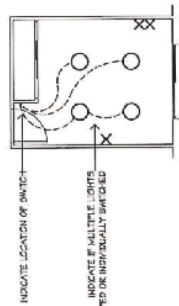
JOB No: 19029 PAGE 7/10

ISSUE: A

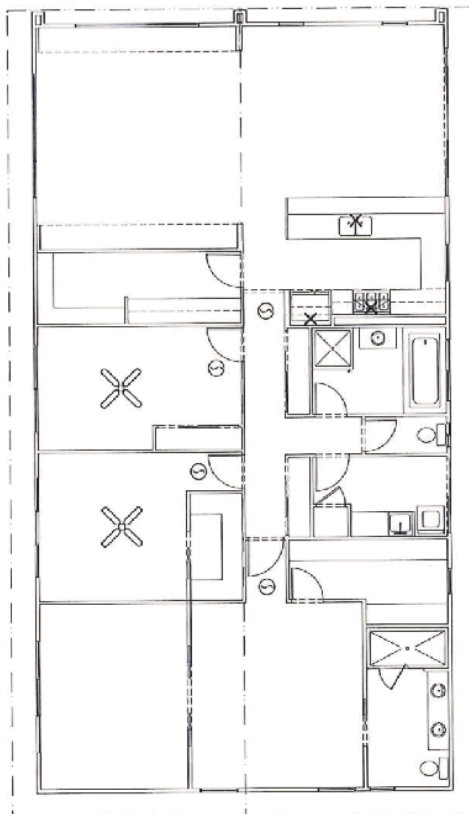
DATE: 3/04/2019

ELECTRICAL

SCALE 1:100 on A3 paper



EXAMPLE OF
ELECTRICAL LAYOUT



ENERGY EFFICIENCY SCHEDULE - TO BE READ IN CONJUNCTION WITH ENERGY EFFICIENCY REPORT

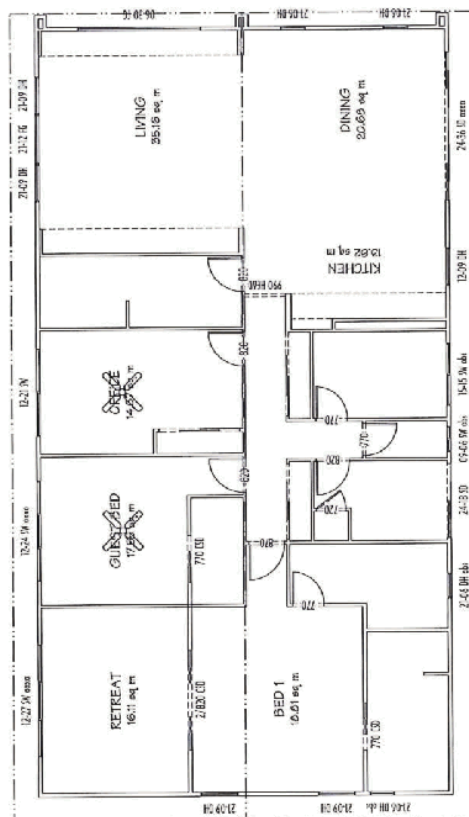
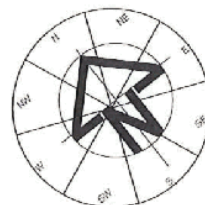
CLIMATE ZONE 3

COMPONENT	REQUIRED	PROVIDED
PITCHED ROOF, FLAT CEILING (UNVENTED)	BUILDING FABRIC MATERIAL	ADDED INSULATION R2.0
EXTERNAL WALLS	SHEET METAL, PLASTERBOARDS	MIN. R3.0 BATT/BULK + 60mm BLANKET
EXTERNAL GLAZING	SHEET METAL (80%)	R3.0 + MIN. R2.0 BATT/BULK
WINDOW FRAME MATERIAL	ALUMINIUM	
GLAZING MATERIAL	STEGLASS 6mm GREY	
ROOF LIGHTS	NIL	

BUILDING SEALING
BUILDING CONDITION 2
IF BY OTHER THAN EVAPORATIVE COOLING THE REQUIREMENTS OF NCC 5.2.2.3 APPLY

FLOOR REQUIREMENTS
CONC. SLAB ON GROUND
N/A IN ZONE 3 UNLESS IN-SLAB HEATING IS PROVIDED, WHEREUPON INSULATION TO MIN. R1.0 INSTALLED AROUND THE VERTICAL EDGE OF ITS PERIMETER & WHICH MUST BE WATER RESISTANT & CONTINUOUS FROM FSL FOR A MIN. DEPTH OF 500mm

AIR MOVEMENT	ROOM SIZE m ²	OPENINGS AREA m ²	CEILING FAN PROVIDED	MIN % ALLOWED	% PROVIDED
HABITABLE ROOM	19.91	1.99	NO	10.00%	10.0
BED 1	17.56	1.44	YES	7.50%	8.2
GUEST BED	16.11	1.62	NO	10.00%	10.1
RETREAT	14.67	1.26	YES	7.50%	8.8
OFFICE	69.30	8.01	NO	10.00%	11.5
KITCHEN/DINING					



CLIMATE ZONE
ZONE 3

Proposed New Dwelling for
 Ken BRIGHT + Vicki PRIEST
 51 WILLOWHILL RD
 ST GEORGE 4487
 Lot 80 on SP 158291
 APPROVED FOR CONSTRUCTION YES

OWNER:
 OWNER:

JOB No: 19029
 ISSUE: A
 DATE: 3/04/2019

ENERGY
EFFICIENCY

ROOF DRAINAGE

MANUFACTURER IS TO COMPLY WITH THE REQUIREMENTS OF PART 35 OF THE IECZ. FEARED IS TO COMPLY WITH THE REQUIREMENTS OF PART 36 OF THE IECZ AND WILL BE CONSIDERED AS TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF PART 36 OF THE IECZ. BLENDS AND MIXTURES ARE TO BE INSTALLED IN ACCORDANCE WITH PART 36 OF THE IECZ. A COPY OF THE IECZ IS AVAILABLE AS ATTACHED. A CERTIFICATE OF COMPLIANCE IS TO BE SUBMITTED FROM THE MANUFACTURER.

WHERE THIS OCCURS ONE MODEL OF THE FOLLOWING MEASURES SHOULD BE TAKEN TO AVOID GASES FALLING FROM THE AREA WHERE THE WORK IS BEING CARRIED OUT AND PREVENTING DEATH OR INJURY TO AGENTS IN THE AREA BELOW: IT IS THE WORKS' RESPONSIBILITY TO IDENTIFY TOOLS, EQUIPMENT OR MATERIALS THAT ARE USED TO WORK IN THE AREA AND, IN THE EVENT OF A FALL, TO BE ABLE TO IDENTIFY THE WORK AREA AND, IN THE EVENT OF A FALL, TO BE ABLE TO IDENTIFY THE WORK AREA AND, IN THE EVENT OF A FALL, TO BE ABLE TO IDENTIFY THE WORK AREA.

DATE: 3/04/2019
GENERAL
NOTES



SCALE 1:2000 on A3 paper

OFFICER REPORT

TO: Council

SUBJECT: Brochure Management and Display Policy

DATE: 02.08.19

AGENDA REF: CES10

AUTHOR: Sandra Lee - Visitor Information Officer

Executive Summary

Brochure Management and Display Policy

Background

The Brochure Management and Display Policy has been updated to reflect current processes. Yellow highlights on the attached policy indicate new wording.

Link to Corporate Plan

Key Foundation Area	Key Program Area
<u>Economy</u>	Tourism growth and development

Consultation (internal/external)

Digby Whyte
Kim Wildman
Julie Hempstead

Legal Implications

Nil

Policy Implications

The proposed Brochure Management and Display Policy modifies the existing policy to reflect current processes.

Financial and Resource Implications

Nil

Attachments

1. Brochure Management and Display Policy [↓](#)

Recommendation/s

That:

1. Council receives this report;
2. Council approves the Brochure Management and Display Policy

Digby Whyte

Director Community and Environmental Services



Brochure Management & Display Policy

1. POLICY STATEMENT

Balonne Shire Visitor Information Centre is committed to providing excellent service to its customers, stakeholders and tourism operators.

In order to achieve this service, tourism brochures are displayed within the Visitor information Centre and are used to deliver accurate and detailed information.

2. PRINCIPLES

Balonne Shire Visitor Information Centre is the driving force of tourism in the Balonne region, the VIC supports:-

- the coordination of the tourism sector,
- the operation of the Visitor Information Centre and
- the marketing and promotion of the Shire

3. SCOPE

Brochures are a very important part of the successful operation of the Balonne Shire Visitor Information Centre. They are a tool used by staff and volunteers at the Visitor Information Centre (VIC) to assist with scenarios such as; recommending accommodation, things to see, things to do, getting to / from places and assisting to plan itineraries for visitors.

Our Tourism staff work closely with local tourism operators, businesses, event organisers, community and sporting groups to facilitate the development and improvement of tourism products. As well as supporting economic development, infrastructure, Facilities and Services in the Balonne Shire.

Our Tourism staff also undertakes market development, and promotional activities both independently, and cooperatively with other Local Government Associations (LGAs), Regional Tourism Organisations (RTOs), Tourism and Events Queensland (TEQ), The Great Inland Way (GIW) and the Adventure Way Promotions Group (AW).

4. RESPONSIBILITY

It is the responsibility of the Senior Visitor Service Officer, to ensure that display items and brochures are presented in a professional and organized manner.

5. DEFINITIONS

VIC - Visitor Information Centre

Council - Balonne Shire Council

Brochures - Tourism in Queensland and New South Wales

Displays - Exhibition of what to visit in the Balonne Shire



Brochure Management & Display Policy

6. POLICY

6.1.1 MEMBERS

The Visitor Information Centre has allocated areas for local Tourism Displays.

The location of the display and how the display is managed is at the Senior Visitor Services Officer discretion.

The Balonne Shire Visitor Information Centre staff and volunteers will actively promote all tourism products and displays within the Visitor Information Centre.

6.1.2 DISPLAY ITEMS

All display Items are to be presented to the Senior Visitor Services Officer for approval. The exhibitions and display artefacts within the VIC are for viewing only and not for sale or purchase.

6.1.3 DISPLAY OWNERSHIP

Display Items that are placed at the Visitor Information Centre, remain the property of the display owner, and are held at the Visitor Information Centre at their own risk.

If the display owner wishes to remove their display within the VIC and or brochures, the Senior Visitor Services Officer must be advised.

6.1.4 PAYMENT TERMS

There is no cost to display promotional flyers, displays or brochures at the Visitor Information Centre. Both flyers and brochures will be reviewed each year and disposed of if out of date. The Senior Visitor Services Officer will notify the display owner if items are required to be refreshed or replaced.

6.1.5 COUNCIL CONTACT

If any issues arise with regard to this policy, display owners are encouraged to discuss them with the Senior Visitor Services Officer. The decision of the Senior Visitor Services Officer on display or brochure issues is final. Appeals against decisions can be made in writing to:

Senior Visitor Services Officer

Balonne Shire Visitor Information Centre

PO Box 201

ST GEORGE QLD 4487

7 LEGAL PARAMATERS

Local Government Act 2009

Document No. Doc ID 75797 Version No.2
Authorised by >> Director Community and Environment

Initial Date of Adoption: 17 August 2017
Latest Version Adopted: ###
Next Review Date: ####



Brochure Management & Display Policy

Local Government Regulations 2012

Document No. Doc ID 75797 Version No.2
Authorised by >> Director Community and Environment

Initial Date of Adoption: 17 August 2017
Latest Version Adopted: ###
Next Review Date: ####

CONFIDENTIAL ITEMS

(CFCS) FINANCE AND CORPORATE SERVICES

ITEM	TITLE	EXECUTIVE SUMMARY	PAGE
CCFS1	<u>COMMUNITY RATES SUPPORT PROGRAM 2019/2020</u>	This item will be discussed in closed session in accordance with section 275 of the Local Government Regulation 2012.	

INFORMATION REPORTS

(ICEO) CHIEF EXECUTIVE OFFICER

ITEM	TITLE	EXECUTIVE SUMMARY	PAGE
ICE01	<u>ECONOMIC DEVELOPMENT UPDATE JULY 2019</u>	Economic Development Update July 2019	447
ICE02	<u>MONTHLY REPORT - COMMUNICATIONS AND DISASTER MANAGEMENT</u>	Communications and Disaster Management Monthly Report for July 2019	453

OFFICER REPORT

TO: Council

SUBJECT: Economic Development Update July 2019

DATE: 01.08.19

AGENDA REF: ICE01

AUTHOR: Garnet Radford - Economic Development Officer

Executive Summary

Economic Development Update July 2019

Report Summary

The purpose of the milestone report is to update Council on Economic Development activity in the Balonne Shire during the month of July 2019.

- Meet with local businesses, key local stakeholders, local producers, business decision makers and local champions to work on existing and new commercial opportunities;
- Meet key regional stakeholders from varying levels of government relevant to economic development projects;
- Update on key inward investment and expansion projects and activities for the period;
- Provide value-added services and business support to clients;
- Marketing to prospective investors and identify further investment opportunities.

Summary of activity during the month of July is below:

Metric	Activity	Notes
New Business enquiries	2	Monthly business enquiries
YTD new business enquires	2	Year to date enquiries
Business engagement meetings	60	Meetings in the month with key stakeholders,
YTD Business meetings	60	Year to date client and stakeholder meetings
Follow up and value-add services (Referrals)	44	Introductions to assist local businesses – grants, services, business development, cost savings
YTD Referral services	44	Year to date referrals and tracking outcomes
Events and strategic meetings	7	Includes conference, chamber/progress associations , ED relevant events and strategic meetings/sessions

YTD Business events	7	Relevant events attended and/or presented at
Investments realised	0	Investments in month
Investments YTD	0	Year to date investments announced in FY
Value of investments	\$0m	\$ value of investments in month
Investments \$ YTD	\$0m	Total value of investments Year to date in FY
Jobs created	0	Jobs created (announced) in period
YTD Jobs	0	Jobs created (announced) year to date

1.0 Work Program Highlights

- Final revised Murray Darling Basin EDP Business Mentoring Revised Project Plan;
- Department of Agriculture and Water visit and session meeting on projects;
- Visit from Myanmar Chin group from Logan – resettling of migrant workers in Balonne Shire and organising various meetings with key stakeholders;
- Presentation of potential Balonne Shire investment opportunities (agriculture) to Indigenous Land and Sea Corporation in Brisbane;
- Media release with Marketing and Communications officer – ecoBiz program in August (14-16) and site visits with potential participating businesses;
- Registering of ecoBiz participants across Shire for August visit – 17 at time of writing;
- Planning for Food and Fibre Conference presentation and trade space;
- Organised teleconference of “10 minutes with a Master” program with Southern Downs Regional Council – drought support services;
- Balonne Shire Employment Opportunities Profile;
- Economic modelling input for local projects;
- Quarterly report for REDP funding requirements;
- Completion of Productivity Commission Zonal Taxation Survey; and
- Conference calls with: Queensland AgTech Month Group, Hay Inc, Farmers2Founders and Think Digital (Farm VR).

1.1 Events & Strategic Meetings

- Murray Darling EDP Reviews – 10 July
- St George Chamber of Commerce meeting – 10 July
- Think Digital – 22 July
- Qld AgTech Month Group – 24 July
- Farmers2Founders – 25 July
- Hay Inc – 25 July
- Myanmar Chin (Logan) visit and meeting program – 29-31 July

1.2 Business Activity and Lead Generation

- Salt Bush Pelletising – small scale facility; and
- ICT provider

1.3 Reporting

- Final submission for Murray Darling business mentoring program ;
- Economic Development Activity report;
- June 2019 economic development update;
- CAMMS Q4 reporting 2018-2019; and
- Quarterly update for REDP funding program.

Attachments

1. Economic Development Supporting Document July 2019.pdf [↓](#)

Matthew Magin
Chief Executive Officer

2.0 Existing Priority Projects Updates

Project updates below on the existing priority projects.

Project	Status/Update
Thallon Grain Upgrade	No further updates but potentially a new project for Thallon Grains to consider
Thallon Freight Hub	Request to attend inland rail seminar facilitated by Ernst & Young in Toowoomba in August
Carrot Production	Further follow up with Lamattinas and supply chain. Opportunity for carrot waste in sheep feedlots.
Mooramanna Feedlot	No further update – exclusion fencing and some engagement with Council re: opportunities
Fucheng (Westmar)	Awaiting further announcements
Horticulture expansion	Introduction of migrant workers and alternative investment opportunities
Truck Fuel Stop	Following up with contact – awaiting further updates
Cluster Exclusion Fencing	EDO - inputs and outputs from increased stock numbers.
St George Aerodrome	EDO to liaise with master plan consultant
St George Meat Processing	Forwarding new round of EDP
Solar Farm St George	No further update.

3.0 Investments Realised and Job Creation/Retention

For the month of July, no new announcements were made.

Investments	YTD	Project Value \$	YTD	Jobs	YTD
0	0	\$0m	\$0m	0	0

4.0 Economic Development Activity

4.1 New Business Enquiries

In the month of July, there were two new business enquires. In addition to the priority projects, the EDO will continue to follow up and report on existing business enquiries.

Enquiries	Totals	YTD	Sector	Totals	YTD
New	2	2	Agriculture	1	1
Expansion	0	0	Education/Training	0	0
Total	2	2	Energy	0	0
External	1	1	Health and Medical	0	0
Local	1	1	Horticulture	0	0
Total	2	2	ICT	1	1
			Indigenous	0	0
			Infrastructure	0	0
			Manufacturing	0	0
			Property	0	0
			Retail	0	0
			Tourism	0	0

			Transport and Logistics	0	0
			Other	0	0
			Total	2	2

4.2 Client Meetings

During the month, there were 60 Economic Development meetings of which 23 were external and 37 local. The purpose of these meetings is to engage and meet with key stakeholders, business champions, investment enablers and investors and business owners directly to promote the Shire and identify business opportunities. Agriculture (11), Retail (10), Tourism and Sport (9) and Government (7) were the most represented sectors. St George (20), Dirranbandi (14) and NSW Regional (4) were the regions that were the most represented.

Sector	Meetings	YTD		Location	Meetings	YTD
Agriculture	11	11		St George	20	20
Creative	0	0		Dirranbandi	14	14
Education/Training	3	3		Thallon	2	2
Energy	0	0		Mungindi	0	0
Government	7	7		Hebel	0	0
Health/Medical	1	1		Nindigully	1	1
Horticulture	2	2		Bollon	0	0
ICT	3	3		Brisbane	3	3
Indigenous	1	1		Gold Coast	3	3
Infrastructure	1	1		Goondiwindi	0	0
Manufacturing	2	2		Toowoomba	2	2
Not for Profit	6	6		Roma	1	1
Professional Services	4	4		Southern Downs	1	1
Retail	10	10		Western Downs	0	0
Tourism & Sport	9	9		Logan	2	2
Transport	0	0		North Queensland	1	1
				Western Queensland	2	2
				Melbourne	0	0
				Sydney	1	1
				NSW Regional	4	4
				VIC Regional	0	0
				South Australia	3	3
				Tasmania	0	0
				Western Australia	0	0
				International	0	0
Total	60	60		Total	60	60

4.3 Referrals

Referrals are regarding introductions to government programs, advisors, mentors and other persons or government programs to assist local business growth and expansion. A total of 44 businesses were referred programs in the month of July. Outcomes will be tracked and reported on from these referrals.

Sector	July 2019	YTD	Notes
Agriculture	10	10	Investment opportunities/funding , migrant workers
Chamber & Progress Associations	8	8	EcoBiz, Gift Card program letters of support
Education & Training	1	1	Funding
Environmental	0	0	
Health & Medical	0	0	
Horticulture	2	2	Migrant workers and training
Industrial	1	1	Alternative Financing
Manufacturing	2	2	Funding
Not For Profit	4	4	Migrant worker support, EcoBiz
Retail	7	7	EcoBiz
Professional Services	0	0	
Tourism	9	9	Funding, Ecobiz
Total	44	44	

5.0 Relevant events attended/presented

Event	Date	Purpose
Murray Darling EDP Reviews	10 July	Discuss programs and milestones
St George Chamber Meeting	10 July	Chamber Meeting – St George
Think Digital	22 July	AgTech and opportunities in augmented and virtual reality for the Shire
Qld AgTech Meeting (November)	24 July	Discuss Qld AgTech month – Agtech group
Farmers 2 Founders	25 July	AgTech and farmer innovation in Balonne Shire
Hay Inc	25 July	Discuss the Hay Inc model and opportunities for Shire
Myanmar Chin Logan visit	29-31 July	Potential for migrant workers

5.1 Upcoming and proposed events

Event	Date	Purpose and Location	Cost
Food and Fibre Conference*	2 August	Programs for the ag sector in Balonne Shire. Presentation by EDO	\$10
Broadband Consultations	5-8 August	Private company – across Balonne Shire	\$0
Inland rail workshop	6 August	Feedback for Ernst & Young for inland rail - Toowoomba	\$0
Agrifood tech teleconference	8 August	Queensland November AgTech month	\$0
EcoBiz business one-on-one walk through sessions	14-16 August	Sessions for small businesses across the Shire to reduce energy, water and waste	\$0
St George Chamber Meeting	14 August	Chamber Meeting – St George	\$0

- Council is sponsoring the event

OFFICER REPORT

TO: Council

SUBJECT: Monthly Report - Communications and Disaster Management

DATE: 02.08.19

AGENDA REF: ICEO2

AUTHOR: Julie Davies - Communications & Disaster Management Officer

Executive Summary

Communications and Disaster Management Monthly Report for July 2019

Social Media

Facebook

Page likes are up 3.49% to 3021. Now only 335 likes behind Maranoa Regional Council's My Maranoa Facebook page. Followers are up 3.64% to 3040. Best post for the month was the Johnathan Thurston video post announcing he was coming to Balonne with 11,337 people reached.

Twitter

Council currently has 264 followers – an increase of 2.32% on the previous month. Tweet impressions reached 13,837 people – up by 69.1%.

LinkedIn

Our new LinkedIn page now has 160 followers, an increase of 13.5% on the previous month. Best post this month was Johnathan Thurston's video with 635 video views.

Media Releases

Seven media releases have been drafted and released since the June 2019 report.

Balonne Shire Website

Analytics show our website received 6842 new users over the past month. Our bounce rate was slightly up at 60.29%. The top 5 popular landing pages were camping, tenders, contact us, fishing and current vacancies. Uploaded information about the St George Library-Hub community consultation to the website and revised/new policies.

Newsletters

One staff newsletter completed.
Community newsletter in progress

Advertisements

Two display advertisements were completed – one for DrumMuster and the other for the microchipping clinic.

Disaster Management

Planning is continuing for a Local Disaster Management Group exercise. This exercise will be moved from August to October.

Training of LDC strategic staff has begun with Chris Dixon, Jason Parkes, Di Francisco, Michelle Walters, Kim Wildman, Stephanie Price and Julie Davies completing Warnings and Alerts modules 1 and 2. Further modules will be completed at a later date.

The Memorandum of Understanding with St Patrick's Catholic Primary School for the use of their large hall as a place of refuge has been signed. Training in evacuation centre management will be done at a later date.

DMO attended QFES Masterclasses in High Consequence Decision Making and Leadership in Disaster, Crisis and Adversity. DMO also attended the Queensland Emergency Risk Management Framework (QERMF) Forum to aid the Hazard Risk Unit of QFES gauge the capacity of councils to complete their requirements under QERMF. This body of work has been completed by some of the bigger councils – Gold Coast and Logan – but many smaller councils are struggling to begin the process due to lack of resources in staff and funding. There is a tool the unit is working on that may be of assistance to Balonne so would suggest we wait until that is completed.

However, SWQLGA (Balonne, Paroo, Bulloo, Murweh and Quilpie) was successful in achieving funding for a Regional Resilience Officer who will be tasked with updating Local Disaster Management Plans to ensure they adhere to legislative requirements. This person could also potentially complete the Emergency Risk Management requirements during their tenure. Procurement of this position will be undertaken in August 2019 with an estimated start date in mid-September.

Attachments

Nil

Matthew Magin

Chief Executive Officer

(IFCS) FINANCE AND CORPORATE SERVICES

ITEM	TITLE	EXECUTIVE SUMMARY	PAGE
ICFS1	<u>MONTHLY REPORT - DIRECTOR FINANCE & CORPORATE SERVICES</u>	Monthly Information Report – Director Finance & Corporate Services	456
ICFS2	<u>MONTHLY REPORT</u>	Monthly WHS information report	459
ICFS3	<u>MONTHLY FINANCIAL INFORMATION REPORT JULY 2019</u>	Monthly Financial Information Report for the period ended 31 July 2019.	461

OFFICER REPORT

TO: Council

SUBJECT: Monthly Report - Director Finance & Corporate Services

DATE: 06.08.19

AGENDA REF: ICFS1

AUTHOR: Michelle Clarke - Director Finance & Corporate Services

Executive Summary

Monthly Information Report – Director Finance & Corporate Services

St George Levee

- 1 matter finalised (pending hand rail installation) (earth levee)
- 1 response sent back to landholder following council resolution 18 July (earth levee)
- 2 reminders sent to landholders in attempt to finalise matters (earth levee)
- 1 bank consent pending (block wall)
- 3 block wall matters to follow up

Land matters

- Trustee lease proposal for Heritage Centre – refer to council report

Complaints

- Eumerella South Road complaint – received request from CCC for management to report on the progress/status of recommendations contained in investigation report, prior to release of their determination
- 1 procurement matter finalised
- 1 procurement matter pending (now overdue due to staff illness)
- 1 complaint – free camping – finalised

Staffing

- Several staffing matters underway – assisting Directorates
- EBA increase implemented in July
- ATO upload now completed with Civica fixing Practical payroll

Rates

- Preparing for the August Levy
- Notices of intention to sell sent

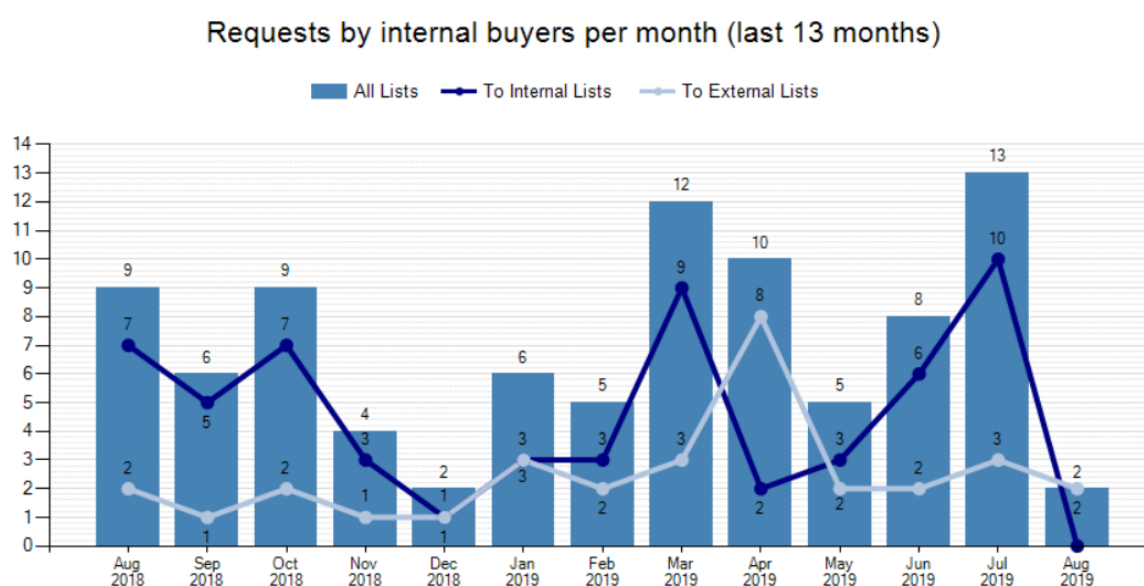
Finance

- Tropical financial statements now available – and working with LG Solutions to populate our financial statements. Accruals closed 24 July
- Provided additional information, as requested to external auditors on position papers relating to asset revaluation
- Budget implementation and communications with respective directorates

Procurement

- Landholder meetings regarding WDEF scheme
- Tender for Digital connectivity project underway
- Preferred supplier arrangements under review
- Registered dog trappers now on Vendor Panel
- Local Supplier Arrangement implemented following resolution 18/7/2019

The following graph shows the significant increase in the use of our Vendor Panel system.



St George Airport

- Master Plan presented to Council and pending final stakeholder engagement
- Project Plan for BOR grant being finalised with Master Plan
- New Project Plan pending for proposed BOR funding to build on Master Plan requirements

Service Requests

A total of 147 service requests were received for July 2019 compared with 163 in July 2018. The percentage completed on time remains unsatisfactory at 70% short of the 85% target. Infrastructure Services have implemented a new method of administering service requests to ensure customer response and Community & Environment is also reviewing their response rates.

	July
Total Documents	147
Completed on Time	103
Completed Late	23
Pending & Overdue	21
% completed on time	70%

% Completed overall	86%
Target	85%

Other key projects/meetings

Risk module – workshop held with Manager Supervisor Group to undertake operational risk assessment, second workshop scheduled with Community & Environment. Strategic risks to be populated into CAMMs and first quarter report to be prepared after 30 September for Audit Committee.

Annual Report

Currently preparing annual report for 2018/19

CCTV

Field inspection conducted with supplier for installation of CCTV at Dirranbandi and Bollon

Attachments

Nil

Michelle Clarke

Director Finance & Corporate Services

OFFICER REPORT

TO: Council
SUBJECT: Monthly Report
DATE: 06.08.19
AGENDA REF: ICFS2
AUTHOR: Ben Gardiner - Safety Advisor

Executive Summary

Monthly WHS information report

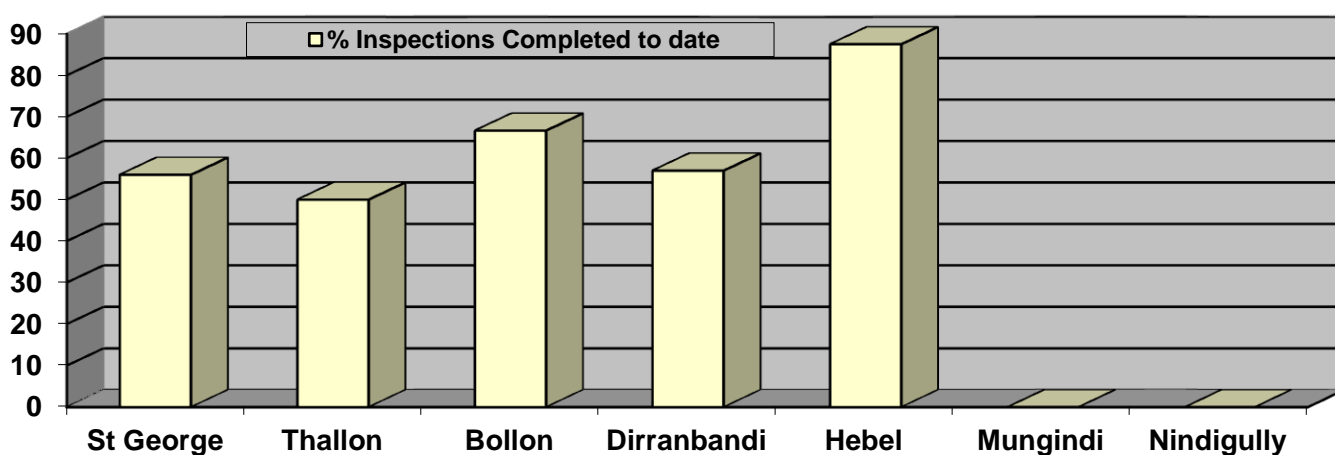
Injury Summary

There were 3 work incidents during the month of July 2019. One required a couple of stitches and light duties; the other two were a bruise and a strain.

Worksite Hazard Inspections

There has been a big improvement in the number of completed Hazard Inspections. With the second quarter now completed we still have a large number of inspections to finish off as well as get into the second quarter inspections.

The graph shows the percentage of completion of inspections for the first half year (Jan to June 2019) with still a few outstanding.



Safety Inductions, Training & Information Sessions

There is some upcoming training for Aerodrome Reporting Officers in August. We have also just completed our Confined Spaces & Working @ Heights training.

Activity	Number of Staff Involved										
	<u>1st Quarter</u>	<u>Apr</u>	<u>May</u>	<u>June</u>	<u>July</u>	<u>Aug</u>	<u>Sep</u>	<u>Oct</u>	<u>Nov</u>	<u>Dec</u>	<u>Total</u>
Safety Inductions	3	3	4	4	3						17
Traffic Management	7	14			1						22
Aerodrome Reporting Officer						6					?
All Plant	7										3
TMR or related training				3							3
Due Diligence	16										16
Code of Conduct			84								84
Working @ Heights					14						15
Fraud Awareness			77								77
Confined Spaces					12						9
Obligations & Responsibilities	16										16
Chain of Responsibility			25				11				25
Regional Roads Group				3							3
Playground Inspector	7										7

Take 5 and Toolbox Talks

Nearly all staff have caught up on any uncompleted Take 5's.

Supervisors and Managers have been spending time getting their staff to catch up on where they have not completed the required Take 5's, this is good to see.

Calibrations, Inspections and Testing

Recent inspections of our Fire Equipment were carried out this month.

Compliance

There were no Notifiable Events during the month of July 2019.

Safety Committee Meeting

The next Safety Committee meeting will be held on Wednesday the 28th of August 2019. Jason Parkes has resigned as a Safety Representative.

Attachments

Nil

Michelle Clarke

Director Finance & Corporate Services

OFFICER REPORT

TO: Council

SUBJECT: Monthly Financial Information Report July 2019

DATE: 06.08.19

AGENDA REF: ICFS3

AUTHOR: Tracey Lee - Manager Finance Services

Executive Summary

Monthly Financial Information Report for the period ended 31 July 2019.

Attachments

1. Monthly Finance Information Report - July 2019.pdf [↓](#)

Michelle Clarke
Director Finance & Corporate Services

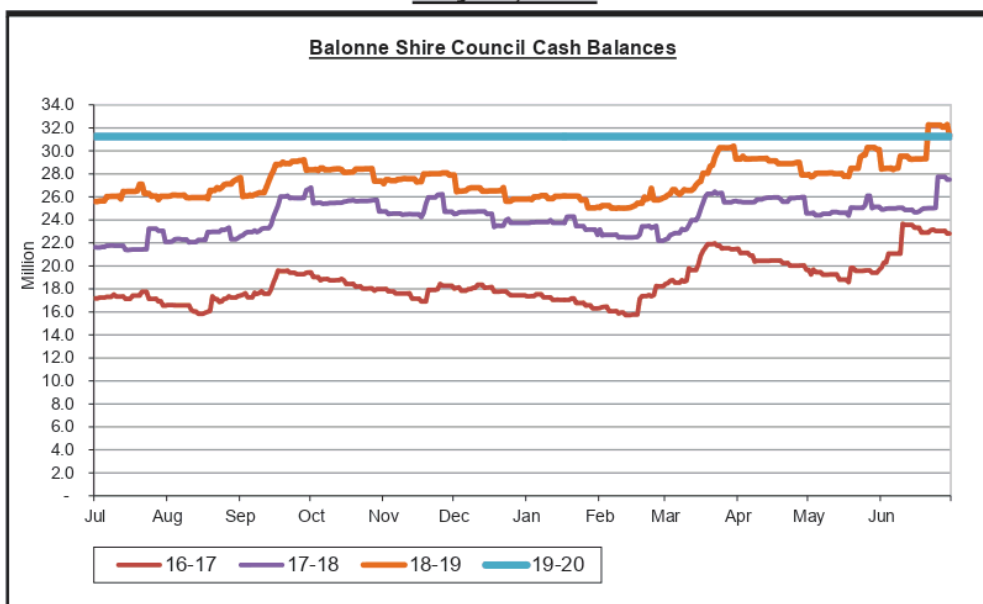
Finance Information Report

Month Ending 31 July 2019

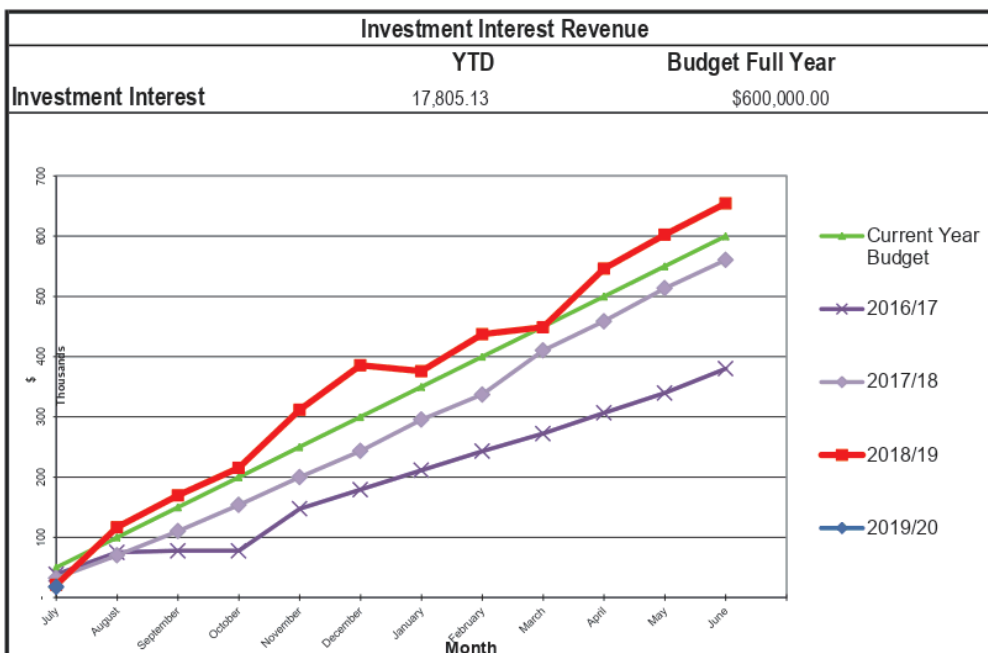
Table of Contents

Cash Balances Graphs	1
Revenue and Expenditure	2
Rates Status Report	21
Job Graphs	22
Road Maintenance	35
RMPC Road Cost Summary	36
Concessions and Donations	38
Capital and Operational Projects Report	40

Balonne Shire Council Cash Management Report July 31, 2019



Cash Fund Balance			
Operational Fund:		Balance	
Cash on Hand	1,200.00	Short Term Deposits:-	
Cash at Bank	13,242,798.77		
Short Term Deposits	17,981,165.44		
Total Funds	\$31,225,164.21		
Trust Fund:			
Cash at Bank	\$229,043.93		
		QTC	13,464,386.81
		Investments	-
		Reserve Account	4,516,778.63
		Total	17,981,165.44



Revenue and Expenditure Report - Balonne Shire Council
(Accounts: 0100-0002-0000 to 7900-7201-0000. 9% of year elapsed. All Accounts. Excludes Committed Costs. To Details.)

Financial Year Ending 2020 - (Budget for Full Year)

Version: 2019.7.8.1

	REVENUE			EXPENSE			SURPLUS / (DEFICIENCY)		
	31 Jul 2019	%	Budget	31 Jul 2019	%	Budget	31 Jul 2019	%	Budget
0205-1351 Printing/Stationery/Misc	90.81	18%	500						
0205-1352 Sale of Misc Surplus Equipment	0.00	---	500						
0205-1354 Council Documents	0.00	---	100						
0205-1355 Contribution Funding - Website	0.00	---	0						
0205-1610 LGGSP - Regional Asset Mgmt Strategy	212,520.00	---	0						
0205-1621 Traineeship Subsidy	0.00	---	25,000						
0205-1622 Paid Parental Leave Subsidy-Ctrlink	0.00	---	10,000						
0205-1633 Grant - Drought Support	0.00	---	0						
0205-1634 REDP GRANT - GRANTS OFFICER	0.00	---	100,000						
0205-1650 State Fire Services Commission	0.00	---	11,000						
0205-1670 Superannuation Contribution Refunds	0.00	---	500						
0205-1810 Oncost Recovery	158,602.29	6%	2,650,000						
0205-1901 Gain/Loss Sale of Fixed Asset	0.00	---	0						
0205-1902 Insurance Recoupment	0.00	---	12,000						
0205-1903 Insurance Workers Comp. Recoupment	1,401.30	14%	10,000						
0205-1905 Land Gain/Loss Sale of Fixed Asset	0.00	---	0						
0205-1910 Gain on Revaluation Assets	0.00	---	0						
0205-2101 Salaries/Wages				103,083.15	6%	1,650,000			
0205-2102 Annual Leave Accrual				52,539.83	9%	600,000			
0205-2103 Long Service Leave Accrual				5,984.49	6%	100,000			
0205-2104 Sick Leave				19,174.32	10%	200,000			
0205-2105 Superannuation				51,283.38	8%	630,000			
0205-2106 Admin Training				1,219.68	2%	75,000			
0205-2107 Public Holidays				0.00	---	215,000			
0205-2108 Recruitment Expenses				1,774.31	4%	40,000			
0205-2110 FBT Expense-Corp Serv Staff Only				0.00	---	10,000			
0205-2112 Parental Leave				0.00	---	10,000			
0205-2113 Attendance Bonus - All Staff				0.00	---	6,000			
0205-2202 Advertising-Corporate Services				7,870.00	79%	10,000			
0205-2203 Audit Fees				0.00	---	45,000			
0205-2204 Bank Charges				413.82	4%	11,000			
0205-2205 Civic Receptions and Entertainment				0.00	---	8,500			
0205-2207 Conferences and Deputations				0.00	---	30,000			
0205-2209 Computer Services				(4,906.06)	-3%	145,000			
0205-2211 Electricity-118 Victoria Street				0.00	---	35,000			
0205-2214 Insurance-Wrkers Compensation Excess				0.00	---	500			
0205-2215 Insurance - Workers Compensation				0.00	---	65,000			
0205-2216 Insurance - Public Risk				0.00	---	90,000			
0205-2217 Insurance - Other				226,672.06	99%	230,000			
0205-2218 Insurance Workers Comp Claim Paymts				0.00	---	10,000			

Time 09:21 am

Page 2

Date: 02-08-2019

Revenue and Expenditure Report - Balonne Shire Council
(Accounts: 0100-0002-0000 to 7900-7201-0000. 9% of year elapsed. All Accounts. Excludes Committed Costs. To Details.)

Financial Year Ending 2020 - (Budget for Full Year)

Version: 2019.7.8.1

	REVENUE			EXPENSE			SURPLUS / (DEFICIENCY)		
	31 Jul 2019	%	Budget	31 Jul 2019	%	Budget	31 Jul 2019	%	Budget
0205-2219 Internal Audit				0.00	---	25,000			
0205-2220 Citizenship Ceremonies				0.00	---	100			
0205-2221 Legal Expenses				0.01	0%	50,000			
0205-2222 Postage-Corporate Services				0.00	---	17,500			
0205-2223 Printing and Stationery-Corporate Se				333.72	1%	35,000			
0205-2225 Rates-Charges-118 Victoria				0.00	---	300			
0205-2226 Websters Building Maintenance				0.00	---	0			
0205-2227 Maintenance/Operations				4,300.06	3%	155,000			
0205-2228 Subscriptions				61,108.55	94%	65,000			
0205-2229 Telephone-Corporate Services				7,058.16	24%	30,000			
0205-2230 Vehicle Expenses-MFA & CEO				1,479.21	3%	46,000			
0205-2231 Valuation Fees-DNR				0.00	---	3,000			
0205-2235 Cents Rounding Expense				0.00	---	10			
0205-2236 Meals on Wheels Building				0.00	---	0			
0205-2270 Workplace Health/Safety				19,591.33	12%	160,000			
0205-2274 IR/HR Expense				0.00	---	40,000			
0205-2301 Depreciation Corporate Services				0.00	---	80,000			
0205-2302 Amortisation of Software				0.00	---	0			
0205-2402 Bad Debts - Rates				0.00	---	5,000			
0205-2403 Bad Debts - Other				0.00	---	1,000			
0205-2407 QTC Finance Cost Corporate				0.00	---	77,574			
0205-2447 Operational Projects				54,930.10	20%	270,410			
0205-2448 Office Equipment Write-Off				0.00	---	0			
0205-2450 REDP - GRANTS OFFICER				5,608.97	6%	100,000			
0205-2510 C & C Rental Concessional				0.00	---	50,700			
0205-0003 CORPORATE SERVICES	373,634.40	13%	2,831,600	619,519.09	11%	5,427,594	(245,884.69)	9%	(2,595,994)
0206-0003 COUNCILLORS SERVICES									
0206-2101 Councillors' Remuneration				36,318.34	8%	432,556			
0206-2207 Conferences and Deputations-Council				0.00	---	25,000			
0206-2210 Council Elections				0.00	---	25,000			
0206-2213 Misc Meeting Expenditure				778.02	7%	11,000			
0206-2217 Councillors Accident Insurance				0.00	---	750			
0206-2227 Maintenance/Operations				0.03	0%	10,000			
0206-2230 Travelling Expenses-Councillors				0.00	---	3,000			
0206-0003 COUNCILLORS SERVICES	0.00	---	0	37,096.39	7%	507,306	(37,096.39)	7%	(507,306)
0210-0003 STORES ADMINISTRATION									
0210-1810 Oncosts-Stores	10.87	0%	35,000						
0210-1901 Gain/Loss on Sale of Surplus Stock	0.00	---	0						

Revenue and Expenditure Report - Balonne Shire Council

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Financial Year Ending 2020 - (Budget for Full Year)

Version: 2019.7.8.1

	REVENUE			EXPENSE			SURPLUS / (DEFICIENCY)		
	31 Jul 2019	%	Budget	31 Jul 2019	%	Budget	31 Jul 2019	%	Budget
0210-2227 Maintenance/Operations				0.00	---	100			
0210-2233 Stocktake Variation				0.00	---	0			
0210-2447 Operational Projects				0.00	---	0			
0210-0003 STORES ADMINISTRATION	10.87	0%	35,000	0.00	---	100	10.87	0%	34,900
0200-0002 ADMINISTRATION/CORPORATE	373,645.27	13%	2,866,600	656,615.48	11%	5,935,000	(282,970.21)	9%	(3,068,400)
0300-0002 PLANNING & DEVELOPMENT									
0310-0003 DEVELOPMENT - PLANNING									
0310-1302 Development Planning Fees/Charges	2,386.00	8%	30,000						
0310-1400 Fines	0.00	---	0						
0310-2106 Training				0.00	---	5,000			
0310-2221 Legal Fees-Planning				0.00	---	20,000			
0310-2227 Maintenance/Operations				101.86	0%	85,000			
0310-2447 Operational Projects				140.00	0%	30,000			
0310-0003 DEVELOPMENT - PLANNING	2,386.00	8%	30,000	241.86	0%	140,000	2,144.14	-2%	(110,000)
0320-0003 DEVELOPMENT -									
0320-1300 Building Search Fees	145.50	7%	2,000						
0320-1302 Swimming Pool Inspection Fee	0.00	---	3,500						
0320-1304 Building Fees/Permits	1,230.50	5%	26,000						
0320-1305 House Removal Inspection Fees	0.00	---	0						
0320-1400 Fines	0.00	---	0						
0320-2106 Training				0.00	---	2,500			
0320-2227 Maintenance/Operations				2,144.15	2%	90,000			
0320-2447 Operational Projects				0.00	---	2,000			
0320-0003 DEVELOPMENT -	1,376.00	4%	31,500	2,144.15	2%	94,500	(768.15)	1%	(63,000)
0340-0003 ECONOMIC DEVELOPMENT									
0340-1622 Subsidy - State	0.00	---	0						
0340-1623 Grant-Federal-Operational	0.00	---	0						
0340-1624 Grant - Murray Darling Program	0.00	---	0						
0340-1634 REDP GRANT - ECONOMIC DEVEL	0.00	---	150,000						
0340-2101 Salaries/Wages				0.00	---	0			
0340-2106 Training				0.00	---	0			
0340-2110 FBT Expense - Eco Dev				0.00	---	0			
0340-2201 Precepts - Economic Development				0.00	---	0			
0340-2214 General Expenses				6,780.18	11%	63,400			
0340-2447 Operational Projects				(4,396.84)	-16%	27,000			
0340-2449 Murray Darling Program				0.00	---	0			

Revenue and Expenditure Report - Balonne Shire Council
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Financial Year Ending 2020 - (Budget for Full Year)

Version: 2019.7.8.1

	REVENUE			EXPENSE			SURPLUS / (DEFICIENCY)		
	31 Jul 2019	%	Budget	31 Jul 2019	%	Budget	31 Jul 2019	%	Budget
0340-2450 REDP - ECONOMIC DEVELOPMENT				8,464.95	4%	211,000			
0340-0003 ECONOMIC DEVELOPMENT	0.00	---	150,000	10,848.29	4%	301,400	(10,848.29)	7%	(151,400)
0350-0003 TOURISM SERVICES									
0350-1622 Subsidy - State-Operational	0.00	---	25,000						
0350-1631 Contribution - Advertising	0.00	---	1,700						
0350-1632 Subsidy - Capital	0.00	---	0						
0350-2201 Tourism Memberships				933.91	6%	16,000			
0350-2214 General Expenses				638.18	32%	2,000			
0350-2447 Operational Projects				9,466.39	7%	128,000			
0350-0003 TOURISM SERVICES	0.00	---	26,700	11,038.48	8%	146,000	(11,038.48)	9%	(119,300)
0355-0003 VISITOR SERVICES									
0355-1351 VIC Sales	4,667.94	12%	40,000						
0355-1352 VIC Internet Charges	0.00	---	100						
0355-1353 VIC Refreshment Sales	0.00	---	350						
0355-1354 VIC Craft Revenue	866.75	14%	6,000						
0355-1901 VIC Profit/Loss Sale of Assets	0.00	---	0						
0355-2106 VIC Training - Staff				0.00	---	8,000			
0355-2202 VIC Advertising				14.60	1%	2,000			
0355-2227 VIC Maintenance/Operations				22,101.75	11%	210,000			
0355-2228 VIC Cost of Sales				2,688.02	8%	32,000			
0355-2229 VIC Internet Service Expenditure				0.00	---	200			
0355-2230 VIC Refreshments - Cost of Sales				0.00	---	400			
0355-2233 VIC Craft Expenditure				(10.11)	0%	5,000			
0355-2301 Depreciation VIC				0.00	---	15,000			
0355-2447 VIC Operational Projects				0.00	---	8,000			
0355-2448 VIC Equipment Writeoff				0.00	---	0			
0355-0003 VISITOR SERVICES	5,534.69	12%	46,450	24,794.26	9%	280,600	(19,259.57)	8%	(234,150)
0360-0003 LAND DEVELOPMENT									
0360-1351 LFR Gain on Sale of Land	0.00	---	0						
0360-2228 Legal Costs for Land				0.00	---	0			
0360-0003 LAND DEVELOPMENT	0.00	---	0	0.00	---	0	0.00	---	0
0300-0002 PLANNING & DEVELOPMENT	9,296.69	3%	284,650	49,067.04	5%	962,500	(39,770.35)	6%	(677,850)
0400-0002 TRANSPORT & DRAINAGE									
0401-0003 WORKS FINANCE									
0401-1351 Sales Miscellaneous	0.00	---	0						

Revenue and Expenditure Report - Balonne Shire Council

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Financial Year Ending 2020 - (Budget for Full Year)

Version: 2019.7.8.1

	REVENUE			EXPENSE			SURPLUS / (DEFICIENCY)		
	31 Jul 2019	%	Budget	31 Jul 2019	%	Budget	31 Jul 2019	%	Budget
0401-1611 FAGS Grant Roads	0.00	---	1,588,096						
0401-1612 TIDS Grant State Capital	0.00	---	440,000						
0401-1615 R2R Grant Capital	0.00	---	913,160						
0401-1616 Capital Grant - CBD Beautification	0.00	---	0						
0401-1617 Capital Grant - Bus Shelter	0.00	---	0						
0401-1624 Capital Grants - Building our Region	0.00	---	0						
0401-1626 Noondoo-Thallon Rd Freight Subsidy	0.00	---	0						
0401-1627 REDP GRANT-DIRRRAN RAIL & RIVER	0.00	---	0						
0401-1628 REDP GRANT-ST GEORGE RIVER	0.00	---	0						
0401-1629 REDP GRANT-STG STORMWATER IS	0.00	---	0						
0401-1631 Developer Contribution-Roadworks-Cap	0.00	---	0						
0401-1633 Flood Damage 2017	0.00	---	0						
0401-1637 FD 2012 Flood -Project Consult Claim	0.00	---	0						
0401-1638 FD 2011 Flood -Project Consult Claim	0.00	---	0						
0401-2621 FD Flood Damage 2011 Project Mngment				0.00	---	0			
0401-2623 FD Flood Damage 2012 Project Mngment				0.00	---	0			
0401-0003 WORKS FINANCE	0.00	---	2,941,256	0.00	---	0	0.00	---	2,941,256
0405-0003 WORKS ADMINISTRATION									
0405-1351 Training Recoupment	0.00	---	0						
0405-1621 Traineeship Subsidy	0.00	---	0						
0405-1810 Oncosts	47,021.27	5%	950,000						
0405-2101 Salaries/Wages				90,269.02	9%	1,025,000			
0405-2106 Training				15,225.92	10%	150,000			
0405-2108 Wet Weather				0.00	---	10,000			
0405-2111 FBT Expense - Technical Services				0.00	---	5,000			
0405-2202 Works Advertising				0.00	---	10,000			
0405-2227 Maintenance/Operations				15,228.77	15%	100,000			
0405-2230 Travelling Expenses				8,542.70	7%	125,000			
0405-2270 Workplace Health/Safety				0.00	---	0			
0405-2274 Enterprise Bargaining - State				0.00	---	0			
0405-2301 Depreciation Works Admin				0.00	---	3,600			
0405-2302 Amortisation of Software				0.00	---	0			
0405-2447 Operational Projects				0.00	---	0			
0405-2510 Tech Concessional Rental				3,265.54	11%	30,000			
0405-0003 WORKS ADMINISTRATION	47,021.27	5%	950,000	132,531.95	9%	1,458,600	(85,510.68)	17%	(508,600)
0410-0003 ROADS									
0410-1901 Gain/Loss on Road Swap	0.00	---	0						
0410-2227 Maintenance/Operations				100,926.92	4%	2,500,000			

Time 09:21 am

Page 6

Date: 02-08-2019

Revenue and Expenditure Report - Balonne Shire Council

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Financial Year Ending 2020 - (Budget for Full Year)

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	REVENUE			EXPENSE			SURPLUS / (DEFICIENCY)		
	31 Jul 2019	%	Budget	31 Jul 2019	%	Budget	31 Jul 2019	%	Budget
0410-2279 Flood Damage 2017				13,255.00	---	0			
0410-2282 FD Flood Damage Restoration Feb 2012				0.00	---	0			
0410-2283 FD Flood Damage 2013				0.00	---	0			
0410-2301 Depreciation Roads				0.00	---	3,953,857			
0410-2447 Operational Projects				0.00	---	60,000			
0410-0003 ROADS	0.00	---	0	114,181.92	2%	6,513,857	(114,181.92)	2%	(6,513,857)
0415-0003 STREETS									
0415-2227 Maintenance/Operations				28,490.92	3%	1,000,000			
0415-2301 Depreciation Streets				0.00	---	451,926			
0415-2447 Operational Projects				0.00	---	0			
0415-0003 STREETS	0.00	---	0	28,490.92	2%	1,451,926	(28,490.92)	2%	(1,451,926)
0420-0003 BRIDGES									
0420-2227 Maintenance/Operations				0.00	---	50,000			
0420-2301 Depreciation Bridges				0.00	---	131,381			
0420-2407 QTC Finance Cost Bridges				0.00	---	10,000			
0420-0003 BRIDGES	0.00	---	0	0.00	---	191,381	0.00	---	(191,381)
0425-0003 STORMWATER DRAINAGE									
0425-1610 Grant - State-Capital	0.00	---	0						
0425-2227 Maintenance/Operations				(0.02)	0%	40,000			
0425-2301 Depreciation Drainage				0.00	---	202,643			
0425-2407 QTC Finance Cost Drainage				0.00	---	0			
0425-2447 Operational Projects				0.00	---	0			
0425-0003 STORMWATER DRAINAGE	0.00	---	0	(0.02)	0%	242,643	0.02	0%	(242,643)
0430-0003 WORKS DEPOTS									
0430-2227 Maintenance/Operations				3,213.92	2%	180,000			
0430-2301 Depreciation Depots				0.00	---	110,000			
0430-2407 QTC Finance Cost Works Depots				0.00	---	15,215			
0430-2447 Operational Projects				0.00	---	0			
0430-0003 WORKS DEPOTS	0.00	---	0	3,213.92	1%	305,215	(3,213.92)	1%	(305,215)
0440-0003 AERODROMES									
0440-1306 Lease Charges	7,386.36	37%	20,000						
0440-1308 Airport Fees	0.00	---	0						
0440-1351 STG Automatic Weather Station Revenue	0.00	---	0						
0440-1610 Capital Grant - Aerodrome	0.00	---	200,000						
0440-1620 Operating Grant - Aerodrome	0.00	---	0						

Revenue and Expenditure Report - Balonne Shire Council

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Financial Year Ending 2020 - (Budget for Full Year)

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	REVENUE			EXPENSE			SURPLUS / (DEFICIENCY)		
	31 Jul 2019	%	Budget	31 Jul 2019	%	Budget	31 Jul 2019	%	Budget
0440-1636 FD Claim - Aerodrome	0.00	---	0						
0440-2227 Maintenance/Operations				3,337.78	2%	160,000			
0440-2301 Depreciation Aerodromes				0.00	---	150,000			
0440-2447 Operational Projects				5,526.87	---	0			
0440-2451 FD STG AERODROME 2011				0.00	---	0			
0440-0003 AERODROMES	7,386.36	3%	220,000	8,864.65	3%	310,000	(1,478.29)	2%	(90,000)
0450-0003 PLANT & EQUIPMENT									
0450-1613 Grant - Qld Disaster Resilience Fund	25,878.00	---	0						
0450-1622 Federal Fuel Subsidy	0.00	---	60,000						
0450-1630 CTP Loyalty Bonus	0.00	---	0						
0450-1810 Plant Oncosts	4,217.63	6%	70,000						
0450-1850 Plant Hire - Capital Works	1,942.43	0%	500,000						
0450-1851 Plant Hire - Current Works	186,855.27	8%	2,300,000						
0450-1901 Gain/Loss on Sale of Fixed Assets	0.00	---	0						
0450-1902 QT Rego Refunds	0.00	---	2,000						
0450-2219 Motor Vehicle/Plant Operations				155,849.39	8%	1,900,000			
0450-2228 Cost of Equipment Sales				0.00	---	2,500			
0450-2301 Depreciation Plant				0.00	---	650,000			
0450-2447 Floating Plant & Loose Tools				(0.01)	0%	95,000			
0450-2448 Plant Write-off				0.00	---	0			
0450-0003 PLANT & EQUIPMENT	218,893.33	7%	2,932,000	155,849.38	6%	2,647,500	63,043.95	22%	284,500
0460-0003 FLOOD MITIGATION									
0460-1622 EMQ House Raising Grant	0.00	---	0						
0460-1623 Levee Construction Grant (DLG)	0.00	---	0						
0460-1624 Royalties for Regions Stage 2 Levee	0.00	---	0						
0460-2227 Maintenance/Operations				0.01	0%	50,000			
0460-2301 Depreciation Flood Mitigation				0.00	---	91,000			
0460-2447 Operational Projects				0.00	---	0			
0460-0003 FLOOD MITIGATION	0.00	---	0	0.01	0%	141,000	(0.01)	0%	(141,000)
0400-0002 TRANSPORT & DRAINAGE	273,300.96	4%	7,043,256	443,132.73	3%	13,262,122	(169,831.77)	3%	(6,218,866)
0500-0002 COMMUNITY & CULTURAL									
0501-0003 COMMUNITY DEVELOPMENT									
0501-1351 Community Events - Cash Sales	4,756.32	---	0						
0501-1623 Grant - Operational	0.00	---	500,000						
0501-1624 BALONNE REMEMBERS - End of WW1 Cent	0.00	---	0						
0501-1625 CELEBRATING MULTICULTURAL QLD	0.00	---	0						

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Version: 2019.7.8.1

	REVENUE			EXPENSE			SURPLUS / (DEFICIENCY)		
	31 Jul 2019	%	Budget	31 Jul 2019	%	Budget	31 Jul 2019	%	Budget
0501-1626 MULTICULTURAL DEVELOPMENT	0.00	---	0						
0501-1627 EMPOWERING OUR COMMUNITY	0.00	---	23,750						
0501-1631 Grant-Get Ready Qld	702.93	6%	11,000						
0501-1632 Subsidy - Capital	0.00	---	0						
0501-1634 Grant - SW Hospital and Health Serv	0.00	---	147,000						
0501-2101 Salaries/Wages				16,086.79	8%	200,000			
0501-2106 Training				0.03	0%	10,000			
0501-2201 Concessional Rent				0.00	---	0			
0501-2202 Community Services-Advertising				0.00	---	1,500			
0501-2227 Maintenance/Operations				1,386.09	139%	1,000			
0501-2301 Depreciation Community Development				0.00	---	120			
0501-2447 Operational Projects				2,231.04	0%	1,206,250			
0501-0003 COMMUNITY DEVELOPMENT	5,459.25	1%	681,750	19,703.95	1%	1,418,870	(14,244.70)	2%	(737,120)
0502-0003 FLOOD RECOVERY SERVICES									
0502-2101 Salaries/Wages				0.00	---	0			
0502-0003 FLOOD RECOVERY SERVICES	0.00	---	0	0.00	---	0	0.00	---	0
0505-0003 LIBRARIES									
0505-1305 LIB Internet Charges	0.00	---	0						
0505-1306 Photocopying Charges	0.00	---	10						
0505-1401 Library - Miscellaneous	0.00	---	50						
0505-1620 Subsidy - State	0.00	---	25,000						
0505-2106 Training				0.00	---	3,000			
0505-2226 Dirran Rural Transaction Library Con				0.00	---	50,000			
0505-2227 Maintenance/Operations				18,676.62	10%	180,000			
0505-2301 Depreciation Libraries				0.00	---	4,700			
0505-2302 Amortisation of Software				0.00	---	1,020			
0505-2447 Operational Projects				6,518.22	17%	37,655			
0505-0003 LIBRARIES	0.00	---	25,060	25,194.84	9%	276,375	(25,194.84)	10%	(251,315)
0510-0003 HOUSING									
0510-1710 Rent Revenue	3,476.90	2%	160,000						
0510-1901 Gain/Loss on Sale of Fixed Assets	0.00	---	0						
0510-2227 Maintenance/Operations				198.00	0%	130,000			
0510-2228 Cost of House Sales				0.00	---	0			
0510-2301 Depreciation Housing				0.00	---	88,000			
0510-2447 Operational Projects				0.00	---	40,000			
0510-0003 HOUSING	3,476.90	2%	160,000	198.00	0%	258,000	3,278.90	-3%	(98,000)

Revenue and Expenditure Report - Balonne Shire Council

 (Accounts: 0100-0002-0000 to 7900-7201-0000. 9% of year elapsed. All Accounts. Excludes Committed Costs. To Details.)

Financial Year Ending 2020 - (Budget for Full Year)

Version: 2019.7.8.1

REVENUE				EXPENSE			SURPLUS / (DEFICIENCY)				
31 Jul 2019		%	Budget	31 Jul 2019		%	Budget	31 Jul 2019		%	Budget
0515-0003 PUBLIC COMMUNICATION											
0515-1610	Grant - State	0.00	---		0						
0515-2227	Maintenance/Operations				0.00	---	2,500				
0515-2301	Depreciation Public Communication				0.00	---	0				
0515-2447	Operational Projects				3,820.00	---	0				
0515-0003 PUBLIC COMMUNICATION		0.00	---	0	3,820.00	153%	2,500	(3,820.00)	153%	(2,500)	
0520-0003 SPORT & RECREATION											
0520-1305	Hire Charges	1,184.76	22%	5,500							
0520-1611	Dirranbandi Multipurpose Sports	0.00	---	0							
0520-1621	Subsidy - State-Operational	0.00	---	0							
0520-1622	Subsidy - State-Capital	0.00	---	0							
0520-2227	Maintenance/Operations				11,580.39	10%	120,000				
0520-2301	Depreciation Sport & Recreation				0.00	---	79,000				
0520-2447	Operational Projects				0.00	---	9,000				
0520-0003 SPORT & RECREATION		1,184.76	22%	5,500	11,580.39	6%	208,000	(10,395.63)	5%	(202,500)	
0521-0003 SWIMMING POOLS											
0521-1305	Hire Charges - St George Pool	0.00	---	28,000							
0521-1306	Hire Charges - Dirranbandi Pool	0.00	---	5,000							
0521-1622	Subsidy - State - Capital	0.00	---	0							
0521-1635	Dept Education Dirran Pool Contribut	0.00	---	5,000							
0521-2106	Training - Volunteers Only				0.00	---	7,500				
0521-2202	Swimming Pool Advertising				0.00	---	1,000				
0521-2227	Maintenance/Operations				2,409.70	1%	365,000				
0521-2229	Dirran Pool Committee				0.00	---	2,500				
0521-2301	Depreciation Pools				0.00	---	122,000				
0521-2407	QTC Finance Cost Pools				0.00	---	0				
0521-2447	Operational Projects				0.00	---	0				
0521-0003 SWIMMING POOLS		0.00	---	38,000	2,409.70	0%	498,000	(2,409.70)	1%	(460,000)	
0522-0003 TENNIS COURTS											
0522-1305	Hire Charges	9.09	1%	1,000							
0522-2227	Maintenance/Operations				914.30	24%	3,800				
0522-2301	Depreciation Tennis Courts				0.00	---	15,000				
0522-2447	Operational Projects				0.00	---	0				
0522-0003 TENNIS COURTS		9.09	1%	1,000	914.30	5%	18,800	(905.21)	5%	(17,800)	
0525-0003 ARTS & HISTORY											

Revenue and Expenditure Report - Balonne Shire Council

 (Accounts: 0100-0002-0000 to 7900-7201-0000. 9% of year elapsed. All Accounts. Excludes Committed Costs. To Details.)

Financial Year Ending 2020 - (Budget for Full Year)

Version: 2019.7.8.1

	REVENUE			EXPENSE			SURPLUS / (DEFICIENCY)		
	31 Jul 2019	%	Budget	31 Jul 2019	%	Budget	31 Jul 2019	%	Budget
0525-1351 Revenue - Sale of St George's Bridge	0.00	---	100						
0525-1352 Revenue - River Country	0.00	---	100						
0525-1620 Subsidy - State - RADF	0.00	---	25,000						
0525-1622 Subsidy -State	0.00	---	0						
0525-1632 Subsidy - Capital	0.00	---	0						
0525-2101 Salaries/Wages				0.00	---	0			
0525-2208 Contributions - R.A.D.F				13,505.50	39%	35,000			
0525-2227 Maintenance/Operations				0.00	---	7,000			
0525-2228 Expenditure - Sale of History Books				0.00	---	100			
0525-2301 Depreciation Arts				0.00	---	14,600			
0525-2447 Operational Projects				0.00	---	0			
0525-0003 ARTS & HISTORY	0.00	---	25,200	13,505.50	24%	56,700	(13,505.50)	43%	(31,500)
0530-0003 PARKS & GARDENS									
0530-1305 Hire Charges	0.00	---	150						
0530-1610 Get Playing Places and Spaces	0.00	---	0						
0530-1620 Subsidy - Capital - Cavanough Park	0.00	---	0						
0530-1621 Traineeship Subsidy	0.00	---	35,000						
0530-1633 FD Jan 2011 Restoration Work Claim	0.00	---	0						
0530-2101 Salaries/Wages-Parks & Garden Superv				8,068.91	6%	142,000			
0530-2102 Salaries/Wages-Parks & Gardn Trainee				2,079.28	5%	41,000			
0530-2227 Maintenance/Operations				21,503.01	4%	500,000			
0530-2280 FD Flood Damage Restoration Jan 2011				0.00	---	0			
0530-2301 Depreciation Parks & Gardens				0.00	---	105,000			
0530-2447 Operational Projects				22.27	0%	180,000			
0530-0003 PARKS & GARDENS	0.00	---	35,150	31,673.47	3%	968,000	(31,673.47)	3%	(932,850)
0535-0003 HALLS & CULTURAL CENTRES									
0535-1305 Hire Charges	241.37	3%	7,000						
0535-1611 Grant - Federal-Capital	0.00	---	0						
0535-1620 Subsidy - State	0.00	---	0						
0535-2227 Maintenance/Operations				2,304.45	2%	150,000			
0535-2301 Depreciation Halls				0.00	---	90,000			
0535-2447 Operational Projects				0.00	---	3,000			
0535-2510 Caretaker Concessional Rental				0.00	---	11,960			
0535-0003 HALLS & CULTURAL CENTRES	241.37	3%	7,000	2,304.45	1%	254,960	(2,063.08)	1%	(247,960)
0545-0003 COMMUNITY ASSISTANCE									
0545-2208 Donations				2,600.00	13%	20,000			
0545-2209 Water & Waste Flood Rebate				0.00	---	0			

Revenue and Expenditure Report - Balonne Shire Council

 (Accounts: 0100-0002-0000 to 7900-7201-0000. 9% of year elapsed. All Accounts. Excludes Committed Costs. To Details.)

Financial Year Ending 2020 - (Budget for Full Year)

Version: 2019.7.8.1

	REVENUE			EXPENSE			SURPLUS / (DEFICIENCY)		
	31 Jul 2019	%	Budget	31 Jul 2019	%	Budget	31 Jul 2019	%	Budget
0545-2210 Rate Rebates / Remissions				6,089.03	41%	15,000			
0545-2447 Operational Projects				0.00	---	0			
0545-2820 Concessions Granted				(45.45)	-1%	6,000			
0545-0003 COMMUNITY ASSISTANCE	0.00	---	0	8,643.58	21%	41,000	(8,643.58)	21%	(41,000)
0550-0003 EMERGENCY SERVICES									
0550-1351 SES Miscellaneous Revenue	0.00	---	0						
0550-1610 Grant - State-Operational	0.00	---	21,000						
0550-2101 Emergency Services Call-Out				0.00	---	1,000			
0550-2227 Maintenance/Operations				0.00	---	20,000			
0550-2301 Depreciation Emergency Services				0.00	---	25,000			
0550-2447 Operational Projects				0.00	---	0			
0550-0003 EMERGENCY SERVICES	0.00	---	21,000	0.00	---	46,000	0.00	---	(25,000)
0555-0003 SHOWGROUNDS									
0555-1305 Hire Charges	16,480.03	66%	25,000						
0555-1620 Subsidy - State	0.00	---	0						
0555-1621 Subsidy - Federal - Capital	0.00	---	0						
0555-2227 Maintenance/Operations				6,423.70	4%	160,000			
0555-2236 Operating Leases				0.00	---	0			
0555-2301 Depreciation Showgrounds				0.00	---	175,000			
0555-2447 Operational Projects				0.00	---	26,300			
0555-0003 SHOWGROUNDS	16,480.03	66%	25,000	6,423.70	2%	361,300	10,056.33	-3%	(336,300)
0560-0003 WORK PROGRAM									
0560-2101 Salaries/Wages-WORK-BSC Employees				0.00	---	0			
0560-2447 Operational Projects				150.26	1%	30,000			
0560-0003 WORK PROGRAM	0.00	---	0	150.26	1%	30,000	(150.26)	1%	(30,000)
0575-0003 YOUTH DEVELOPMENT									
0575-2227 Maintenance/Operations				0.00	---	0			
0575-2447 Operational Projects				0.00	---	15,000			
0575-0003 YOUTH DEVELOPMENT	0.00	---	0	0.00	---	15,000	0.00	---	(15,000)
0580-0003 SAFER COMMUNITIES									
0580-1630 Telstra/LGAQ Contribution	0.00	---	53,500						
0580-2227 Maintenance/Operations				180.00	18%	1,000			
0580-2301 Depreciation Safer Communities				0.00	---	11,000			
0580-2447 Operational Projects				0.00	---	0			

Revenue and Expenditure Report - Balonne Shire Council

 (Accounts: 0100-0002-0000 to 7900-7201-0000. 9% of year elapsed. All Accounts. Excludes Committed Costs. To Details.)

Financial Year Ending 2020 - (Budget for Full Year)

Version: 2019.7.8.1

	REVENUE			EXPENSE			SURPLUS / (DEFICIENCY)		
	31 Jul 2019	%	Budget	31 Jul 2019	%	Budget	31 Jul 2019	%	Budget
0580-0003 SAFER COMMUNITIES	0.00	---	53,500	180.00	2%	12,000	(180.00)	0%	41,500
0585-0003 SKILLING QUEENSLANDERS									
0585-1622 Subsidy State - Operational	0.00	---	0						
0585-0003 SKILLING QUEENSLANDERS	0.00	---	0	0.00	---	0	0.00	---	0
0500-0002 COMMUNITY & CULTURAL	26,851.40	2%	1,078,160	126,702.14	3%	4,465,505	(99,850.74)	3%	(3,387,345)
0600-0002 ENVIRONMENT & HEALTH SERVICES									
0605-0003 DOMESTIC ANIMAL CONTROL									
0605-1110 Domestic Animal Special Rates	0.00	---	30,000						
0605-1130 Interest on Arrears Domestic Animals	0.00	---	200						
0605-1201 Other Animal Registrations Urban	570.50	114%	500						
0605-1202 Impounding Fees Domestic Animals	0.00	---	3,000						
0605-1203 Animal Registrations	9,365.00	23%	40,000						
0605-1307 Infringement Notices/Fines/Legal Fees	0.00	---	2,000						
0605-1351 Miscellaneous Dog Charges	0.00	---	1,000						
0605-2106 Training Compliance				0.00	---	10,000			
0605-2202 Advertising-Dog&Cat				0.00	---	0			
0605-2226 Pound Facility Maintenance				260.00	9%	3,000			
0605-2227 Maintenance/Operations				16,504.10	9%	190,000			
0605-2301 Depreciation Domestic Animal Control				0.00	---	1,250			
0605-2447 Operational Projects				0.00	---	22,500			
0605-2510 LL Concessional Rental				0.00	---	0			
0605-0003 DOMESTIC ANIMAL CONTROL	9,935.50	13%	76,700	16,764.10	7%	226,750	(6,828.60)	5%	(150,050)
0610-0003 VERMIN CONTROL									
0610-2227 Maintenance/Operations				0.00	---	1,500			
0610-2447 Operational Projects				0.00	---	0			
0610-0003 VERMIN CONTROL	0.00	---	0	0.00	---	1,500	0.00	---	(1,500)
0612-0003 URBAN FIRE CONTROL									
0612-2227 Maintenance/Operations				724.10	18%	4,000			
0612-2301 Depreciation Fire Control				0.00	---	900			
0612-0003 URBAN FIRE CONTROL	0.00	---	0	724.10	15%	4,900	(724.10)	15%	(4,900)
0615-0003 CEMETERIES									
0615-1306 Cemetery Charges	2,064.17	5%	40,000						
0615-2227 Maintenance/Operations				6,012.38	8%	80,000			
0615-2301 Depreciation Cemeteries				0.00	---	6,000			

Revenue and Expenditure Report - Balonne Shire Council
(Accounts: 0100-0002-0000 to 7900-7201-0000. 9% of year elapsed. All Accounts. Excludes Committed Costs. To Details.)

Financial Year Ending 2020 - (Budget for Full Year)

Version: 2019.7.8.1

	REVENUE			EXPENSE			SURPLUS / (DEFICIENCY)		
	31 Jul 2019	%	Budget	31 Jul 2019	%	Budget	31 Jul 2019	%	Budget
0615-2447 Operational Projects				0.00	---	0			
0615-0003 CEMETERIES	2,064.17	5%	40,000	6,012.38	7%	86,000	(3,948.21)	9%	(46,000)
0625-0003 PUBLIC TOILETS									
0625-1620 Subsidy - State	0.00	---	0						
0625-2227 Maintenance/Operations				2,595.49	6%	45,000			
0625-2301 Depreciation Public Convenience				0.00	---	26,000			
0625-2447 Operational Projects				0.00	---	2,500			
0625-0003 PUBLIC TOILETS	0.00	---	0	2,595.49	4%	73,500	(2,595.49)	4%	(73,500)
0630-0003 WASTE MANAGEMENT									
0630-1306 Disposal Fees	0.00	---	0						
0630-2301 Depreciation Waste Management				0.00	---	300			
0630-2630 Contribution - Cleansing Program				0.00	---	0			
0630-0003 WASTE MANAGEMENT	0.00	---	0	0.00	---	300	0.00	---	(300)
0635-0003 NATURAL ENVIRONMENT									
0635-1202 EPA Licence Fees	0.00	---	1,200						
0635-1620 Subsidy-State-Capital	0.00	---	0						
0635-2106 Training				0.00	---	6,000			
0635-2214 General Expenses				5,115.53	13%	40,000			
0635-2228 EPA Licence Fees				0.00	---	24,000			
0635-2301 Depreciation Environmental Health				0.00	---	0			
0635-2447 Operational Projects				0.00	---	12,000			
0635-0003 NATURAL ENVIRONMENT	0.00	---	1,200	5,115.53	6%	82,000	(5,115.53)	6%	(80,800)
0640-0003 HEALTH INSPECTION									
0640-1202 Registration/Premises/Health	50.00	0%	10,000						
0640-1351 Sundry Revenue	0.00	---	0						
0640-1621 Traineeship Subsidy	0.00	---	0						
0640-2106 Training				0.00	---	0			
0640-2111 FBT Expense - Health/Environment				0.00	---	0			
0640-2202 Health Department Advertising				0.00	---	1,000			
0640-2221 Legal Expenses				0.00	---	0			
0640-2227 Maintenance/Operations				7,201.87	6%	115,000			
0640-2301 Depreciation Healthy Environment				0.00	---	0			
0640-2447 Operational Projects				0.00	---	0			
0640-2510 CES Concessional Rental				0.00	---	23,660			
0640-0003 HEALTH INSPECTION	50.00	0%	10,000	7,201.87	5%	139,660	(7,151.87)	6%	(129,660)

Revenue and Expenditure Report - Balonne Shire Council

 (Accounts: 0100-0002-0000 to 7900-7201-0000. 9% of year elapsed. All Accounts. Excludes Committed Costs. To Details.)

Financial Year Ending 2020 - (Budget for Full Year)

Version: 2019.7.8.1

	REVENUE			EXPENSE			SURPLUS / (DEFICIENCY)		
	31 Jul 2019	%	Budget	31 Jul 2019	%	Budget	31 Jul 2019	%	Budget
0645-0003 PUBLIC HEALTH FACILITIES									
0645-1306 Bollon BN Clinic Lease	11,000.00	48%	23,000						
0645-2227 Maintenance/Operations				0.00	---	5,000			
0645-2301 Depreciation Public Health				0.00	---	10,000			
0645-2447 Operational Projects				0.00	---	0			
0645-0003 PUBLIC HEALTH FACILITIES	11,000.00	48%	23,000	0.00	---	15,000	11,000.00	138%	8,000
0655-0003 RURAL SERVICES									
0655-1110 Feral Animal Special Rates	0.00	---	170,000						
0655-1130 Interest on Arrears Feral Animal	0.00	---	1,000						
0655-1150 WDEF - Interest Revenue	0.00	---	0						
0655-1203 Sale Impounded Stock/Impounding Fees	0.00	---	0						
0655-1204 Sale of Minor Plant	0.00	---	0						
0655-1307 Wild Dog Forum Registrations	0.00	---	0						
0655-1308 Wild Dog Exclusion Fencing Funding	0.00	---	110,000						
0655-1351 Stock Routes & Agistment Fees	2,380.19	30%	8,000						
0655-1620 Subsidy -State-Stock Routes Facility	0.00	---	113,500						
0655-1621 Traineeship Subsidy	0.00	---	0						
0655-1622 REDP GRANT - STRATEGIC FENCING	0.00	---	293,240						
0655-1625 QMDC Grant	0.00	---	0						
0655-1630 DAFF Project-Balonne Shire	0.00	---	43,000						
0655-1680 Stock Routes Claims - Major Works	0.00	---	0						
0655-2106 Training Rural Lands				0.00	---	8,000			
0655-2201 Precepts				0.00	---	255,000			
0655-2204 WDEF - Interest Expense				0.00	---	0			
0655-2214 Operations				17,728.87	6%	300,000			
0655-2215 Major Works - Stock Routes				0.00	---	0			
0655-2216 Wild Dog Bounty				6,200.00	18%	35,000			
0655-2228 Wild Dog Forum Expenses				0.00	---	0			
0655-2301 Depreciation Rural Services				0.00	---	13,000			
0655-2308 WDEF - Project				4,226.65	4%	100,000			
0655-2444 Wild Dog Retainer				0.00	---	45,000			
0655-2445 Wild Dog Baiting				0.00	---	25,000			
0655-2447 Operational Projects				239.09	0%	1,049,000			
0655-2448 DAFF Project - Balonne Shire Council				1,908.67	4%	43,000			
0655-2449 REDP - STRATEGIC FENCING *INACTIVE*				0.00	---	0			
0655-2450 REDP - STRATEGIC FENCING				0.00	---	293,240			
0655-2510 SRO Concessional Rental				0.00	---	16,900			
0655-0003 RURAL SERVICES	2,380.19	0%	738,740	30,303.28	1%	2,183,140	(27,923.09)	2%	(1,444,400)

Revenue and Expenditure Report - Balonne Shire Council
(Accounts: 0100-0002-0000 to 7900-7201-0000. 9% of year elapsed. All Accounts. Excludes Committed Costs. To Details.)

Financial Year Ending 2020 - (Budget for Full Year)

Version: 2019.7.8.1

	REVENUE			EXPENSE			SURPLUS / (DEFICIENCY)		
	31 Jul 2019	%	Budget	31 Jul 2019	%	Budget	31 Jul 2019	%	Budget
0600-0002 ENVIRONMENT & HEALTH SERVICES	25,429.86	3%	889,640	68,716.75	2%	2,812,750	(43,286.89)	2%	(1,923,110)
0700-0002 COMMERCIAL SERVICES									
0705-0003 PRIVATE WORKS									
0705-1354 Profit /Loss on Private Works	0.00	---	1,000						
0705-1355 Private Works Revenue	0.00	---	25,000						
0705-1356 Private Works - Staff	0.00	---	15,000						
0705-1357 Private Works - DTMR	0.00	---	0						
0705-2214 Private Works				32.64	0%	25,000			
0705-2215 Private Works - Staff				260.87	3%	7,500			
0705-2216 Private Works - DTMR				0.00	---	0			
0705-0003 PRIVATE WORKS	0.00	---	41,000	293.51	1%	32,500	(293.51)	-3%	8,500
0713-0003 MAIN ROADS FLOOD DAMAGE									
0713-1363 DMR Claim-Flood Damage-2012-Restor	0.00	---	0						
0713-2278 DMR Flood Damage - Feb 2012-Restor				0.00	---	0			
0713-0003 MAIN ROADS FLOOD DAMAGE	0.00	---	0	0.00	---	0	0.00	---	0
0720-0003 MAIN ROADS RPC									
0720-1356 DMR Claim	0.00	---	2,900,000						
0720-2214 RPC Works				72,671.18	3%	2,300,000			
0720-0003 MAIN ROADS RPC	0.00	---	2,900,000	72,671.18	3%	2,300,000	(72,671.18)	-12%	600,000
0725-0003 MAIN ROADS RMPC									
0725-1356 DMR Claim	0.00	---	1,800,000						
0725-2214 RMPC Works				65,557.92	5%	1,400,000			
0725-0003 MAIN ROADS RMPC	0.00	---	1,800,000	65,557.92	5%	1,400,000	(65,557.92)	-16%	400,000
0726-0003 MAIN ROADS MAINTENANCE									
0726-1356 DMR Claims	0.00	---	0						
0726-2214 Bulk Maintenance Works				0.00	---	0			
0726-0003 MAIN ROADS MAINTENANCE	0.00	---	0	0.00	---	0	0.00	---	0
0727-0003 MAIN ROADS MINOR WORKS									
0727-1356 DMR Claims	0.00	---	20,000						
0727-2214 Minor Works				0.03	0%	20,000			
0727-0003 MAIN ROADS MINOR WORKS	0.00	---	20,000	0.03	0%	20,000	(0.03)	---	0
0750-0003 STATE FIRE SERVICES									

Revenue and Expenditure Report - Balonne Shire Council
(Accounts: 0100-0002-0000 to 7900-7201-0000. 9% of year elapsed. All Accounts. Excludes Committed Costs. To Details.)

Financial Year Ending 2020 - (Budget for Full Year)

Version: 2019.7.8.1

	REVENUE			EXPENSE			SURPLUS / (DEFICIENCY)		
	31 Jul 2019	%	Budget	31 Jul 2019	%	Budget	31 Jul 2019	%	Budget
0750-2225 Rates-Fire Levy				0.00	---	6,600			
0750-0003 STATE FIRE SERVICES	0.00	---	0	0.00	---	6,600	0.00	---	(6,600)
0755-0003 THALLON RURAL FIRE BRIGADE									
0755-1120 Levy - Thallon Fire	0.00	---	7,600						
0755-1130 Interest on Arrears- Thallon Fire	0.00	---	50						
0755-2208 Contributions Thallon RFB				0.00	---	6,840			
0755-2410 Discount Allowed-Thallon Fire				0.00	---	760			
0755-0003 THALLON RURAL FIRE BRIGADE	0.00	---	7,650	0.00	---	7,600	0.00	---	50
0700-0002 COMMERCIAL SERVICES	0.00	---	4,768,650	138,522.64	4%	3,766,700	(138,522.64)	-14%	1,001,950
0800-0002 DISASTER MANAGEMENT									
0805-0003 DISASTER MANAGEMENT									
0805-1613 Grant - Qld Disaster Resilience Fund	0.00	---	0						
0805-1620 NATURAL DISASTER RESILIENCE	0.00	---	140,000						
0805-2214 General Expenses				0.00	---	0			
0805-2447 Operational Projects				0.00	---	200,000			
0805-2450 QRDF - SWQ Disaster Officer				0.00	---	0			
0805-0003 DISASTER MANAGEMENT	0.00	---	140,000	0.00	---	200,000	0.00	---	(60,000)
0800-0002 DISASTER MANAGEMENT	0.00	---	140,000	0.00	---	200,000	0.00	---	(60,000)
4000-0002 SEWERAGE									
4110-0003 SEWERAGE CHARGES									
4110-1120 Sewerage Charges	0.00	---	1,160,000						
4110-1130 Interest on Arrears - Gross Levy	0.00	---	5,000						
4110-2410 Discount Allowed				0.00	---	100,000			
4110-0003 SEWERAGE CHARGES	0.00	---	1,165,000	0.00	---	100,000	0.00	---	1,065,000
4140-0003 DEBT MANAGEMENT									
4140-2406 QTC Finance Cost Sewer				0.00	---	0			
4140-0003 DEBT MANAGEMENT	0.00	---	0	0.00	---	0	0.00	---	0
4410-0003 SEWERAGE									
4410-1351 Sales Miscellaneous	0.00	---	2,000						
4410-1620 Subsidy - State-Capital Effluent Reu	0.00	---	0						
4410-2227 Maintenance/Operations				15,583.73	5%	320,000			
4410-2301 Depreciation Sewer				0.00	---	315,548			
4410-2447 Operational Projects				0.00	---	0			

Revenue and Expenditure Report - Balonne Shire Council
(Accounts: 0100-0002-0000 to 7900-7201-0000. 9% of year elapsed. All Accounts. Excludes Committed Costs. To Details.)

Financial Year Ending 2020 - (Budget for Full Year)

Version: 2019.7.8.1

	REVENUE			EXPENSE			SURPLUS / (DEFICIENCY)		
	31 Jul 2019	%	Budget	31 Jul 2019	%	Budget	31 Jul 2019	%	Budget
4440-2227 New Connections				0.00	---	5,000			
4410-0003 SEWERAGE	0.00	---	2,000	15,583.73	2%	640,548	(15,583.73)	2%	(638,548)
4000-0002 SEWERAGE	0.00	---	1,167,000	15,583.73	2%	740,548	(15,583.73)	-4%	426,452
5000-0002 WATER SUPPLY									
5110-0003 WATER CHARGES									
5110-1120 Water Charges - Gross Levy	0.00	---	1,925,000						
5110-1130 Interest on Arrears - Gross Levy	0.00	---	12,000						
5110-2410 Discount Allowed - Water Charges				0.00	---	165,000			
5110-0003 WATER CHARGES	0.00	---	1,937,000	0.00	---	165,000	0.00	---	1,772,000
5115-0003 EXCESS WATER CHARGES									
5115-1120 Excess Water Charges- Gross Levy	0.00	---	100,000						
5115-1130 Interest on Arrears -Gross Levy	0.00	---	2,000						
5115-2410 Discount Allowed				0.00	---	9,000			
5115-0003 EXCESS WATER CHARGES	0.00	---	102,000	0.00	---	9,000	0.00	---	93,000
5120-0003 WATER SALES									
5120-1351 Cash Sales	0.00	---	200,000						
5120-0003 WATER SALES	0.00	---	200,000	0.00	---	0	0.00	---	200,000
5125-0003 WATER OTHER INCOME									
5125-1633 Misc Equipment Sales	0.00	---	0						
5125-1635 Water Tower Rental-Mobile Phones etc	0.00	---	10,000						
5125-0003 WATER OTHER INCOME	0.00	---	10,000	0.00	---	0	0.00	---	10,000
5130-0003 GRANTS & SUBSIDIES									
5130-1621 Subsidy - Operational - State	0.00	---	0						
5130-1622 Subsidy-Operational-Federal	0.00	---	0						
5130-1625 Subsidy-State-Capital	0.00	---	0						
5130-0003 GRANTS & SUBSIDIES	0.00	---	0	0.00	---	0	0.00	---	0
5140-0003 DEBT MANAGEMENT									
5140-2407 QTC Finance Cost Water				0.00	---	33,246			
5140-0003 DEBT MANAGEMENT	0.00	---	0	0.00	---	33,246	0.00	---	(33,246)
5410-0003 URBAN WATER SUPPLIES									
5410-1631 Contribution - Cash STG High School	0.00	---	1,000						
5410-2202 Water Notifications - Advertising				0.00	---	2,000			

Time 09:21 am

Page 18

Date: 02-08-2019

Revenue and Expenditure Report - Balonne Shire Council

 (Accounts: 0100-0002-0000 to 7900-7201-0000. 9% of year elapsed. All Accounts. Excludes Committed Costs. To Details.)

Financial Year Ending 2020 - (Budget for Full Year)

Version: 2019.7.8.1

	REVENUE			EXPENSE			SURPLUS / (DEFICIENCY)		
	31 Jul 2019	%	Budget	31 Jul 2019	%	Budget	31 Jul 2019	%	Budget
5410-2221 Legal Fees				0.00	---	0			
5410-2227 Maintenance/Operations				80,286.81	8%	1,025,000			
5410-2229 Water-Community Education				0.00	---	0			
5410-2301 Depreciation Water				0.00	---	469,519			
5410-2447 Operational Projects				0.00	---	0			
5410-0003 URBAN WATER SUPPLIES	0.00	---	1,000	80,286.81	5%	1,496,519	(80,286.81)	5%	(1,495,519)
5420-0003 WATER INSPECTIONS									
5420-1300 Special Meter Reading Fee	190.92	10%	1,900						
5420-1400 Fines & Penalties	0.00	---	1,000						
5420-2214 General Expenses/Meter Reading				12,202.56	61%	20,000			
5420-0003 WATER INSPECTIONS	190.92	7%	2,900	12,202.56	61%	20,000	(12,011.64)	70%	(17,100)
5430-0003 WATER QUALITY TESTING									
5430-2214 General Expenses				71.77	1%	6,000			
5430-2447 Operational Projects				0.00	---	0			
5430-0003 WATER QUALITY TESTING	0.00	---	0	71.77	1%	6,000	(71.77)	1%	(6,000)
5440-0003 WATER CONNECTIONS									
5440-1350 Connection Fees	0.00	---	3,000						
5440-2214 General Expenses				0.00	---	4,500			
5440-0003 WATER CONNECTIONS	0.00	---	3,000	0.00	---	4,500	0.00	---	(1,500)
5000-0002 WATER SUPPLY	190.92	0%	2,255,900	92,561.14	5%	1,734,265	(92,370.22)	-18%	521,635
6000-0002 WASTE MANAGEMENT									
6110-0003 CLEANSING CHARGES									
6110-1120 Cleansing Charges - Gross Levy	0.00	---	1,130,000						
6110-1130 Interest on Arrears - Gross Levy	0.00	---	6,000						
6110-1630 Contribution - General Fund	0.00	---	0						
6110-2214 Pensioner Concession Cleansing				0.00	---	0			
6110-2410 Discount Allowed - Cleansing				0.00	---	98,000			
6110-0003 CLEANSING CHARGES	0.00	---	1,136,000	0.00	---	98,000	0.00	---	1,038,000
6430-0003 CLEANSING SERVICES									
6430-1306 Disposal Fees - Waste	0.00	---	2,500						
6430-1351 Sundry Revenue	0.00	---	500						
6430-1352 Scrap Metal Sales	0.00	---	1,000						
6430-2202 Advertising-Cleansing				0.00	---	0			
6430-2214 Annual Town Clean-up				0.00	---	0			

Revenue and Expenditure Report - Balonne Shire Council
 (Accounts: 0100-0002-0000 to 7900-7201-0000. 9% of year elapsed. All Accounts. Excludes Committed Costs. To Details.)

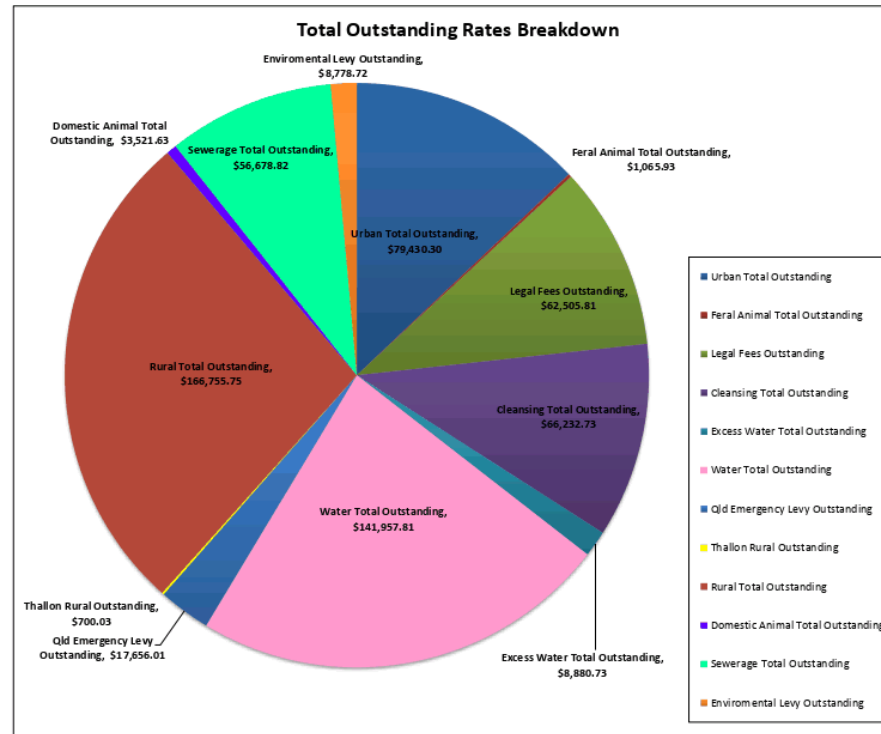
Financial Year Ending 2020 - (Budget for Full Year)

Version: 2019.7.8.1

	REVENUE			EXPENSE			SURPLUS / (DEFICIENCY)		
	31 Jul 2019	%	Budget	31 Jul 2019	%	Budget	31 Jul 2019	%	Budget
6430-2215 Refuse Collection (Contract)				664.57	0%	526,000			
6430-2216 Landfill Maintenance				28,240.74	7%	427,500			
6430-2217 Hazardous Waste				0.00	---	0			
6430-2301 Depreciation Garbage				0.00	---	5,000			
6430-2447 Operational Projects				0.00	---	65,000			
6430-0003 CLEANSING SERVICES	0.00	---	4,000	28,905.31	3%	1,023,500	(28,905.31)	3%	(1,019,500)
6000-0002 WASTE MANAGEMENT	0.00	---	1,140,000	28,905.31	3%	1,121,500	(28,905.31)	-156%	18,500
0044-0001 BALONNE SHIRE COUNCIL	835,520.23	2%	34,743,747	1,620,442.45	5%	35,687,590	(784,922.22)	83%	(943,843)
TOTAL REVENUE & EXPENDITURE	835,520.23	2%	34,743,747	1,620,442.45	5%	35,687,590	(784,922.22)	83%	(943,843)

**Balonne Shire Council Rate Status Report
As at 02/08/2019**

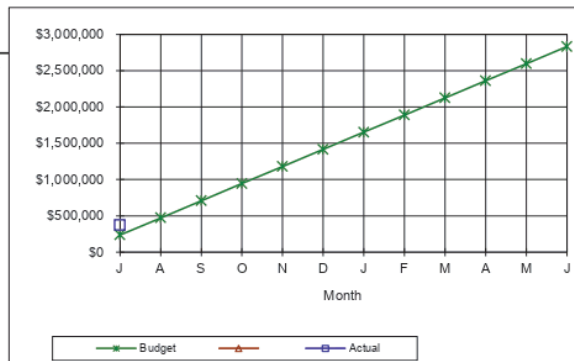
Total Outstanding Rate Percentage	74.89%
Outstanding Percentage Calculated from last month	2.55%
Total Outstanding Rate Percentage Prior Year	82.85%
Total Outstanding Rate Amount	\$ 315,235.31
Total Outstanding Rate Amount Prior Year	\$ 227,052.46
Total Outstanding Percentage not including - Brisbane Petroleum	1.79%
Total Outstanding Amount not including - Brisbane Petroleum	\$ 170,319.46
Amount Outstanding with R&R	\$ 266,416.97
Number of case files	81
Amount Outstanding with R&R passed the demand stage	\$ 222,285.87
Number of case files	53
Payment Arrangement Amount	\$ 52,762.25
Number of payment arrangements	104
Rates paid for the current month	\$ 91,831.69
Total credit account amount (Unallocated Receipts)	-\$ 290,343.19



Balonne Shire Council as at 31 July 2019 Maintenance/Operations

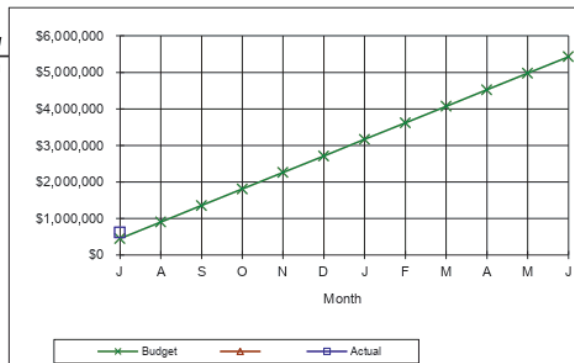
0205-0003- Administration Revenue

Month	Budget	Actual
J	\$235,967	\$373,634
A	\$471,933	
S	\$707,900	
O	\$943,867	
N	\$1,179,833	
D	\$1,415,800	
J	\$1,651,767	
F	\$1,887,733	
M	\$2,123,700	
A	\$2,359,667	
M	\$2,595,633	
J	\$2,831,600	



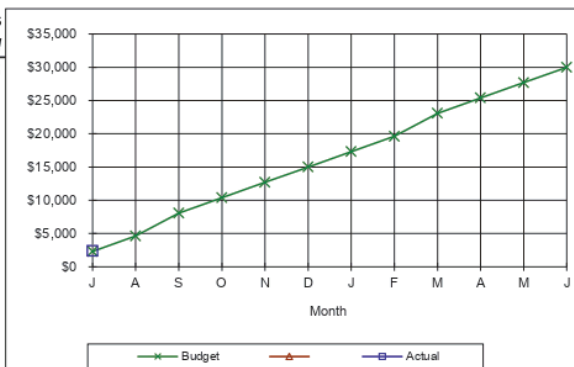
205-0003 Administration Expenditure

Month	Budget	Actual
J	\$452,300	\$619,519
A	\$904,599	
S	\$1,356,899	
O	\$1,809,198	
N	\$2,261,498	
D	\$2,713,797	
J	\$3,166,097	
F	\$3,618,396	
M	\$4,070,696	
A	\$4,522,995	
M	\$4,975,295	
J	\$5,427,594	



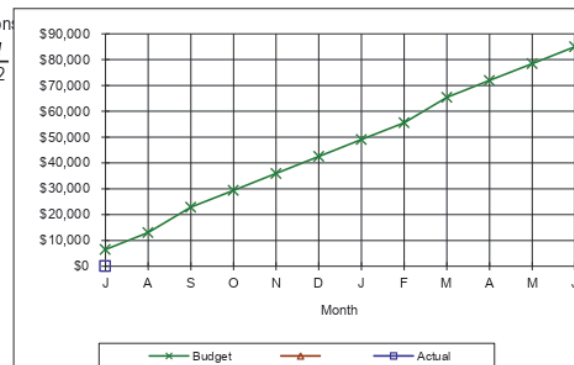
0310-1302- Planning/Development Fees/Charges

Month	Budget	Actual
J	\$2,308	\$2,386
A	\$4,616	
S	\$8,078	
O	\$10,386	
N	\$12,694	
D	\$15,002	
J	\$17,310	
F	\$19,618	
M	\$23,080	
A	\$25,388	
M	\$27,696	
J	\$30,000	



0310-2227- Planning/Development Mtce/Operations

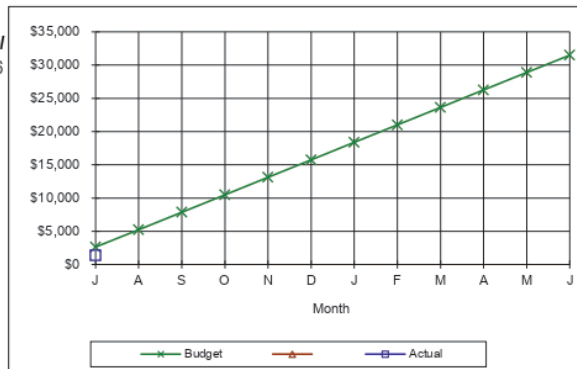
Month	Budget	Actual
J	\$6,538	\$102
A	\$13,076	
S	\$22,884	
O	\$29,422	
N	\$35,960	
D	\$42,498	
J	\$49,036	
F	\$55,574	
M	\$65,382	
A	\$71,920	
M	\$78,458	
J	\$85,000	



Balonne Shire Council as at 31 July 2019 Maintenance/Operations

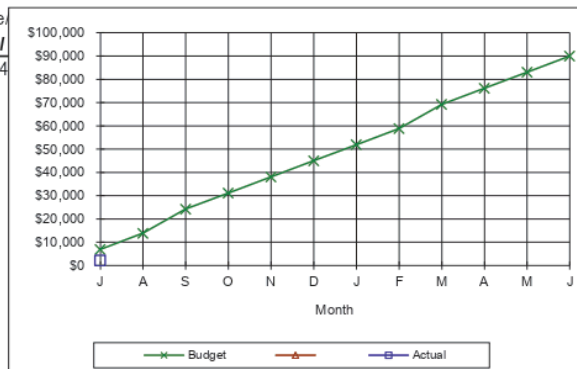
0320-0003 Building Fees

Month	Budget	Actual
J	\$2,625	\$1,376
A	\$5,250	
S	\$7,875	
O	\$10,500	
N	\$13,125	
D	\$15,750	
J	\$18,375	
F	\$21,000	
M	\$23,625	
A	\$26,250	
M	\$28,875	
J	\$31,500	



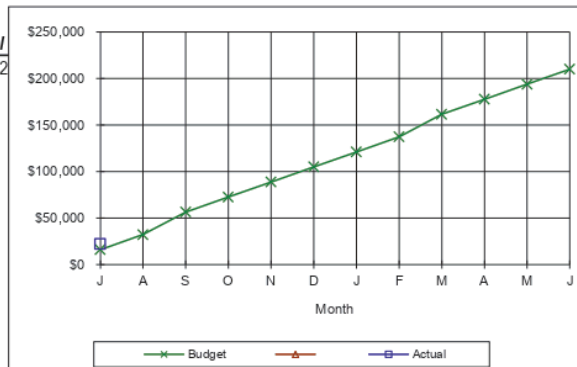
0320-2227- Building/Plumbing Development Mtce/

Month	Budget	Actual
J	\$6,923	\$2,144
A	\$13,846	
S	\$24,231	
O	\$31,154	
N	\$38,077	
D	\$45,000	
J	\$51,923	
F	\$58,846	
M	\$69,231	
A	\$76,154	
M	\$83,077	
J	\$90,000	



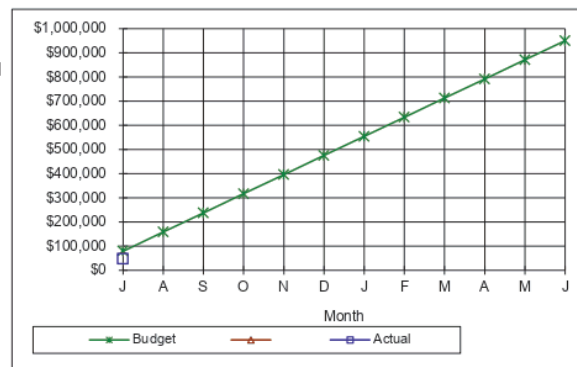
0355-2227- Visitor Services Mtce/Operations

Month	Budget	Actual
J	\$16,154	\$22,102
A	\$32,308	
S	\$56,539	
O	\$72,693	
N	\$88,847	
D	\$105,001	
J	\$121,155	
F	\$137,309	
M	\$161,540	
A	\$177,694	
M	\$193,848	
J	\$210,000	



405-0003 Works Administration - Revenue

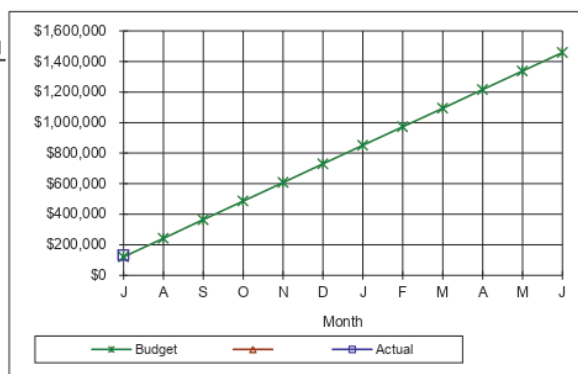
Month	Budget	Actual
J	\$79,167	\$47,021
A	\$158,333	
S	\$237,500	
O	\$316,667	
N	\$395,833	
D	\$475,000	
J	\$554,167	
F	\$633,333	
M	\$712,500	
A	\$791,667	
M	\$870,833	
J	\$950,000	



Balonne Shire Council as at 31 July 2019 Maintenance/Operations

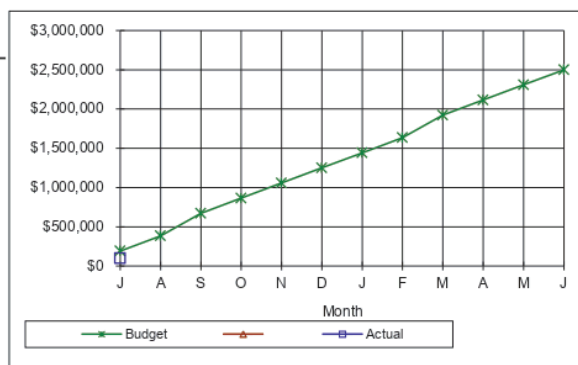
405-0003 Works Administration - Expenditure

Month	Budget	Actual
J	\$121,550	\$132,532
A	\$243,100	
S	\$364,650	
O	\$486,200	
N	\$607,750	
D	\$729,300	
J	\$850,850	
F	\$972,400	
M	\$1,093,950	
A	\$1,215,500	
M	\$1,337,050	
J	\$1,458,600	



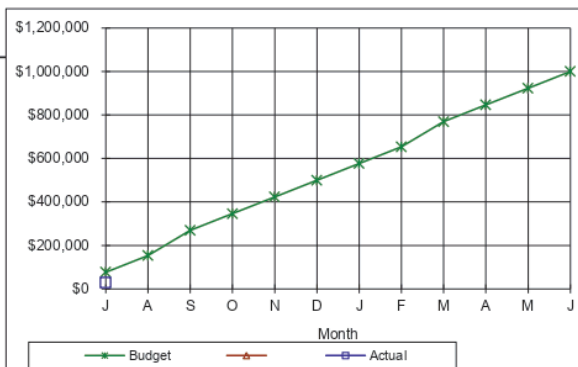
0410-2227- Roads Maintenance/Operations

Month	Budget	Actual
J	\$192,308	\$100,927
A	\$384,616	
S	\$673,078	
O	\$865,386	
N	\$1,057,694	
D	\$1,250,002	
J	\$1,442,310	
F	\$1,634,618	
M	\$1,923,080	
A	\$2,115,388	
M	\$2,307,696	
J	\$2,500,000	



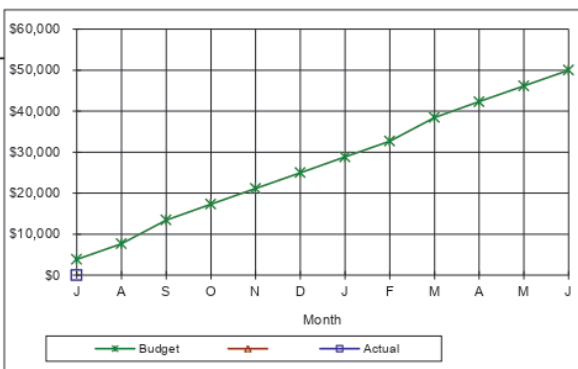
0415-2227- Streets Maintenance/Operations

Month	Budget	Actual
J	\$76,923	\$28,491
A	\$153,846	
S	\$269,231	
O	\$346,154	
N	\$423,077	
D	\$500,000	
J	\$576,923	
F	\$653,846	
M	\$769,231	
A	\$846,154	
M	\$923,077	
J	\$1,000,000	



0420-2227- Bridge Maintenance/Operations

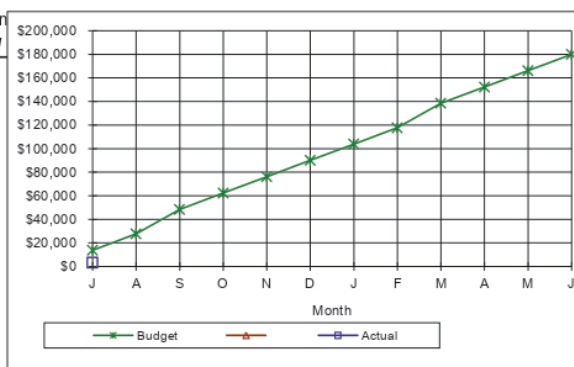
Month	Budget	Actual
J	\$3,846	\$0
A	\$7,692	
S	\$13,461	
O	\$17,307	
N	\$21,153	
D	\$24,999	
J	\$28,845	
F	\$32,691	
M	\$38,460	
A	\$42,306	
M	\$46,152	
J	\$50,000	



Balonne Shire Council as at 31 July 2019 Maintenance/Operations

0430-2227- Works Depots Maintenance/Operations

Month	Budget	Actual
J	\$13,846	\$3,214
A	\$27,692	
S	\$48,461	
O	\$62,307	
N	\$76,153	
D	\$89,999	
J	\$103,845	
F	\$117,691	
M	\$138,460	
A	\$152,306	
M	\$166,152	
J	\$180,000	



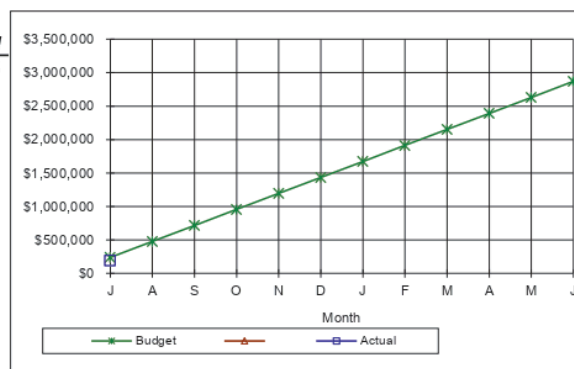
0440-2227- Aerodrome Maintenance/Operations

Month	Budget	Actual
J	\$12,308	\$3,338
A	\$24,616	
S	\$43,078	
O	\$55,386	
N	\$67,694	
D	\$80,002	
J	\$92,310	
F	\$104,618	
M	\$123,080	
A	\$135,388	
M	\$147,696	
J	\$160,000	



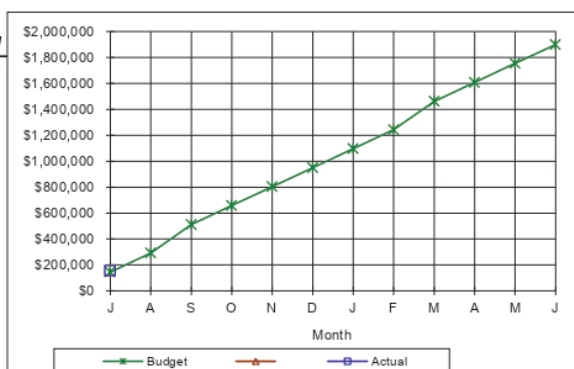
450-1810 Plant Oncosts/Plant Hire

Month	Budget	Actual
J	\$239,167	\$193,015
A	\$478,334	
S	\$717,501	
O	\$956,668	
N	\$1,195,835	
D	\$1,435,002	
J	\$1,674,169	
F	\$1,913,336	
M	\$2,152,503	
A	\$2,391,670	
M	\$2,630,837	
J	\$2,870,000	



0450-2219- Plant Maintenance/Operations

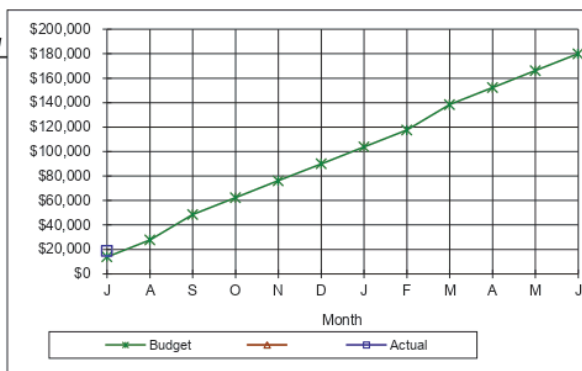
Month	Budget	Actual
J	\$146,154	\$155,849
A	\$292,308	
S	\$511,539	
O	\$657,693	
N	\$803,847	
D	\$950,001	
J	\$1,096,155	
F	\$1,242,309	
M	\$1,461,540	
A	\$1,607,694	
M	\$1,753,848	
J	\$1,900,000	



Balonne Shire Council as at 31 July 2019 Maintenance/Operations

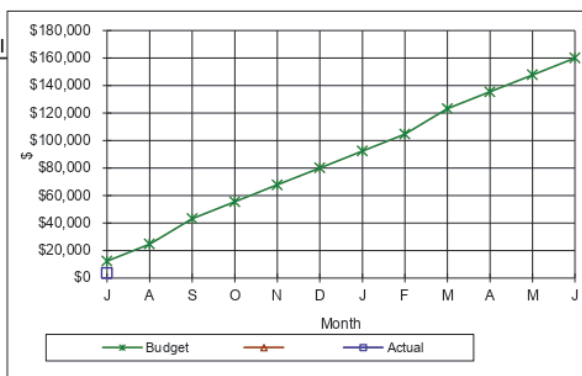
0505-2227- Libraries - Maintenance/Operations

Month	Budget	Actual
J	\$13,846	\$18,677
A	\$27,692	
S	\$48,461	
O	\$62,307	
N	\$76,153	
D	\$89,999	
J	\$103,845	
F	\$117,691	
M	\$138,460	
A	\$152,306	
M	\$166,152	
J	\$180,000	



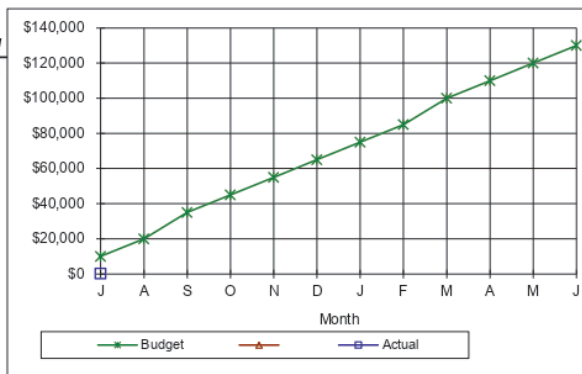
0510-1710- Housing - Rent Revenue

Month	Budget	Actual
J	\$12,308	\$3,477
A	\$24,616	
S	\$43,078	
O	\$55,386	
N	\$67,694	
D	\$80,002	
J	\$92,310	
F	\$104,618	
M	\$123,080	
A	\$135,388	
M	\$147,696	
J	\$160,000	



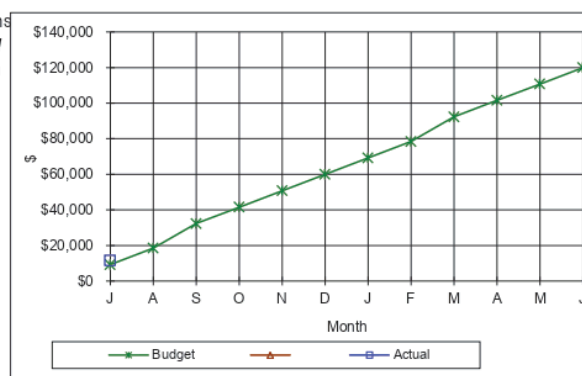
0510-2227- Housing - Maintenance/Operations

Month	Budget	Actual
J	\$10,000	\$198
A	\$20,000	
S	\$35,000	
O	\$45,000	
N	\$55,000	
D	\$65,000	
J	\$75,000	
F	\$85,000	
M	\$100,000	
A	\$110,000	
M	\$120,000	
J	\$130,000	



0520-2227- Sport & Rec - Maintenance/Operations

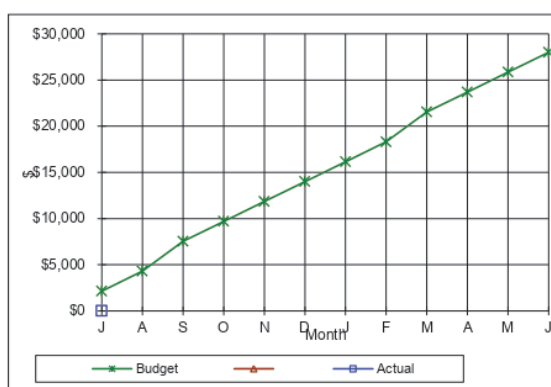
Month	Budget	Actual
J	\$9,231	\$11,580
A	\$18,462	
S	\$32,308	
O	\$41,539	
N	\$50,770	
D	\$60,001	
J	\$69,232	
F	\$78,463	
M	\$92,309	
A	\$101,540	
M	\$110,771	
J	\$120,000	



Balonne Shire Council as at 31 July 2019 Maintenance/Operations

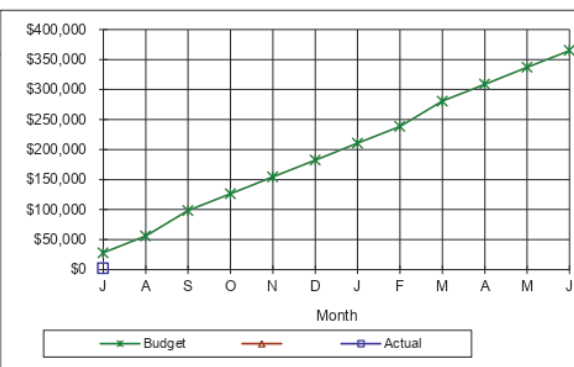
0521-1305- Swimming Pools Hire Charges

Month	Budget	Actual
J	\$2,154	\$0
A	\$4,308	
S	\$7,539	
O	\$9,693	
N	\$11,847	
D	\$14,001	
J	\$16,155	
F	\$18,309	
M	\$21,540	
A	\$23,694	
M	\$25,848	
J	\$28,000	



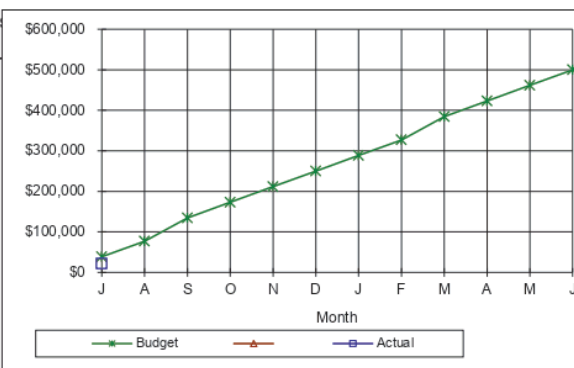
0521-2227- Swimming Pools Maintenance/Operations

Month	Budget	Actual
J	\$28,077	\$2,410
A	\$56,154	
S	\$98,269	
O	\$126,346	
N	\$154,423	
D	\$182,500	
J	\$210,577	
F	\$238,654	
M	\$280,769	
A	\$308,846	
M	\$336,923	
J	\$365,000	



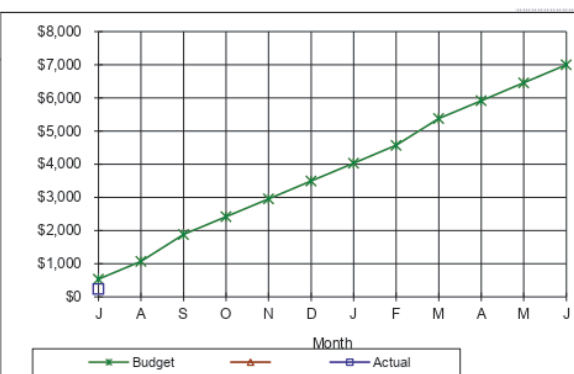
0530-2227- Park/Gardens Maintenance/Operations

Month	Budget	Actual
J	\$38,462	\$21,503
A	\$76,924	
S	\$134,616	
O	\$173,078	
N	\$211,540	
D	\$250,002	
J	\$288,464	
F	\$326,926	
M	\$384,618	
A	\$423,080	
M	\$461,542	
J	\$500,000	



0535-1305- Halls/Civic Centre Hire Charges

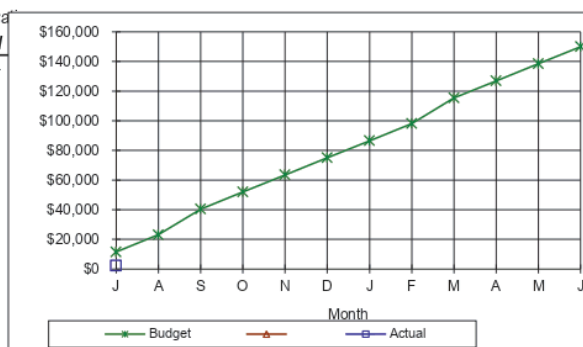
Month	Budget	Actual
J	\$538	\$241
A	\$1,076	
S	\$1,884	
O	\$2,422	
N	\$2,960	
D	\$3,498	
J	\$4,036	
F	\$4,574	
M	\$5,382	
A	\$5,920	
M	\$6,458	
J	\$7,000	



Balonne Shire Council as at 31 July 2019 Maintenance/Operations

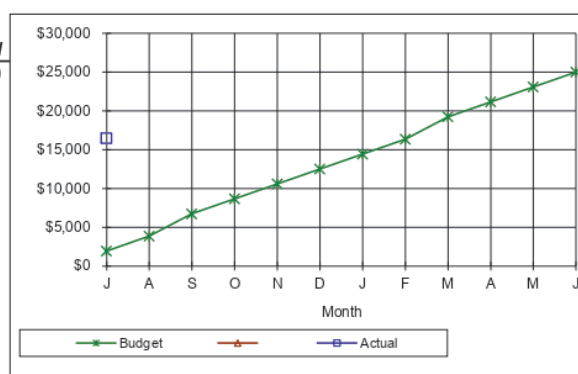
0535-2227- Halls/Civic Centre Maintenance/Operations

Month	Budget	Actual
J	\$11,538	\$2,304
A	\$23,076	
S	\$40,384	
O	\$51,922	
N	\$63,460	
D	\$74,998	
J	\$86,536	
F	\$98,074	
M	\$115,382	
A	\$126,920	
M	\$138,458	
J	\$150,000	



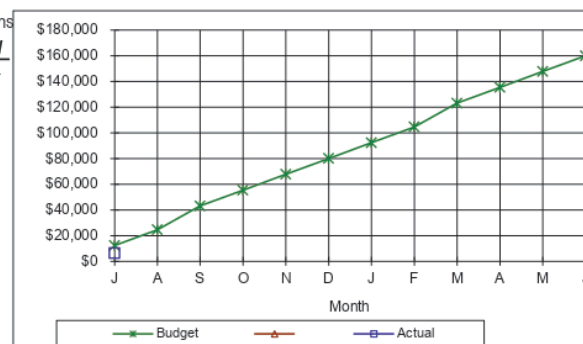
0555-1305- Showground Hire Charges

Month	Budget	Actual
J	\$1,923	\$16,480
A	\$3,846	
S	\$6,731	
O	\$8,654	
N	\$10,577	
D	\$12,500	
J	\$14,423	
F	\$16,346	
M	\$19,231	
A	\$21,154	
M	\$23,077	
J	\$25,000	



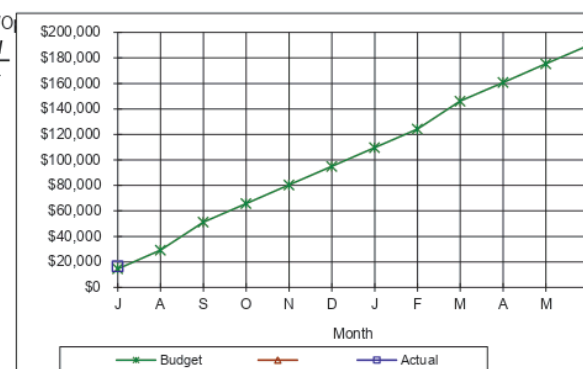
0555-2227- Showgrounds Maintenance/Operations

Month	Budget	Actual
J	\$12,308	\$6,424
A	\$24,616	
S	\$43,078	
O	\$55,386	
N	\$67,694	
D	\$80,002	
J	\$92,310	
F	\$104,618	
M	\$123,080	
A	\$135,388	
M	\$147,696	
J	\$160,000	



0605-2227- Urban Animal Control - Maintenance/Operations

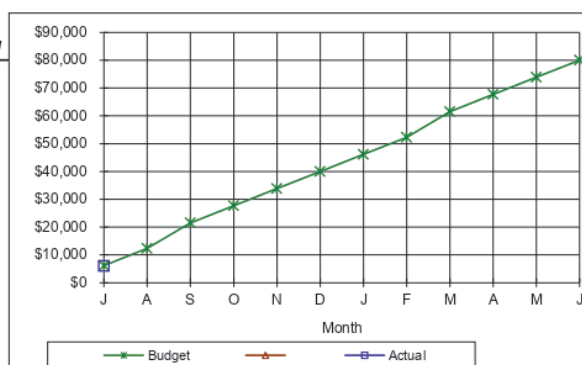
Month	Budget	Actual
J	\$14,615	\$16,504
A	\$29,230	
S	\$51,153	
O	\$65,768	
N	\$80,383	
D	\$94,998	
J	\$109,613	
F	\$124,228	
M	\$146,151	
A	\$160,766	
M	\$175,381	
J	\$190,000	



Balonne Shire Council as at 31 July 2019 Maintenance/Operations

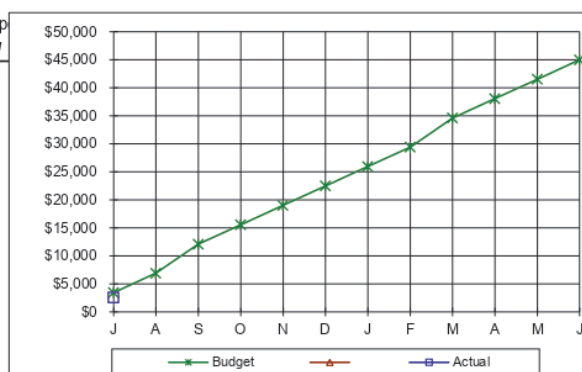
0615-2227- Cemetery Maintenance/Operations

Month	Budget	Actual
J	\$6,154	\$6,012
A	\$12,308	
S	\$21,539	
O	\$27,693	
N	\$33,847	
D	\$40,001	
J	\$46,155	
F	\$52,309	
M	\$61,540	
A	\$67,694	
M	\$73,848	
J	\$80,000	



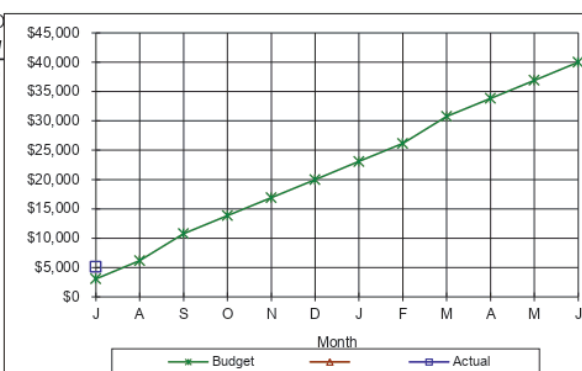
0625-2227- Public Conveniences Maintenance/Op

Month	Budget	Actual
J	\$3,462	\$2,595
A	\$6,924	
S	\$12,116	
O	\$15,578	
N	\$19,040	
D	\$22,502	
J	\$25,964	
F	\$29,426	
M	\$34,618	
A	\$38,080	
M	\$41,542	
J	\$45,000	



0635-2214- Natural Environment - Maintenance/O

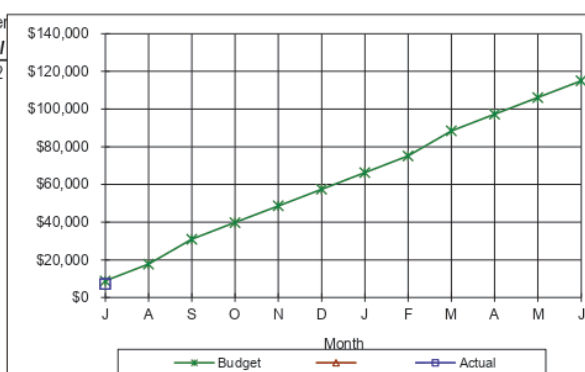
Month	Budget	Actual
J	\$3,077	\$5,116
A	\$6,154	
S	\$10,769	
O	\$13,846	
N	\$16,923	
D	\$20,000	
J	\$23,077	
F	\$26,154	
M	\$30,769	
A	\$33,846	
M	\$36,923	
J	\$40,000	



Balonne Shire Council as at 31 July 2019 Maintenance/Operations

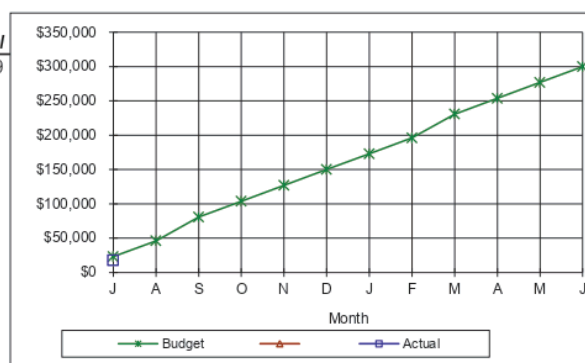
0640-2227- Health Inspection - Maintenance/Operations

Month	Budget	Actual
J	\$8,846	\$7,202
A	\$17,692	
S	\$30,961	
O	\$39,807	
N	\$48,653	
D	\$57,499	
J	\$66,345	
F	\$75,191	
M	\$88,460	
A	\$97,306	
M	\$106,152	
J	\$115,000	



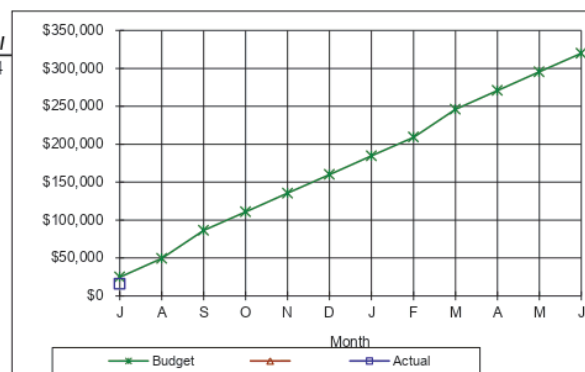
0655-2214- Rural Services Operations

Month	Budget	Actual
J	\$23,077	\$17,729
A	\$46,154	
S	\$80,769	
O	\$103,846	
N	\$126,923	
D	\$150,000	
J	\$173,077	
F	\$196,154	
M	\$230,769	
A	\$253,846	
M	\$276,923	
J	\$300,000	



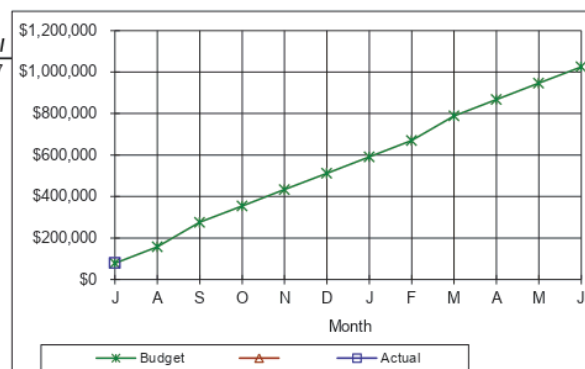
4410-2227- Sewerage Maintenance/Operations

Month	Budget	Actual
J	\$24,615	\$15,584
A	\$49,230	
S	\$86,153	
O	\$110,768	
N	\$135,383	
D	\$159,998	
J	\$184,613	
F	\$209,228	
M	\$246,151	
A	\$270,766	
M	\$295,381	
J	\$320,000	



5410-2227- Water Maintenance/Operations

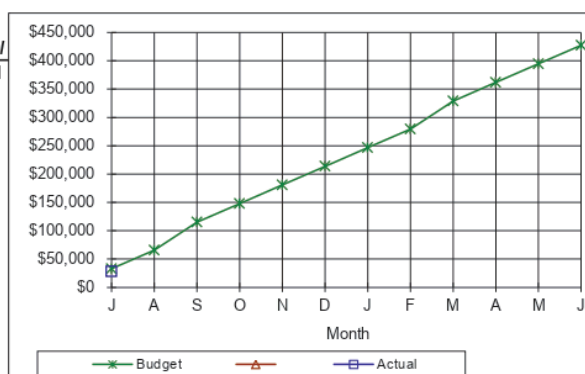
Month	Budget	Actual
J	\$78,846	\$80,287
A	\$157,692	
S	\$275,961	
O	\$354,807	
N	\$433,653	
D	\$512,499	
J	\$591,345	
F	\$670,191	
M	\$788,460	
A	\$867,306	
M	\$946,152	
J	\$1,025,000	



Balonne Shire Council as at 31 July 2019 Maintenance/Operations

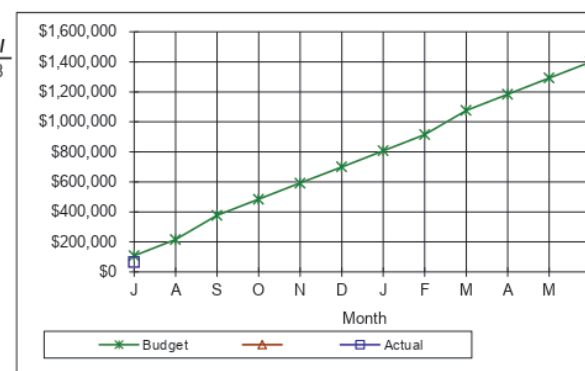
6430-2216- Landfill Maintenance

Month	Budget	Actual
J	\$32,885	\$28,241
A	\$65,770	
S	\$115,097	
O	\$147,982	
N	\$180,867	
D	\$213,752	
J	\$246,637	
F	\$279,522	
M	\$328,849	
A	\$361,734	
M	\$394,619	
J	\$427,500	



0725-2214- RMPC

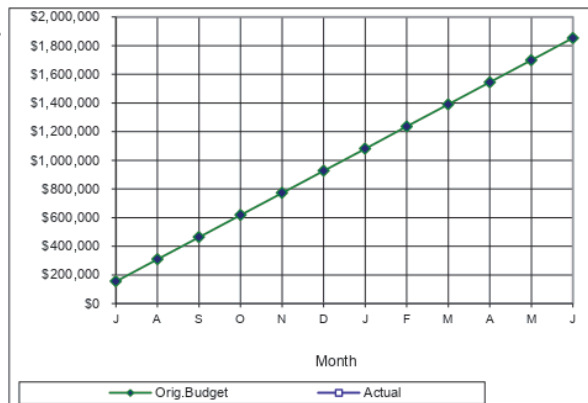
Month	Budget	Actual
J	\$107,692	\$65,558
A	\$215,384	
S	\$376,922	
O	\$484,614	
N	\$592,306	
D	\$699,998	
J	\$807,690	
F	\$915,382	
M	\$1,076,920	
A	\$1,184,612	
M	\$1,292,304	
J	\$1,400,000	



Balonne Shire Council as at 31 July 2019 Capital Expenditure

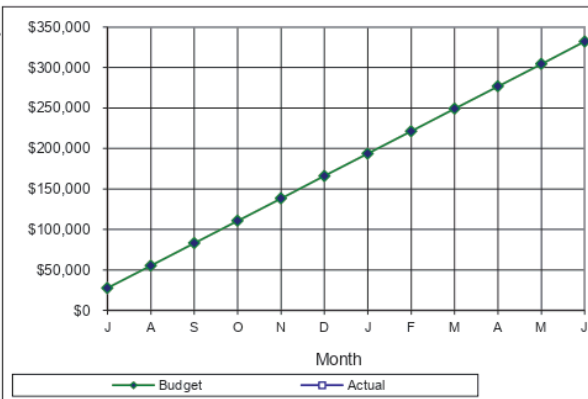
410 - 4933 Roads

Month	Orig.Budget	Actual
J	\$154,433	
A	\$308,866	
S	\$463,299	
O	\$617,732	
N	\$772,165	
D	\$926,598	
J	\$1,081,031	
F	\$1,235,464	
M	\$1,389,897	
A	\$1,544,330	
M	\$1,698,763	
J	\$1,853,196	



415 - 4933 Streets

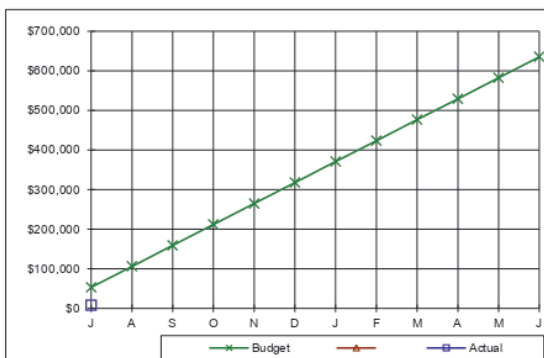
Month	Budget	Actual
J	\$27,667	
A	\$55,334	
S	\$83,001	
O	\$110,668	
N	\$138,335	
D	\$166,002	
J	\$193,669	
F	\$221,336	
M	\$249,003	
A	\$276,670	
M	\$304,337	
J	\$332,000	



Balonne Shire Council as at 31 July 2019 Water Maintenance/Operations

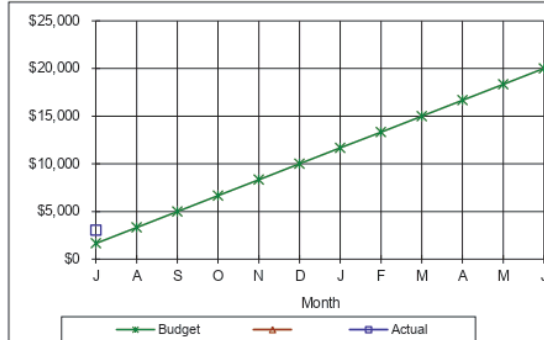
5410-2227-1000 St George Riverwater Maintenance/Operations

Month	Budget	Actual
J	\$52,917	\$7,387
A	\$105,834	
S	\$158,751	
O	\$211,668	
N	\$264,585	
D	\$317,502	
J	\$370,419	
F	\$423,336	
M	\$476,253	
A	\$529,170	
M	\$582,087	
J	\$635,000	



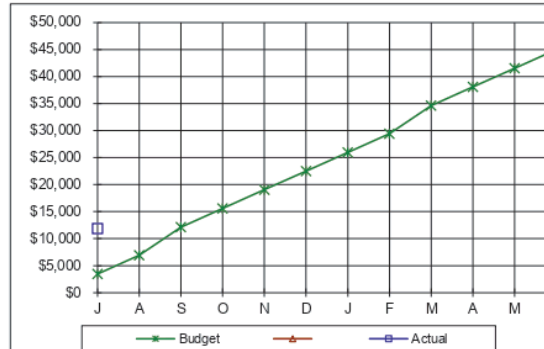
5410-2227-2000 Thallon Water Maintenance/Operations

Month	Budget	Actual
J	\$1,667	\$3,042
A	\$3,334	
S	\$5,001	
O	\$6,668	
N	\$8,335	
D	\$10,002	
J	\$11,669	
F	\$13,336	
M	\$15,003	
A	\$16,670	
M	\$18,337	
J	\$20,000	



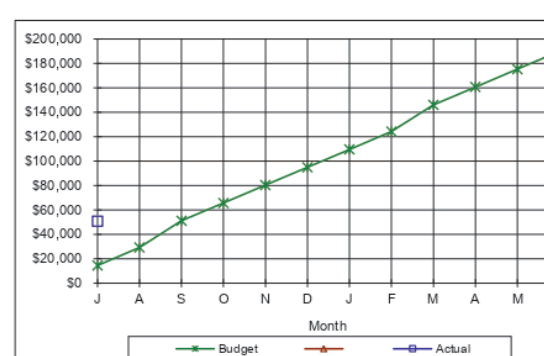
5410-2227-3000 Mungindi Water Maintenance/Operations

Month	Budget	Actual
J	\$3,462	\$11,845
A	\$6,924	
S	\$12,116	
O	\$15,578	
N	\$19,040	
D	\$22,502	
J	\$25,964	
F	\$29,426	
M	\$34,618	
A	\$38,080	
M	\$41,542	
J	\$45,000	



5410-2227-4000 Diranbandi Water Maintenance/Operations

Month	Budget	Actuals
J	\$14,615	\$50,728
A	\$29,230	
S	\$51,153	
O	\$65,768	
N	\$80,383	
D	\$94,998	
J	\$109,613	
F	\$124,228	
M	\$146,151	
A	\$160,766	
M	\$175,381	
J	\$190,000	



Balonne Shire Council as at 31 July 2019 Water Maintenance/Operations

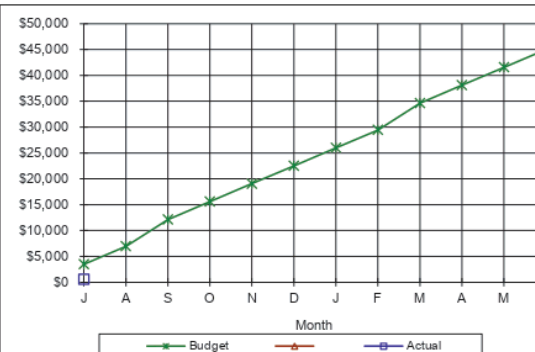
5410-2227-5000 Hebel Water Maintenance/Operations

Month	Budget	Actual
J	\$769	\$142
A	\$1,538	
S	\$2,692	
O	\$3,461	
N	\$4,230	
D	\$4,999	
J	\$5,768	
F	\$6,537	
M	\$7,691	
A	\$8,460	
M	\$9,229	
J	\$10,000	



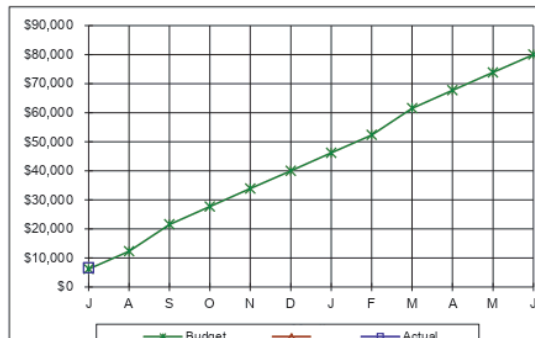
5410-2227-6000 Bollon Water Maintenance/Operations

Month	Budget	Actual
J	\$3,462	\$549
A	\$6,924	
S	\$12,116	
O	\$15,578	
N	\$19,040	
D	\$22,502	
J	\$25,964	
F	\$29,426	
M	\$34,618	
A	\$38,080	
M	\$41,542	
J	\$45,000	



5410-2227-7000 St George Bore Maintenance/Operations

Month	Budget	Actual
J	\$6,154	\$6,594
A	\$12,308	
S	\$21,539	
O	\$27,693	
N	\$33,847	
D	\$40,001	
J	\$46,155	
F	\$52,309	
M	\$61,540	
A	\$67,694	
M	\$73,848	
J	\$80,000	





Total Job Costs - Balonne Shire Council
Accounts - 0001-0001-0000 to 0001-5301-0000. 9% of year elapsed.

User: JACKSON

Financial Year Ending 2020

Version: 2019.7.2.1

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
0001-0001	STREET MTCE - ST GEORGE			20,955.87		746.33				21,702.20				
0001-0002	STREET MTCE - THALLON			2,531.88						2,531.88				
0001-0003	STREET MTCE - MUNGINDI			310.40						310.40				
0001-0004	STREET MTCE - DIRRANBANDI			2,377.71		124.39				2,502.10				
0001-0005	STREET MTCE - HEBEL			555.54						555.54				
0001-0006	STREET MTCE - BOLLON			1,219.03		124.39				1,343.42				
0001-0009	STREET MTCE - NINDIGLLY			176.92						176.92				
0001-1001	BALLANGARRY ROAD			113.81						113.81				
0001-1011	DINGADEE ROAD			188.68						188.68				
0001-1019	KOORON ROAD			233.85						233.85				
0001-1032	TEELBA ROAD			188.06						188.06				
0001-1038	WAGOO ROAD			6,065.72		2,325.30				8,391.02				
0001-1040	WARRIE ROAD			113.81						113.81				
0001-1050	EUMERELLA SOUTH ROAD					89.57				89.57				
0001-2002	BOOLIGAR ROAD			1,695.07						1,695.07				
0001-2004	CUBBIE ROAD					436.82				436.82				
0001-2007	EURABA ROAD			7,552.59		7,473.62				15,026.21				
0001-3006	CRESCENT VALE ROAD					443.32				443.32				
0001-3019	POWRUNNA ROAD			35,406.84		18,491.41				53,898.25				
0001-3021	RUNNYMEDE ROAD			13,876.07		6,163.81				20,039.88				
0001-4002	BOLLON-DIRRANBANDI			1,435.21		1,299.67				2,734.88				
Report Group Total:				94,997.06		37,718.63				132,715.69				
Grand Total:				94,997.06		37,718.63				132,715.69				

Time : 10:45:03 AM

Page 1 of 1

Date: 2/08/2019

Balonne Shire Council

Financial Year Ending 2020

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ROAD NAME	ACT.	DESCRIPTION	JOB COSTS(\$)	MEAS.UP(Units)	MEAS.UP(\$)	PROFIT(\$)	PROFIT(%)
11 MUNGINDI/ST.GEORGE 24A	143	Pavement Repairs Grav Mech Min	0.00	0.00	0.00	0.00	
	440	Rest Area Servicing	674.24	0.00	0.00	-674.24	
	502	Repair Signs (ex Guide Signs)	1511.82	0.00	0.00	-1511.82	
	512	Replace Guide Markers	3611.06	0.00	0.00	-3611.06	
	903	Inspection-Forward List Works	784.01	0.00	0.00	-784.01	
			6581.13	0.00	0.00	-6581.13	
12 ST.GEORGE/SURAT 24B	323	Repair Conc.Culvs,Pipes & Pits	0.00	0.00	0.00	0.00	
	440	Rest Area Servicing	506.68	0.00	0.00	-506.68	
			506.68	0.00	0.00	-506.68	
13 TALWOOD/NINDIGULLY 31B	440	Rest Area Servicing	211.48	0.00	0.00	-211.48	
			211.48	0.00	0.00	-211.48	
14 DALBY-ST.GEORGE MOONIE HWY 35A	143	Pavement Repairs Grav Mech Min	0.00	0.00	0.00	0.00	
	440	Rest Area Servicing	971.89	0.00	0.00	-971.89	
	903	Inspection-Forward List Works	766.51	0.00	0.00	-766.51	
			1738.40	0.00	0.00	-1738.40	
15 ST.GEORGE/BOLLON 36A	101	Edge Repair (Manual)	2199.85	0.00	0.00	-2199.85	
	103	Edge Repair with Emulsion/Aggr	12529.94	0.00	0.00	-12529.94	
	216	Heavy Shoulder Grading - Rural	0.00	0.00	0.00	0.00	
	429	Other Roadside Work	1581.48	0.00	0.00	-1581.48	
	440	Rest Area Servicing	0.00	0.00	0.00	0.00	
	903	Inspection-Forward List Works	473.65	0.00	0.00	-473.65	
			16784.92	0.00	0.00	-16784.92	
16 BOLLON/CUNNAMULLA 36B	101	Edge Repair (Manual)	4391.10	0.00	0.00	-4391.10	
	405	Clearing	0.00	0.00	0.00	0.00	
			4391.10	0.00	0.00	-4391.10	
17 THE BORDER-CARNARVON HWY CONNE	502	Repair Signs (ex Guide Signs)	86.75	0.00	0.00	-86.75	
			86.75	0.00	0.00	-86.75	
19 MITCHELL/ST.GEORGE 355	502	Repair Signs (ex Guide Signs)	0.00	0.00	0.00	0.00	
	903	Inspection-Forward List Works	0.00	0.00	0.00	0.00	
			0.00	0.00	0.00	0.00	

Balonne Shire Council

Financial Year Ending 2020

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ROAD NAME	ACT.	DESCRIPTION	JOB COSTS(\$)	MEAS.UP(Units)	MEAS.UP(\$)	PROFIT(\$)	PROFIT(%)
21 ST.G-HEBEL CASTLEREAGH HWY 37A	103	Edge Repair with Emulsion/Aggr	0.00	0.00	0.00	0.00	
	105	Pothole Patching (Premix)	1374.74	0.00	0.00	-1374.74	
	111	Surf.Correct.Premix (Mech)	5964.37	0.00	0.00	-5964.37	
	112	Surface Correct Emulsion Aggre	0.00	0.00	0.00	0.00	
	143	Pavement Repairs Grav Mech Min	37758.19	0.00	0.00	-37758.19	
	216	Heavy Shoulder Grading - Rural	544.05	0.00	0.00	-544.05	
	440	Rest Area Servicing	621.59	0.00	0.00	-621.59	
	512	Replace Guide Markers	1992.10	0.00	0.00	-1992.10	
	903	Inspection-Forward List Works	825.06	0.00	0.00	-825.06	
			49080.10	0.00	0.00	-49080.10	
		Meas.Up Job Costs	0.00		0.00	0.00	
		No Meas.Up Job Costs	79380.56				
		Grand Totals	79380.56	0.00	0.00	-79380.56	

Balonne Shire Council - Concessional Hire as at 31/07/2019

Organisation	Summary	Amount
8/07/2019	St George Community & Allied Health	45.45
July Totals		45.45
August Totals		
September Totals		
October Totals		
November Totals		
December Totals		
January Totals		
February Totals		
March Totals		
April Totals		
May Totals		
June Totals		
TOTAL		45.45

Balonne Shire Council -Donations as at 31/07/2019

Date	Organisation	Summary	Amount
2/07/2019	St George Pony & Riding Club	Community Grants & Assistance	1,000.00
2/07/2019	St George Tennis Club Inc	Community Grants & Assistance	600.00
22/07/2019	Balonne Boar Buster Inc	Community Grants & Assistance	1,000.00
	July Total		2,600.00
	August Total		
	September Total		
	October Total		
	November Total		
	December Total		
	January Total		
	February Total		
	March Total		
	April Total		
	May Total		
	June Total		
	TOTAL		2,600.00

Capital Projects 2019/20

		Asset Type (New, Upgrade, Renewal)	Actuals	2019/20 Original Budget				PROJECT DETAILS			Comments
				Budget	Funding	19/20 Expenditure	Restricted Cash	% Complete	Date Commenced	Date Finished	
205 - GENERAL ADMINISTRATION											
	0205-0933-0000	Telephone System	R	\$ -	\$ 35,000	\$ 35,000					
	0205-0934-0000	New ERP IT System	U	\$ -	\$ 200,000	\$ 200,000					
	0205-0935-0000	VMware Hosts	R	\$ -	\$ 23,000	\$ 23,000					
	0205-4933-0000	Corporate Services Capital Projects		\$ -	\$ 258,000	\$ -	\$ 258,000	\$ -			
350- TOURISM											
	0350-0931-0000	Shire Entry Signage (W4Q3 19-21)	R	\$ -	\$ 108,000	\$ 48,000		\$ 60,000			
	0350-0447-0000	Recreational Vehicle Strategy (signage)	N	\$ -	\$ 10,000	\$ 10,000					
	0350-4933-0000	Tourism Capital Projects		\$ -	\$ 118,000	\$ 48,000	\$ 10,000	\$ 60,000			
410 - INFRASTRUCTURE ROADS											
	0054-1035-0000	TIDS - Salmon Bypass Bitumen Reseal	R	\$ -	\$ 240,000	\$ 120,000	\$ 120,000		0%		Yet to commence
	0054-4002-0000	TIDS - Bolton-Dirranbandi Road Bitumen Reseal	R	\$ -	\$ 340,000	\$ 170,000	\$ 170,000		0%		Yet to commence.
		TIDS - Road Project to be advised	R		\$ 300,000	\$ 150,000	\$ 150,000				
		R2R - Road Projects to be Advised	R		\$ 913,160	\$ 913,160					
	0410-4933-0000	Dirranbandi River Pontoon Carpark	N	\$ -	\$ 60,000	\$ 60,000		0%			
	0410-4933-0000	Road Capital Projects		\$ -	\$ 1,853,160	\$ 1,353,160	\$ 500,000	\$ -			
415 - INFRASTRUCTURE STREETS											
	0415-0933-0000	White Rock Nindigully Truckstop Area	U	\$ -	\$ 30,000	\$ 30,000		0%			
	0415-0934-0000	Footpath and Kerb Repairs	R	\$ -	\$ 80,000	\$ 80,000		0%			
	0415-0938-0000	C/O - REDP - St George CBD & River Foreshore Upgrade	U	\$ -	\$ 142,000	\$ 142,000					I believe this is an annual budget allocation
	0415-0935-0000	Dirranbandi Footpath (Kirby Street, 324 metres)	R	\$ -	\$ 80,000	\$ 80,000		0%			Not to be carried over - Cathy 02/07/19
	0415-4933-0000	Total Street Capital Projects		\$ -	\$ 332,000	\$ 142,000	\$ 190,000	\$ -			
425 - DIRRANBANDI STORMWATER IMPROVEMENT											
	0425-0933-0000	C/O - Dirranbandi Stormwater Improvements	R	\$ 9,116				60%	11/02/2019		3 driveway crossings completed. Remaining components delivered. Construction to be scheduled. Carry over - Cathy 02/07/2019
	0425-4933-0000	Total Dirranbandi Stormwater Capital Projects		\$ 9,116	\$ -	\$ -	\$ -	\$ -			
430 - INFRASTRUCTURE WORKS DEPOT											
	0430-0933-0000	New Roof over Dirranbandi Depot Office	R	\$ -	\$ 15,000	\$ 15,000		0%			Yet to commence
	0430-0934-0000	Water and Sewer Shed Concrete Apron	U	\$ -	\$ 50,000	\$ 50,000		0%			Yet to commence.
	0430-0935-0000	Underground Power Upgrade at Bolton Depot Shed	U	\$ -	\$ 10,000	\$ 10,000					Job completed last financial year from operational budget
	0430-0937-0000	Dirranbandi Depot Back Fence Replacement	R	\$ -	\$ 15,000	\$ 15,000		0%			Yet to commence.
	0430-4933-0000	Total Works Depot Capital Projects		\$ -	\$ 90,000	\$ -	\$ 90,000	\$ -			
440 - AERODROMES											
	0440-0935-0000	BOR4 - St George General Aviation Project (\$1M over 3 years)	N	\$ -	\$ 765,000	\$ 200,000	\$ 65,000	\$ 500,000			
	0440-4933-0000	Aerodromes Capital Projects		\$ -	\$ 765,000	\$ 200,000	\$ 65,000	\$ 500,000			
450 - PLANT & EQUIPMENT											
	0450-0901-0001	Workshop Hoist	R	\$ -	\$ 20,000	\$ 20,000		50%	1/07/2019		Purchase order issued.
	0450-0901-0002	Workshop Oil Hose Reel Gantry & Drum Storage Spill Container	R	\$ -	\$ 8,500	\$ 8,500		50%	1/07/2019		Purchase order issued.
	0450-0901-0003	Toyota Prado (Replace 1507)	R	\$ -	\$ 40,000	\$ 40,000		0%			For discussion at next Plant Committee Meeting.
	0450-0901-0004	C/O - Water & Sewerage Truck Replacement	R	\$ -	\$ 40,000	\$ 40,000		20%	1/09/2018		Specifications being finalised for presentation at the next Plant Committee Meeting.
	0450-0901-0005	Toyota Hilux 4WD S/Cab (Replace 3015)	R	\$ -	\$ 40,000	\$ 40,000		0%			For discussion at next Plant Committee Meeting.
	0450-0901-0006	Holden Colorado S/Cab 4x4 (Replace 3021)	R	\$ -	\$ 40,000	\$ 40,000		0%			For discussion at next Plant Committee Meeting.
	0450-0901-0007	Holden Colorado D/Cab 4x4 (Replace 4014)	R	\$ -	\$ 40,000	\$ 40,000		0%			For discussion at next Plant Committee Meeting.
	0450-0901-0008	Isuzu FRR600 Truck (Replace RMPC Truck 5004)	R	\$ -	\$ 130,000	\$ 130,000		0%			For discussion at next Plant Committee Meeting.
	0450-0901-0009	Isuzu FVZ1400 (Replaces Jetpatcher Truck 5005)	R	\$ -	\$ 300,000	\$ 300,000		0%			For discussion at next Plant Committee Meeting.
	0450-0901-0010	Dixon ZTR 30"	R	\$ -	\$ 4,000	\$ 4,000		0%			For discussion at next Plant Committee Meeting.
	0450-0901-0011	Dixon ZTR 30"	R	\$ -	\$ 4,000	\$ 4,000		0%			For discussion at next Plant Committee Meeting.
	0450-0901-0012	Dixon ZTR 42" Mulcher	R	\$ -	\$ 5,000	\$ 5,000		0%			For discussion at next Plant Committee Meeting.
	0450-0901-0013	Holden Colorado D/Cab 4x2 (Replace 2506)	R	\$ -	\$ -			0%			For discussion at next Plant Committee Meeting.
	0450-4901-0000	Total Plant & Equipment Capital Projects		\$ -	\$ 671,500	\$ -	\$ 671,500	\$ -			

Capital Projects 2019/20

			Asset Type (New, Upgrade, Renewal)	Actuals	2019/20 Original Budget				PROJECT DETAILS			Comments
					Budget	Funding	19/20 Expenditure	Restricted Cash	% Complete	Date Commenced	Date Finished	
510 - HOUSING												
	0510-4933-0000	19 Alfred St Staff Residence - Kitchen Replacement	U	\$ -	\$ 30,000		\$ 30,000					
	0510-4933-0000	Total Housing Capital Projects		\$ -	\$ 30,000	\$ -	\$ 30,000	\$ -				
521 - SWIMMING POOL												
	0521-0933-0000	C/O W4Q - Thermal Springs	N	\$ -	\$ 750,000	\$ 300,000		\$ 450,000	25%	1/07/2019		Splash pool demolished & removed. Earthworks underway. Carry over - Cathy 02/07/2019
	0521-4933-0000	Total Swimming Pool Capital Projects		\$ -	\$ 750,000	\$ 300,000	\$ -	\$ 450,000				
530 - INFRASTRUCTURE PARKS & GARDENS												
	0530-0931-0000	Walter Austin Park Sprinkler System	N	\$ -	\$ 10,000		\$ 10,000		0%			Yet to commence.
	0530-0932-0000	St George Christmas Lights	N	\$ -	\$ 35,000		\$ 35,000		5%	26/07/2019		Meeting held with Dencor Electrical 26/7/2019.
	0530-0442-0000	C/O - Rowden Park Strategic Plan		\$ -								Carry over - Cathy 02/07/2019
	0530-0933-0000	Rowden Park - Reinstatement of Playground		\$ 5,630								Table and seating at Rowden Park to be completed by mid-August. Carry over - Cathy 02/07/2019
	0530-0934-0000	St George River Foreshore Canoe Ramp Extension	U	\$ -	\$ 15,000		\$ 15,000		98%			Yet to commence.
	0530-0935-0000	Thallon Irrigation Dripper Line Replacement	R	\$ -	\$ 8,500		\$ 8,500		0%			Yet to commence.
	0530-0936-0000	Durrantbandi Civic Centre Park Playground Fence	N	\$ -	\$ 10,000		\$ 10,000		0%			Yet to commence.
	0530-0937-0000	Rotary Park Playground Softfall and Artificial Turf	U	\$ -	\$ 60,000		\$ 60,000		0%			Yet to commence.
	0530-0938-0000	St George River Foreshore Footpath Extension (Rotary Park to flood signage)	N	\$ -	\$ 70,000		\$ 70,000		0%			Yet to commence.
	0170-0453-0000	C/O - DCP - Thallon & St G Comm	N	\$ 11,228					98%			Table and seating at Rowden Park to be completed by mid-August. Carry over - Cathy 02/07/2019
	0530-0940-0000	C/O - Durrantbandi Sports Oval Amenities	N	\$ -					99%	30/04/2017		Defect rectifications progressing. Carry over - Cathy 02/07/2019
	0530-4933-0000	Total Parks & Gardens Capital Projects		\$ 16,858	\$ 208,500	\$ -	\$ 208,500	\$ -				
555 - SHOWGROUNDS												
	0555-0933-0000	Balonne Shire Showgrounds Maintenance (W4Q3 19-21)	N	\$ -	\$ 45,000	\$ 20,000		\$ 25,000	0%			Projects to be confirmed.
	0555-0934-0000	Decking around Bollon Showground Campdraft Office	U	\$ -	\$ 12,000		\$ 12,000		0%			Yet to commence.
	0580-4933-0000	Total Showgrounds Capital Projects		\$ -	\$ 57,000	\$ 20,000	\$ 12,000	\$ 25,000				
580 - SAFER COMMUNITIES												
	0580-0931-0000	BOR - 2 CCTV Phase 2	N	\$ -	\$ 53,500	\$ 53,500						
	0580-4933-0000	Total Safer Communities Capital Projects		\$ -	\$ 53,500	\$ 53,500	\$ -	\$ -				
615 - CEMETERIES												
	0615-0933-0000	2 x St George Lawn Cemetery Beams and Headstones	N	\$ -	\$ 40,000		\$ 40,000		0%			Yet to commence.
	0615-0934-0000	Thallon Cemetery Remembrance Area	N	\$ -	\$ 15,000		\$ 15,000		0%			Yet to commence.
	0615-4933-0000	Total Cemetery Capital Projects		\$ -	\$ 55,000	\$ -	\$ 55,000	\$ -				
655 - RURAL LANDS												
	0655-0933-0000	Capital Works - FW61159 - W2521 Mulga View - Night Yard	R	\$ -	\$ 13,000	\$ 13,000	\$ -					
	0655-0934-0000	Capital Works - FW4939 - W2844 Clonard - Replace Night Yard	R	\$ -	\$ 9,000	\$ 9,000	\$ -					
	0655-0935-0000	Capital Works - FW64655 - W2730 Clearwater - Dam De-silting & Night Yard	R	\$ -	\$ 35,000	\$ 35,000	\$ -					
	0655-0936-0000	Capital Works - FW44703 - W2842 Bindle - Water Point Upgrade	U	\$ -	\$ 12,000	\$ 12,000	\$ -					
	0655-0937-0000	Capital Works - FW60815 - Burgurrah - Water Point & Facilities Upgrade	U	\$ -	\$ 44,500	\$ 44,500	\$ -					
	0655-4933-0000	Total Rural Lands Capital Projects		\$ -	\$ 113,500	\$ 113,500	\$ -	\$ -				

Capital Projects 2019/20

		Asset Type (New, Upgrade, Renewal)	Actuals	2019/20 Original Budget				PROJECT DETAILS			Comments
				Budget	Funding	19/20 Expenditure	Restricted Cash	% Complete	Date Commenced	Date Finished	
4410 - SEWERAGE											
4410-0933-0000	C/O - ST George STP - Screw Screen with 3.5mm Guage	R	\$ -					25%			On hold pending condition assessment report. Carry over - Cathy 02/07/2019
4410-0934-0000	C/O - St George - Service & Repair STP Primary SED Tank	U	\$ -					15%			On hold pending condition assessment report. Carry over - Cathy 02/07/2019
4410-0935-0000	C/O - St George STP - Replace Existing Downstream Manhole	R	\$ -					15%			On hold pending condition assessment report. Carry over - Cathy 02/07/2019
4410-0936-0000	Dirranbandi Rising Sewerage Main Replacement (W4Q3 19-21)	R	\$ -	\$ 477,000	\$ 212,000	\$ -	\$ 265,000	5%			Design brief being prepared. Design services to be procured August 2019
4410-4933-0000	Total Sewerage Capital Projects		\$ -	\$ 477,000	\$ -	\$ -	\$ -				
5410 - INFRASTRUCTURE URBAN WATER SUPPLY											
5410-0933-0000	Burke Street - Dirranbandi Water Main Replacement	R	\$ 1,586	\$ 30,000	\$ 12,000	\$ 30,000	\$ 18,000	0%			Pipes and fitting delivered.
5410-0934-0000	Charles Street - Dirranbandi Water Main Replacement	R	\$ 670	\$ 30,000	\$ 12,000	\$ 30,000	\$ 18,000	0%			Pipes and fitting delivered.
5410-0936-0000	Cowilds Street - Dirranbandi Water Main Replacement	R	\$ 546	\$ 80,000	\$ 42,000	\$ 80,000	\$ 42,000	0%			Pipes and fitting delivered.
5410-0937-0000	Horace Street - Dirranbandi Water Main Replacement	R	\$ 243	\$ 30,000	\$ 12,000	\$ 30,000	\$ 18,000	0%			Pipes and fitting delivered.
5410-0938-0000	Perkins Street - Dirranbandi Water Main Replacement	R	\$ 84	\$ 50,000	\$ 20,000	\$ 50,000	\$ 25,000	0%			Pipes and fitting delivered.
5410-0940-0000	St Georges Terrace - St George Bore Water Main Replacement	R	\$ -	\$ 80,000	\$ 42,000	\$ 80,000	\$ 42,000	0%			Yet to commence.
5410-0941-0000	St Georges Terrace - St George River Water Main Replacement	R	\$ -	\$ 100,000	\$ 40,000	\$ 100,000	\$ 60,000	0%			Yet to commence.
5410-0942-0000	Scott Street - St George River Water Main Replacement	R	\$ -	\$ 50,000	\$ 20,000	\$ 50,000	\$ 27,000	0%			Yet to commence.
5410-0943-0000	River Water Fitting Replacement	R	\$ -	\$ 50,000		\$ 50,000		0%			Yet to commence.
5410-0944-0000	Dirranbandi Showground Watering System Upgrade	U	\$ -								
				\$ 40,000	\$ 30,000	\$ 10,000		5%	1/07/2019		Further discussion required with User Groups to finalise design.
5410-0951-0000	C/O - Dirranbandi WTP - New Access Ladders	N	\$ -					10%	1/11/2018		Design completed. Procurement will proceed subject to funding carry over. Carry over - Cathy 02/07/2019
5410-0952-0000	C/O - LGG&SP - Dirranbandi WTP Upgrade	U	\$ 0								Original contract not proceeding. Other options, including alternate scope of works and use of funds are being investigated.
				\$ -				25%	1/10/2018		Carry over - Cathy 02/07/2019
5410-4933-0000	Total Water Supply Capital Projects		\$ 3,129	\$ 540,000	\$ 230,000	\$ 510,000	\$ 250,000				
TOTAL CAPITAL WORKS											
			\$ 19,987	\$ 6,372,160	\$ 2,460,160	\$ 2,600,000	\$ 1,285,000				

Operational Projects 2019/20

				2019/20 Original Budget		Project Details			Comments
			Actuals	Budget	Funding	% Complete	Date Commenced	Date Finished	
205 - GENERAL ADMINISTRATION									
	0205-0446-0001	Pull- up Banners x 2	\$0	\$1,500					
	0205-0446-0002	Branded Tear Drop Flags x 2	\$0	\$1,500					
	0205-0446-0003	Branded 2in1 Compendiums & iPad Sleeve x 100	\$0	\$2,000					
		Communications	\$0	\$5,000	\$0				
	0205-0447-0016	Microsoft Office	\$0	\$23,437					
	0205-0447-0001	Councillor Mobile Phones	\$0	\$9,303					
	0205-0447-0002	Councillor Laptops/Tablets	\$0	\$24,282					
	0205-0447-0003	Replacement CEO & Director Laptops	\$0	\$12,000					
	0205-0444-0000	Replacement PC	\$315	\$12,000					
	0205-0447-0004	Rack Mount Server UPS	\$0	\$2,300					
	0205-0447-0005	VIC Wireless Connection	\$0	\$1,700					
	0205-0447-0006	Replacement Servers	\$0	\$2,500					
	0205-0447-0007	Projector Disaster Training Room	\$1,597	\$2,000					
	0205-0447-0008	New Switches	\$0	\$4,000					
	0205-0447-0009	Rack at Depot	\$0	\$2,800					
	0205-0447-0010	Lift Phone	\$0	\$3,350					
	0205-0447-0011	Depot PCs	\$0	\$4,000					
	0205-0447-0012	Replacement Mobile Phones	\$1,411	\$9,000					
	0205-0447-0013	Replacement Printer St George Library	\$0	\$2,738					
	0205-0449-0000	ICT Strategy Review	\$0	\$8,000					
	0205-0447-0014	Virtabrae & Weed Survey and Ongoing Reporting - 2 x iPads	\$0	\$3,000					
	0205-0447-0015	Rural Lands & Compliance Printer / Scanner / Copier	\$0	\$3,000					
	0205-0445-0000	Asset Labels - Floating Plant & Loose Tools	\$0	\$8,000					
	0205-0441-0000	Levee Bank Contingencies	\$53,029	\$120,000					
	0205-0448-0000	Asset Valuations	\$0	\$8,000					
	0205-2447-0000	Corporate Services Operational Projects	\$56,353	\$270,410	\$0				
310- PLANNING									
	0310-0445-0000	Planning Scheme introduction and education	\$0	\$8,000					
	0310-0448-0000	Native Title/ILUA Development - legal and support	\$144	\$12,000					
	0310-0449-0000	Audit of Quarries Implementation - legal requirement	\$0	\$10,000					
	0310-2447-0000	Planning Operational Projects	\$144	\$30,000	\$0				
320- BUILDING									
	0320-0445-0000	Building Educational Resources	\$0	\$2,000					
	0320-2447-0000	Building Operational Projects	\$0	\$2,000	\$0				

Operational Projects 2019/20

				2019/20 Original Budget		Project Details			Comments
			Actuals	Budget	Funding	% Complete	Date Commenced	Date Finished	
340 - ECONOMIC DEVELOPMENT									
	0340-0446-0000	Subscriptions and Memberships	-\$4,397	\$22,000					
	0340-0448-0000	Bettering Balonne	\$0	\$5,000					
	0340-2447-0000	Economic Development Operational Projects	-\$4,397	\$27,000	\$0				
350 - TOURISM									
	0350-0444-0000	Tourism Marketing	\$9,035	\$25,500					
	0350-0448-0000	Shire Tourism Brochure	\$0	\$22,500					
	0350-0446-0000	Shire Town Maps & Publications	\$0	\$5,000					
	0350-0443-0000	Tourism and Events Donations/Assistance	\$0	\$50,000					
	0350-0449-0000	Tourism & Events Strategy	\$0	\$25,000	\$25,000				
	0350-2447-0000	Tourism Operational Projects	\$9,035	\$128,000	\$25,000				
355 - VISITOR INFORMATION CENTRE									
	0355-0448-0000	VIC Volunteer Expenses	\$0	\$4,000					
	0355-0447-0000	Enclosed Weatherproof Storage Room	\$0	\$4,000					
	0355-2447-0000	VIC Operational Projects	\$0	\$8,000	\$0				
410 - ROADS									
	0410-0447-0000	Traffic Counters	\$0	\$30,000		0%			Yet to commence
	0410-0448-0000	Gravel Pit Safety Management Systems and Training	\$0	\$30,000		5%			Yet to commence
	0410-2447-0000	Roads Operational Projects	\$0	\$60,000	\$0				
450 - PLANT									
	0450-0446-0000	Floating Plant & Loose Tools	\$0	\$30,000		0.02%			Purchased as required.
	0450-0447-0000	Fleet GPS	\$0	\$50,000		5%			Meetings held to discuss issues and options
	0450-0448-0000	Fleet Servicing Software	\$0	\$15,000		8%	1/07/2019	30/06/2020	Software purchased. Periodic invoicing to occur.
	0450-2447-0000	Total Plant Operational Projects (Floating Plant & Loose Tools)	\$0	\$95,000	\$0				
501 - COMMUNITY DEVELOPMENT									
	0501-0444-0000	Community Safety Group	\$0	\$3,000					
	0501-0447-0000	Community Events Programs	\$0	\$15,000					
	0501-0446-0000	Balonne Community Calendar	\$0	\$7,500					
	0501-0463-0000	Empowering our Communities (2 On Farm events, 1 drought wellbeing support events & 2 Drought support events	\$0	\$23,750	\$23,750				
	0501-0443-0000	Balonne Young Leaders Bursary	\$0	\$7,000					
	0501-0445-0000	Digital Connectivity Project (Grant)	\$3,924	\$1,000,000	\$500,000				
	0501-0452-0000	Balonne in Step	\$0	\$150,000	\$147,900				
	0501-2447-0000	Community Development Operational Projects	\$3,924	\$1,206,250	\$671,650				
505 - LIBRARIES									
	0505-0448-0000	Popup Art Gallery	\$0	\$2,000					
	0505-0445-0000	Digital Literacy	\$0	\$10,000					

Operational Projects 2019/20

			Actuals	2019/20 Original Budget		Project Details			Comments
				Budget	Funding	% Complete	Date Commenced	Date Finished	
	0505-0446-0000	General Library Programs	\$0	\$10,000					
	0505-0450-0000	Deadly Digital	\$0	\$10,000					
	0505-0444-0000	First 5 Forever	\$0	\$5,655	\$5,655				
	0505-2447-0000	Library Operational Projects	\$0	\$37,655	\$5,655				
510 - HOUSING									
	0510-0447-0000	Asset Management Software and Pickup	\$0	\$40,000		5%	1/07/2019		Options under consideration.
	0510-2447-0000	Total Housing Operation Projects	\$0	\$40,000	\$0				
520- SPORT & RECREATION									
	0520-0447-0000	Dirranbandi Multi-Purpose Sporting Complex Meeting Room and Kitchen Air-Conditioning	\$0	\$9,000		0%			Yet to commence
	0520-2447-0000	Sport & Recreation Operational Projects	\$0	\$9,000	\$0				
530 - INFRASTRUCTURE PARKS & GARDENS									
	0530-0441-0001	Tree Planting in Arthur Street (St George)	\$0	\$15,000		0%			Yet to commence
	0530-0441-0002	Tree Maintenance of Shire Street Trees	\$0	\$40,000		0%			Yet to commence
	0530-0445-0000	Thallon Street Tree Replacement	\$0	\$4,000		0%			Yet to commence
	0530-0442-0001	Rowden Park Change Room Exhaust Fans	\$0	\$4,000		0%			Yet to commence
	0530-0442-0002	Power for Rowden Park Scoreboard	\$0	\$2,000		0%			Yet to commence
	0530-0443-0001	JG Hile Park Irrigation Solenoids	\$0	\$6,000		0%			Yet to commence
	0530-0443-0003	Railway Park Irrigation Solenoids	\$0	\$4,000		0%			Yet to commence
	0530-0441-0003	Bush Tucker Garden	\$23	\$15,000		0%			Proposal to be presented at Councillor Workshop.
	0530-0444-0001	St George River Foreshore Planning	\$0	\$20,000					Options under consideration.
	0530-0444-0002	St George CBD Planning	\$0	\$20,000					Options under consideration.
	0530-0444-0003	Rowden Park Master Plan	\$0	\$15,000					Options under consideration.
	0530-0443-0002	JG Hile Park Toilet Demolition	\$0	\$15,000					Project on hold.
	0530-0446-0000	Bollon RV and Streetscaping Master Plan	\$0	\$20,000					Options under consideration.
	0530-2447-0000	Total Parks & Garden Operation Projects	\$0	\$180,000	\$0				
535 - HALLS AND CIVIC CENTRES									
	0535-0447-0000	Bollon Civic Centre Tables	\$0	\$3,000		0%			Yet to commence.
	0535-2447-0000	Halls and Civic Centres Operational Projects	\$0	\$3,000	\$0				
555 - INFRASTRUCTURE SHOWGROUNDS									
	0555-0447-0002	Gypsum Application to Bollon Showgrounds Polocrosse Fields	\$0	\$6,300		0%			Yet to commence.
	0555-0447-0001	Bollon Showground Power Master Plan	\$0	\$5,000		0%			Yet to commence.
	0555-0448-0002	Dirranbandi Showground Luncheon Pavilion Cupboard Replacement	\$0	\$5,000		0%			Yet to commence.
	0555-0448-0001	Dirranbandi Showground Power Masterplan	\$0	\$5,000		0%			Yet to commence.
	0555-0446-0000	Hebel Showground Arena Panelling Replacement	\$0	\$5,000		0%			Yet to commence.
	0555-2447-0000	Showgrounds Operational Projects	\$0	\$26,300	\$0				
560 - WORK CAMP									
	0560-0447-0000	WORK CAMP Program	\$150	\$30,000					
	0560-2447-0000	WORK CAMP Program	\$150	\$30,000	\$0				

Operational Projects 2019/20

				2019/20 Original Budget		Project Details			Comments
			Actuals	Budget	Funding	% Complete	Date Commenced	Date Finished	
575 - YOUTH COUNCIL									
	0575-0448-0000	Youth Council	\$0	\$5,000					
	0575-0447-0000	Chappy Program	\$0	\$10,000					
	0575-2447-0000	Youth Council	\$0	\$15,000	\$0				
605 - ANIMAL CONTROL									
	0605-0448-0000	Microchipping Assistance Programs	\$0	\$5,000					
	0605-0445-0000	Registration Compliance Inspections	\$0	\$9,000					
	0605-0446-0000	Pound Equipment and duress alarm	\$0	\$7,500					
	0605-0447-0000	Pensioner Dog Assistance Programs	\$0	\$1,000					
	0605-2447-0000	Animal Control Operational Projects	\$0	\$22,500	\$0				
625 - PUBLIC CONVENIENCES									
	0625-0447-0000	Nindigully Dump Point Maintenance (now includes disposal)	\$0	\$2,500					
	0625-2447-0000	Public Conveniences Operational Projects	\$0	\$2,500	\$0				
635 - NATURAL ENVIRONMENT									
	0635-0448-0000	Mosquito Management Program/Survey	\$0	\$5,000					
	0635-0449-0000	Gravel pit signage	\$0	\$6,000					
	0635-0446-0000	Tree Day	\$0	\$1,000					
	0635-2447-0000	Natural Environment Operational Projects	\$0	\$12,000	\$0				
655 - RURAL SERVICES									
	0655-0442-0000	Washdown Facility Maintenance	\$0	\$8,000					
	0655-0447-0000	Stock Route Fencing	\$0	\$15,000					
	0655-0443-0000	Balonne Shire Wild Dog Exclusion Fencing - 4-BA0XQSV (funding received 18/19)	\$0	\$800,000	\$800,000				
	0655-0444-0000	Wild Dog Exclusion Fencing and Pest and Weed management activities (Grant	\$246	\$200,000	\$200,000				
	0655-0446-0000	Stock Route Fire Breaks	\$0	\$18,000					
	0655-0450-0000	Biosecurity Plan education/training	\$0	\$8,000					
	0655-2447-0000	Rural Services Operational Projects	\$127,117	\$1,049,000	\$1,000,000				
805- DISASTER MANAGEMENT									
	0805-0447-0000	Flood Gauges C/O	\$0	\$200,000					
	0805-2447-0000	Disaster Management	\$0	\$200,000	\$0				
6430 - WASTE/LANDFILL									
	6430-0446-0000	Waste Education Program	\$0	\$5,000					
	6430-0445-0000	Signage - Local Laws	\$0	\$1,000					
	6430-0447-0000	Annual Shire Clean Up	\$0	\$25,000					
	6430-0448-0000	Fire Mitigation for Landfills	\$0	\$1,000					
	6430-0444-0000	Landfill Fencing and Maintenance	\$0	\$3,000					
	6430-0443-0000	Bi-Monthly Maintenance of Dirranbandi Landfill	\$0	\$30,000					
	6430-2447-0000	Total Waste/Landfill Operational Projects	\$0	\$65,000	\$0				
Grand Total Operational Projects			\$192,327	\$3,518,615	\$1,702,305				

(IIFS) INFRASTRUCTURE SERVICES

ITEM	TITLE	EXECUTIVE SUMMARY	PAGE
IIFS1	<u>MONTHLY REPORT FOR THE AUGUST 2019 COUNCIL MEETING</u>	From the Director of Infrastructure Services - reporting for the month of July.	510

OFFICER REPORT

TO: Council

SUBJECT: Monthly Report for the August 2019 Council Meeting

DATE: 03.08.19

AGENDA REF: IIFS1

AUTHOR: Billie Spackman - Administration Officer

Executive Summary

From the Director of Infrastructure Services - reporting for the month of July.

0701-Main Roads Works

- Maintenance work carried out during the month on behalf of Transport and Main Roads (TMR) is detailed in the attached RMPC Supervisor's report.
- Design for the realignment of the Thallon Bridge commenced in November 2018. Council has been advised that these works are complete and TMR are drafting contract documents.
- CHUP widening program on the Carnarvon Highway (24A) commenced late June 2019. Laying of top gravel is 50% complete. Super elevation on curbs is 80% complete. Procurement is complete for stabilising agent and seal.

0702-Private Works

- Nil

0400-Council Roads / Streets / Bridge Work

- Maintenance work is detailed in the attached Works Supervisor's report.
- Approaches for Bullamon Bridge will commence late February 2020.

0440-Aerodromes

- Maintenance work is detailed in the attached Town Works Supervisor's report.
- Aerodrome locks were changed early July 2019.

0450-Plant and Equipment

- Details are included in the attached Workshop Supervisor's report.

0510-Housing

- Nil

0520-Recreation and Sport

- Maintenance work is detailed in the attached Town Works Supervisor's report.
- Remaining defect rectifications are progressing at the Dirranbandi Sports Oval Amenities building.

0521-Swimming Pools

- Maintenance work is detailed in the attached Town Works Supervisor's report.
- Tenders closed on the 4th June 2019 for the St George W4Q Thermal Springs Project. Project completion date has been extended to 30th October 2019. Contract has been awarded. The children's splash pool has been demolished and removed. Work has commenced on the construction of the Thermal Pool.

0530-Parks and Gardens

- Maintenance work is detailed in the attached Town Works Supervisor's report.
- Construction of the rock wall at the boat ramp was completed late July 2019.

0535-Halls/Civic/Cultural Centres

- Routine maintenance is ongoing.

0555-Showgrounds

- Maintenance work is detailed in the attached Town Works Supervisor's report.
- Construction of the St George secretary's box is due for completion by early August 2019.

0615-Cemeteries

- Maintenance work is detailed in the attached Town Works Supervisor's report.
- Routine maintenance and mowing is ongoing.

0620-Street Cleaning

- Maintenance work is detailed in the attached Town Works Supervisor's report.

625-Public Conveniences

- Maintenance work is detailed in the attached Town Works Supervisor report.

4000-Urban Waste Water

- Maintenance work is detailed in the attached Town Works Supervisor's report.

5000-Urban Water

- Maintenance work is detailed in the attached Town Works Supervisor's report.
- Monthly consumption figures are given in the attached reports.

Capital/Special Maintenance Works Progress

- The 2019/2020 Capital and Operational Report has been updated.

Meetings / Training

- Nil

Current Tenders

- Nil

Attachments

1. Plant Maintenance Report - Period End 31 July 2019.pdf [↓](#)
2. Road Construction Report - Period End 31 July 2019.pdf [↓](#)
3. Road Maintenance Report - Period Ending 31 July 2019.pdf [↓](#)
4. Town Maintenance Report - Period End 31 July 2019.pdf [↓](#)
5. Balonne Shire Water Usage 2019-2020 - Period End 31 July 2019.pdf [↓](#)

Andrew Boardman

Director Infrastructure Services

Report of Workshop Supervisor - P. Gluzde

Period Ending 31/07/2019

215	CAT 428D BACKHOE - C26414 W ROSS	
	7,312.0 Hrs	Replaced cutting edge on front bucket
340	ASPINALL SWEEPER TRAILER - 867 QIE - STG TOW	
		Replaced hand brake cable and adjusted brakes Repaired and replaced trailer wiring and plug
1508	Toyota Prado GXL GXL 522-VXV Overseer	
	146,814 Kms	Carried out 140,000km service as per coupon, replaced battery, repaired parking sensor, replaced bull bar insert for park lights
2506	COLORADO LX 4X2- 250SWR	
	202,966 Kms	Checked and repaired cab light, replaced spot light switch, checked vibration on left side when driving at 100km per hour, replaced damaged rim and retest and completed repairs to air conditioner controls
2507	COLORADO LX4X2	
		Fitted spray tank to ute and repaired wiring to spray tank
3015	HILUX 4X4 577MXD JEFFREY TAYLOR	
	119,367 Kms	Replaced starter motor on ute
3018	Colorado 4x4 Tipper Ute 175-RQQ Spackman	
	9,016 Kms	Repaired wiring for two-way radio
3020	Colorado 4x4 Utility 252-SWR Tom Hill	
	171,259 Kms	Carried out 170,000km. service as per coupon, adjusted rear brakes, checked noise in rear when driving, checked for fault codes
3518	Holden Colorado - Single Cab - 519VJB	
	91,028 Kms	Carried out 90,000km. service as per coupon, replaced front wheel bearings, strip cleaned and adjust rear brakes, checked noise in exhaust system
3519	Holden Colorado XCab - Works S'Visor	
	103,700 Kms	Checked oil leak at front diff axle right hand side, replaced seal and test drove
4014	HOLDEN COLORADO 4X4 CREWCAB 152-SKN	
	191,816 Kms	Carried out diagnostic check on an engine fault, cleared fault and test ran vehicle. Have ordered a new temp sender
	192,269 Kms	Repaired wiring to head lights on left hand side
4017	Hilux 4x4 D/Cab 927TCU - Ben Gardiner	
	191,816 Kms	
	130,033 Kms	Carried out 130,000km service as per coupon, replaced battery, repaired wiring to lights, stripped clean and adjusted rear brakes
4021	Toyota Hilux 4X4 D/Cab - Grader	
	101,313 Kms	Carried out 100,000km service as per coupon, stripped clean and adjusted rear brakes, repaired fog lights and repaired hand brake cable
4023	Colorado 4X4 D/Cab 796WQX	
	81,664 Kms	Carried out 80,000km service as per coupon, stripped clean and adjusted rear brakes and replaced battery
5005	ISUZU FVZ1400 JETPATCHER 377MXU SHAYNE BUNYAN	
	221,930 Kms	Removed ABS sensor from left hand rear wheel, cleaned up parts, refitted a new sensor and reassembled brakes to stub, fitted wheel and adjusted brakes, topped up diff oil, diagnosed fault with DPD and carried out forced burn, serviced jet patcher blower, test drove vehicle
	223,392 Kms	Re welded emulsion tank supports, tightened mounting bolts

Report of Workshop Supervisor - P. Gluzde

Period Ending 31/07/2019

5012	Isuzu NQR450 Crewcab 184STR J Lindores	159,156 Kms	Carried out 160,000km. service as per coupon, tightened fan belts and carried out DPD burn
5014	ISUZU FVR1000 TRUCK - 590SVV	76,556 Kms	Carried out 6 month service, checked for fault codes and carry out DPD burn, replaced wiper rubbers
5015	ISUZU FXZ1500 WATER TRUCK - 317SYH	93,456 Kms	Repaired mount holes in tool box and remount box, replaced suction hoses for water pump
5018	ISUZU FTR900 DC 250WNY	51,231 Kms	Carried out 50,000km. service as per coupon, cleaned out radiators and repaired light wiring
5507	JD 670G Grader 26707C	6,525.0 Hrs	Carried out 500hr. service as per manual, SOS all oils, adjusted mold board wear strips and cleaned radiators
5508	Cat 12M Grader 34862C Kingston	4,444.0 Hrs 4,511.0 Hrs	Replaced phone aerial Carried out 500hr. service as per manual, SOS all oils, adjusted mold board wear strips, cleaned radiators
5510	CAT 12M GRADER 37658C	3,892.0 Hrs	Replaced blade position sensor, cleaned out radiators
6504	JCB 426HT Wheeled Loader	905.0 Hrs 897.0 Hrs	Refilled auto greaser with grease Recalibrated weighing system
7002	AMMANN VIB ROLLER	561.0 Hrs	Repaired damaged fuel line
7519	Cox Lawn Boss ZTR 35"		Cleaned earth leads and cleaned battery terminals
8006	Portable Traffic Lights C6464		Replaced batteries and checked solar charging rate
8012	PORTABLE TRAFFIC LIGHT DF7294		Checked batteries and charged, replaced batteries and checked solar charge rate, ordered new control unit
8021	SKID STEER TRAILER		Replaced pull on trailer
8504	Howard EHD21052 201M Slasher		Replaced chain guards and left hand wheel hub, removed wire from cutting blades

Report of Shire Supervisors Road Construction for Period Ending 31/07/2019

0 PRIVATE WORKS

Silo signage completed for Thallon.
Road inspections have been completed.

11 24A - Carnarvon Highway (Mungindi-St George) MRD Road

Crew undertook Rest area servicing.
Crew undertook Sign repairs.
Crew undertook Guide post replacement.

12 24B - Carnarvon Highway (St George - Surat) MRD Road

Crew undertook Rest area servicing.
Crew undertook culvert repair.

13 31B - Barwon Highway (Talwood - Nindigully) MRD Road

Crew undertook Rest area servicing.

14 35A - Moonie Highway (Dalby to St George) MRD Road

Crew undertook Rest area servicing.
Crew undertook Stabilising/ Pavement repairs.

15 36A - Balonne Highway (St George - Bollon) MRD Road

Repaired edges with Jet patcher.
Surface correction with the Jet patcher.
Culvert drainage works completed by contractor.
Crew undertook Edge repairs Pre mix.

16 36B - Balonne Highway (Bollon - Cunnamulla) MRD Road

Crew undertook Edge repairs with Pre mix.
Cleared trees with the bobcat.

21 CASTLEREAGH HWY (Dirranbandi-Hebel) MRD Road

Pothole patching completed.
Crew undertook Stabilising/ Pavement repairs.
Crew undertook Guide post replacement.
Crew and contractors undertaking heavy shoulder grading.

Report of Shire Supervisors Road Maintenance for Period Ending 31/07/2019

0 PRIVATE WORKS

R2R Works currently in planning

11 24A - Carnarvon Highway (Mungindi-St George)

MRD Road

Laying of top up gravel is 50% complete. Super Elevation on curbs is 80% complete. Procurement is complete for stabilising agent and seal.

1035 Salmon Road

Shire Road

TIDS reseal work on Salmon bypass and Dirranbandi - Bollon Road (4002) has been sand patch tested for seal design.

1038 Wagoo

Shire Road

Partially completed maintenance grading works due to a slow start on the CHUPP job on the 5/7/2019 & the 8/7/2019 until the CHUPP job kicked off. Whole road will be completed in early August after works to be completed on the Balonne Highway

1050 Eumerella South

Shire Road

Existing gates/fences were widened and relocated at the first 3 entries. This was completed on the 24/7/2019.

2004 Cubbie

Shire Road

Started maintenance grading works at the end of the bitumen roughly around Ch 6 on the 24/7/2019. Works will continue into August.

2007 Euraba

Shire Road

Started maintenance grading works from Ch 0 on the 16/7/2019 and completed the works on the 23/7/2019 at Ch 17.2.

3019 Powrunna

Shire Road

Started maintenance grading works at Ch 0 on the 2/7/2019 and completed the works at Ch 40 on the 26/7/2019. Ch 40 to 46 road surface was still in good condition.

3021 Runnymede

Shire Road

Started maintenance grading works at Ch 53.30 on the 9/7/2019 and completed the works up to Ch 18 finishing on 26/7/2019.

5102 BULLAMON BRIDGE (4001 - Thallon - Noondoo Rd.)

Approaches will commence late February 2020

Report of Balonne Shire Town Works

31/07/2019

St George

Footpath	Maintenance and repairs were ongoing
Town Streets	Street sweeping and rubbish removal was ongoing
Aerodrome	Inspections and maintenance was ongoing as required Aerodrome locks were changed early July
Riverbank Park - St.	The Rock wall at the boat ramp was completed late July
Parks & Gardens	General maintenance of all parks was ongoing
Showgrounds	The St George Showground Campdraft and Secretary's Office project is 99% complete, it is due for completion early August Maintenance work was on going
Cemetery	Mowing and weed-eating of grounds was ongoing
Public Toilets	Cleaning and maintenance was ongoing
Sewerage	Gravity and pumping system operating okay. Routine maintenance and operations continuing. Replaced pump number 2 at the Council Depot sewerage pump station. Replaced pump number 1 at number 2 Sewerage Pump Station. Pulled apart reflux valve and cleaned out debris at Bollon Sewerage Pump Station.
River Water	Reticulation system operating okay. Routine maintenance and operations are continuing. Replaced 1 water meter, repaired 2 services and repaired one main.
Bore Water	Reticulation system operating okay. Routine maintenance and operations are continuing. Replaced 3 water meters and repaired 6 services.

Thallon

Town Streets	Mowing and whipper snipping have been completed Cleared the existing fire break around the town area
Works Depot	All plant and equipment have been serviced and cleaned Shed and yard cleaning is in progress
Parks & Gardens	Mowing and whipper snipping have been completed Park equipment and barbeques have been cleaned Mungindi River Park has been cleaned and mowed Repairing Thallon Park sprinklers is in progress
Cemetery	Mowing and whipper snipping have been completed
Public Toilets	Cleaning toilets was completed
Rubbish Dump	Scrap metal and green waste has been pushed up Picked up rubbish on the dump road
River Water	River Water Meter was read weekly
Bore Water	Thallon Bore Water Meter isn't working Hospital and Bridge meters were read monthly Thallon and Mungindi house meters have all been read
Thallon Sports Grou	Mowing and whipper snipping have been completed Showers and toilets have been cleaned Completed the new pump shed and back filled trenches

Mungindi

Town Streets	Travelled to Mungindi weekly for rubbish removal and street maintenance
Public Toilets	Mungindi and Nindigully toilets have been cleaned by a contractor

Dirranbandi

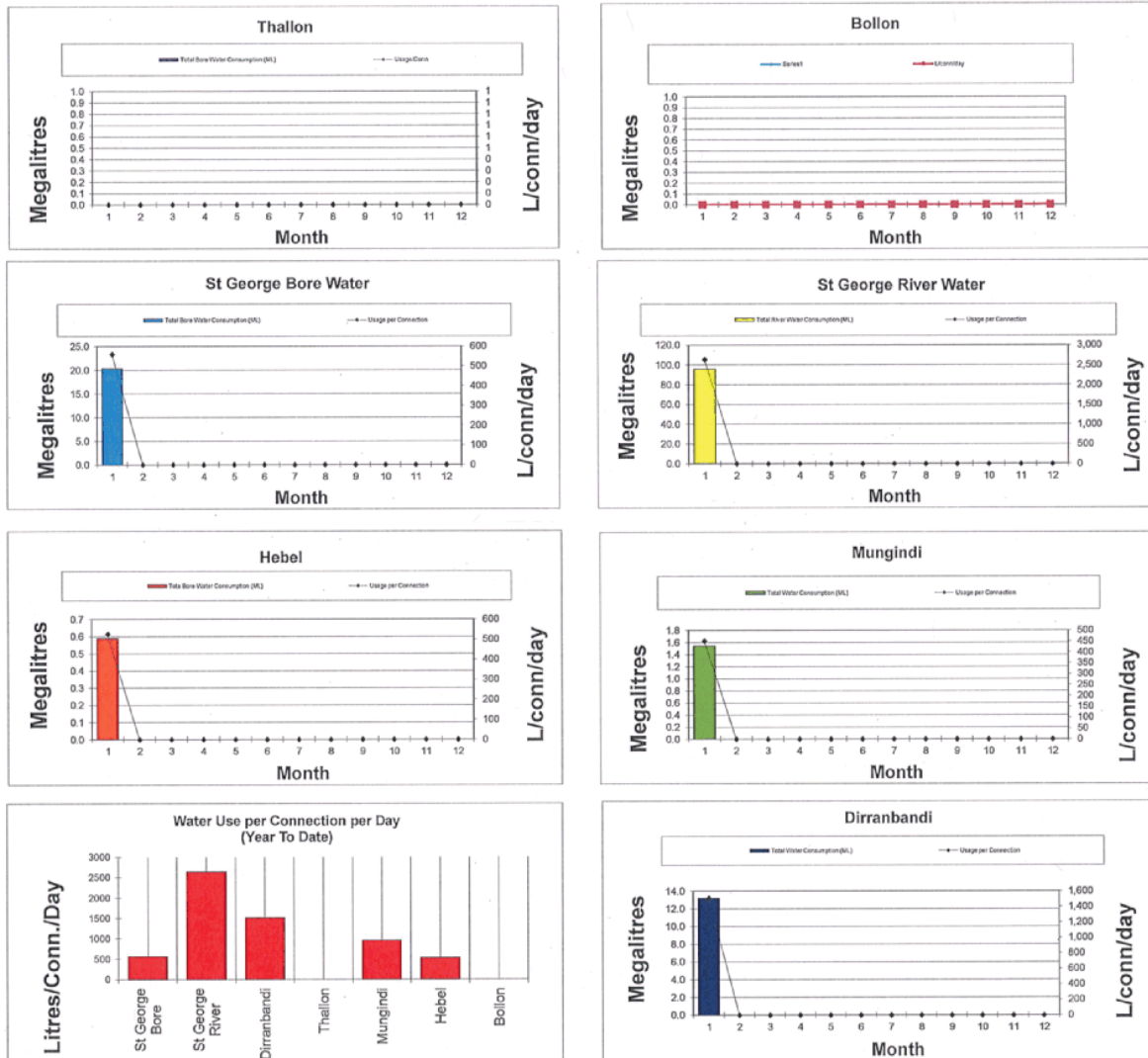
Footpath	Mowing and weed eating continues
Town Streets	Sweeping of Main Street and emptying of bins was completed. Slashing and weed eating of streets continue. Loose rubbish was collected from around the town streets. Kerb work in Railway Street is almost completed
Works Depot	The council yard has been mowed, weeded and tidied with the shower and toilets cleaned
Aerodrome	Inspections and maintenance continue. Some slashing was completed. Called an electrician to repair the Aerodrome lighting system
Parks & Gardens	Mowing and watering continue, along with weed eating and weed eating and trimming in park areas. New sports centre power has to be replaced from one phase to three phase power as it was blowing circuit breakers when cooking and warming food
Showgrounds	Maintenance, mowing and weed eating continues
Cemetery	Slashing and mowing continues
Public Toilets	Inspections and cleaning continued. Noondoo truck stop and the local truck stop have been cleaned
Sewerage	Sewerage pump stations all working well. Inspected and cleaned the wet wells. Mowing around sewerage pump station is ongoing. Combined sewerage main pipe was blocked and has to be dug up and fixed, also had to replace a section of sewer pipe
Rubbish Dump	Rubbish has been pushed up on a weekly basis with loose rubbish being collected

Report of Balonne Shire Town Works

31/07/2019

Treated Water	Valve and Hydrant maintenance continuing. All pipes, fittings, loam and gravel for Dirranbandi's Capital Works Water Main replacement have been delivered. Job will commence Tuesday 6th August 2019. Daily maintenance and inspections continue. Mowing of the water pump station continues along with water testing. Had a 150mm main break Renewed 5 Water Meters and read all Water Meters Civic Centre has been mopped and cleaned
Other	
Hebel	
Town Streets	Officers travel to Hebel weekly to empty bins and check the rubbish dump
Parks & Gardens	Mowing and weed eating is continuing. Sprinkler system in the park and library are now complete with only the controller box to install
Showgrounds	Mowing and weed eating continued
Public Toilets	Officers travelled to Hebel weekly to clean toilets
Bollon	
Town Streets	Erected a community notice board Repairing trip hazards on the footpaths in the main street
Aerodrome	Replacement batteries for Avlite solar runway lights need to be ordered
Parks & Gardens	Pruning of oleanders and trees are underway Removal of dangerous limbs and wattle suckers along Wallum Creek footpath are underway Gardening/pruning is required at the Civic Centre Work camp has been postponed until next month to do tables and chairs in Walter Austin Park
Showgrounds	Work has commenced on the Campdraft Secretary's Office
Cemetery	Trees have been pruned and road is to be gravelled
Public Toilets	Need to repair a leaking toilet cistern & urinal spout in the men's toilet at Walter Austin Park Shower block tiles need cleaning and curtains replacing
Sewerage	Return valve repaired as it had rocks stuck in it
Rubbish Dump	A JCB loader is needed to compact rubbish
Bore Water	Town's meters were read. Some taps need replacing

BALONNE SHIRE WATER USAGE 2018/19



(ICES) COMMUNITY & ENVIRONMENTAL SERVICES

ITEM	TITLE	EXECUTIVE SUMMARY	PAGE
ICES1	<u>MONTHLY REPORT - RURAL SERVICES AND COMPLIANCE</u>	Manager of Rural Services report for July 2019 is presented to Council for information.	521
ICES2	<u>MONTHLY REPORT</u>	The Community & Environmental Sustainability Report for the month of July 2019 is presented for Council's information.	526

OFFICER REPORT

TO: Council

SUBJECT: **Monthly Report - Rural Services and Compliance**

DATE: 04.08.19

AGENDA REF: ICES1

AUTHOR: Karl Hempstead - Manager Rural Services

Executive Summary

Manager of Rural Services report for July 2019 is presented to Council for information.

Stock Routes Travel & Grazing Permits

- A grazing permit was issued with grazing permit over Powrunna Road for three (3) weeks.
- A grazing permit was issued over 'Bindle Reserve'. They applicant has had the allocated two (2) permits over the reserve and under the *Stock Route Management Act 2002* we cannot renew this permit within a three (3) month period. Their second and final permit for this period was completed 31 July 2019.
- A travel permit was issued from the Bollon-Dirranbandi Road for 1200 head heading through St George. These cattle are currently on a grazing permit near the Beardmore Dam turn-off. This mob crossed the St George Bridge on Thursday, 18 July 2019; there were only a few hiccups with three (3) cattle falling.



Image above: Cattle being moved over St George Bridge on 18 July 2019.

Stock Routes General

The Balonne Shire Stock Route Network is currently in poor condition and with inadequate resources to sustain movement. Therefore the current permits will remain in place until they expire and it is envisaged that further travel permits and/or grazing permits can be submitted via the application form, however applications will be assessed on a case by case basis.

The Manager of Rural Services & Compliance was asked to assist Paroo Shire Council for two days early in the reporting period on Thursday, 4 July and Friday, 5 July 2019. Balonne Shire Council's Officer assisted the Paroo Shire's Temporary Stock Route Officer with issues regarding obstructions over their primary routes and sorting travel permits/grazing permits. Paroo Shire has had very little movement of stock in the last several years and the demand to have permits issued after good rainfall and increased pasture required outside help due to lack of Officer experience.

Rural Services and the CEO are still being sent complaints regarding 'Bindle Reserve' especially now regarding the old fishing hut situated the North East boundary of the reserve. Questions have been raised whether or not the hut is illegal and should be removed under the current legislation – Queensland Stock Route Management Act 2002 – impeding stock movement and obstruction of a stock route i.e. placing things on a stock route without permission.

The Department of Natural Resources, Mines and Energy's Strategic Pest and Stock Route Management – Land Services Officer, Mr Jason Reberger, visited on Friday 19th July to discuss stock route issues and concerns within the Balonne Shire.

General

The introduction of the new biosecurity plan has kept officers and Councillors busy with workshops being conducted on Thursday 11th July and finalisation workshop carried out on Thursday 25th July. Council made changes during the first workshop and with these corrected the plan will now be available for public consultation. The consultation period will be over three weeks enabling community members to make remarks regarding the new biosecurity plan.

During the July reporting period new procedures for presenting scalps over the counter have been implemented. The following will be adhered to for local shooters and registered trappers presenting scalps:-

- All scalps presented must be accompanied by a letter from the landholder stating the dog was shot, trapped or run over on that land.
- All scalps presented must be placed on feral scan app – informing council officers of the GIS location and picture of dog.
- New scalp register form as been printed to enhance capture of required data.
- All scalps placed in appropriate bag and tagged by council officer photo taken.
- Wet scalps are to be painted with oil based paint and buried – dry scalps are too burnt ASAP.
- Registered trappers must place themselves on vendor panel as a council contractor, with liability insurance and copies taken of their driver's license and fire arms license. Most registered trappers have come into Council to register with vendor panel during the July period, only one outstanding registered trapper needs to register – some trappers are concerned with regards to using the new feral scan App – The Manager of Rural Services will assist trappers during the phasing in period.

Council reviewed and finalised the draft policy for the wild dog scalp bounty and retainer at the council workshop on Thursday 25th July. Our first scalp was presented on Friday 26th for a registered trapper.





Scalp burnt at burial pit – St George refuse site.

Picture above: scalp in bag and identified as wild dog scalp – tag placed, scalp is then destroyed and the officer signs the destruction form.

The next Wild Dog Advisory Committee will be conducted on Tuesday 27th August with the following agenda items:

- Chair opens meeting and business arising from past minutes.
- Discuss the WDAC Terms of Reference and Wild Dog Bounty and Retainer Policy.
- Wild dog officer Ag force update by Skyela Kruger
- Discuss new scalp management procedures.
- Shire exclusion fence update
- Regional updates
- Syndicate updates
- Trapper updates
- Next coordinated baiting dates.
- QFPI project
- General business
- Close meeting

The projects support officer has been finalising the 'Communities Combating Pest and Weeds Activity Work Plans for the Weed Management Project with \$200,000 allocated. Planning is now underway for the Moonie and Maranoa River Catchment Areas Weed Management Survey with John Conroy of Biosecurity Queensland and the Manager of Rural Services. Project Support Officer Tayla Willis is to be congratulated on her efforts with her administration in finalising the significant planning associated with the above project.

The QFPI funding for the Maranoa – Balonne Targeted monitoring, Aerial Baiting and Trapping Program for inaccessible areas is 80% complete, with the projects support officer submitting a report to DAF this reporting period for approval and progress payment.

Three meetings were held with landholders regarding intersecting fences on Shire controlled roads and grids with new Wild dog Fencing Coordinator James Gubby and the manager of Rural Services. Also during the reporting period the Chief Executive Officer, Director of Community and Environmental Services and Manager of Rural Services conducted a meeting with Hamish McIntyre at Mooramanna to discuss levee and pipeline located on a stock route.



James Gubby (Wild Dog Fence Coordinator) chatting with landholder on stock route near Thallon.

Pest Animals/Weeds

Only a hand full of landholders have approached council for pulse baiting with at least 300kg of baits going out. Also factory baits for feral pigs and wild dogs have been sent out to land holders.

Pest Plants

No monitoring this reporting period.

NRM Weed Spraying Program

Coral Cactus – “Booligar”

Ongoing – Bio release monitoring only

Town Commons and Firebreaks

No works carried out on firebreaks this reporting period and periodic inspections carried out on all town commons.

Vehicle Usage

Rural Service Utility 3515 (Lands protection) has travelled 2111 km over this reporting period.

Rural Service Utility 3020 (NRM Officer) has travelled 2320 km over this reporting period.

Compliance local laws:-

The following are dot points covering compliance issues during the July reporting period, John Sykes, Senior Compliance Officer, was on leave from Monday 22nd July to Monday 5th August. John is remaining with Council until Council can recruit a suitable candidate in local laws. Advertisements for the position will begin on Thursday 1st August.

- Draft body worn and Vehicle Mounted Camera Policy following legal advice and organising training for the use and wearing of the cameras.
- Barking dog complaints
- Fence dispute over aggressive dogs

- Dog attack on Wednesday 24th July on Grey Street involving Rottweiler cross dog killing 4 chickens and injury 3 others. Dog caught and pounded. Owner of dog was presented with proposed dangerous dog order and has 14 days to appeal to Council. Dog to remain in pound during that period under state legislation.
- Dog attack on St George Terrace on Friday 19th July – dog on lead had bitten an elderly lady on leg – dog was being controlled by a younger girl who is unknown and has not yet been located.
- Officers patrolling Dirranbandi regarding complaints that dogs were not on leads.
- Balonne Shire carrying out independent investigations on two issues regarding dogs owned by staff members.
- Some issues with new registrations from community members, being resolved.



Manager Rural Services & Compliance picking up a dog in Alfred Street.

Attachments

Nil

Digby Whyte

Director Community and Environmental Services

OFFICER REPORT

TO: Council

SUBJECT: Monthly Report

DATE: 04.08.19

AGENDA REF: ICES2

AUTHOR: Michelle Walters - Administration Officer

Executive Summary

The Community & Environmental Sustainability Report for the month of July 2019 is presented for Council's information.

PLANNING AND DEVELOPMENT APPROVALS

Value of Building Works

Council's building certifier has approved building applications to the value of **\$0** for the month of July 2019.

The value of building applications approved by private certification is **\$20 000** for the financial year.

In total building applications to the value of **\$20 000** has been approved this financial year.

July 2019:

BA No	Applicant	Owner	Address	Lot & Plan	Builder	Class	Description	Value of Works	Approval Date
5193	Private Cert - Procert Building solutions	Stephen Burns	9-11 Hocking St, NINDIGULLY	203N56 31	PJ Burns	10a	New Shed	\$20,000	05.07.19

Development Applications

Balonne Shire Council has engaged planners with Maranoa Regional Council to service development applications. Those ready for Council decision are reported separately.

- A development application for a material change of use (MCU) 167 has been received from the owner for a Caravan Park (RV Low Cost Camping) at 2-18 Charles Street, Dirranbandi. The application is at the Decision Part – current period has been stopped.
- A development application for a material change of use (MCU) 168 has been received from the applicant for Intensive Animal Industry (Sheep and Cattle Feedlot) at 'Deepwater' Powrunna Road, St George. The application is at the Decision Part.
- A development application for a material change of use (MCU) 170 has been received from the owner for High Impact Industry (Micro Abattoir) at 12733 Carnarvon Highway, St George. The application is at the Application Part.

- A development application for a material change of use (MCU) 171 has been received from the owner for a second dwelling at 51 Willowthal Road, St George. The application is at the Decision Part.
- A development application for a material change of use (MCU) 172 has been received from the owner for an Industry & Operational Works at 11526 Carnarvon Highway, St George. Application Not Properly Made.
- A development application for a material change of use (MCU) 173 has been received from the applicant for a Telecommunications Facility at Castlereagh Highway, St George. The application is at the Application Part.
- A development application for a reconfiguration of a lot (RL) 102 has been received from the owner for a Boundary Realignment at 112—114 & 116 Alfred Street, St George. Application Withdrawn.

ENVIRONMENTAL SERVICES

Natural Environment:

- General health inspections carried out.
- There were no notifiable diseases reported during July 2019
- There were four food recalls actioned in July 2019

Local Laws:

- Under the current Model and Subordinate Local Laws Council staff are carrying out an audit on the process of animal owners, stock dog owners and dog owners.
- Renewal of permits for other animals and dog registrations were sent out in July.

Public Health:

- Food Licences and Out Door Dining Permits are currently being audited and inspections are continuing.

Waste Water Services:

- Council's sewerage treatment plants are currently operating in a good condition.
- Waste water analysis continues each month.
- Council will again be part of the SEWAUS project. It is anticipated that two towns in the Balonne Shire will be part of the program.

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.

Waste Management:

- New internal directional signage has been erected along with information change stickers for the welcome signage located at the entry of the St George Landfill.
- An inspection was carried out by the Department of Environment & Science on 1/2 July 2019.

St George landfill

- The landfill site is presently operating in a reasonable condition.

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

BALONNE SHIRE TOURISM REPORT JULY 2019

TOURISM PROJECTS & ACTIVITIES

- 18 visitors attended the Bird Watching tours with a local Bird Watcher, with positive feedback received.
- 40 visitors attended the St George Heritage Tour. One tour was cancelled due to low numbers and another cancelled due to a bus breakdown.
- 70 visitors attended the Cotton Farm and Winery Tour. The tours have again proved very popular this month.
- VIC Experience and Product Development Workshop flyer sent to Volunteers' and Information Hubs within the Shire. Workshop to be held on 17 September 2019 and delivered by Tourism and Events Queensland.
- The community consultation dates with Krista Hauritz Tourism & Events Pty Ltd. For the new Tourism + Events Strategy have been set for 9 & 10 September with exact times and locations to be confirmed. Invitations to Councillors, Tourism Operators, Community Groups and interested parties will be sent out at the beginning of August.
- The first round of the Tourism Events Grant opened on 1 July with several event organisers indicating they would make submissions. The round closes on 1 August 2019.
- The Council was successful in its application for a \$19,900 Foundation for Rural and Regional Renewal grant to restore the three Boomerangs at Nindigully which were created as part of the set for the iconic Australian movie *Paperback Hero* which was filmed in the Balonne Shire. A tender was released seeking a suitably qualified artist/contractor to carry out the restoration. The tender closed 5pm Friday 2 August 2019.
- Two designers from Armsign met with Council to discuss design concepts for the new Shire Entry Signs. The designers are now to consolidate ideas and present 3-4 concepts to Council along with scheduled timeline for completion.

MARKETING & PROMOTIONS

St George & Surrounds Facebook page

- Currently a total of 900 likes (an increase of 44 likes) with 920 followers (increase of 55 followers).
- The most popular post for July –
 - Post to promote Nindigully Music and Film Festival, 4k organic reach, 156 post clicks and 155 reactions.

Balonne Shire Council Instagram account

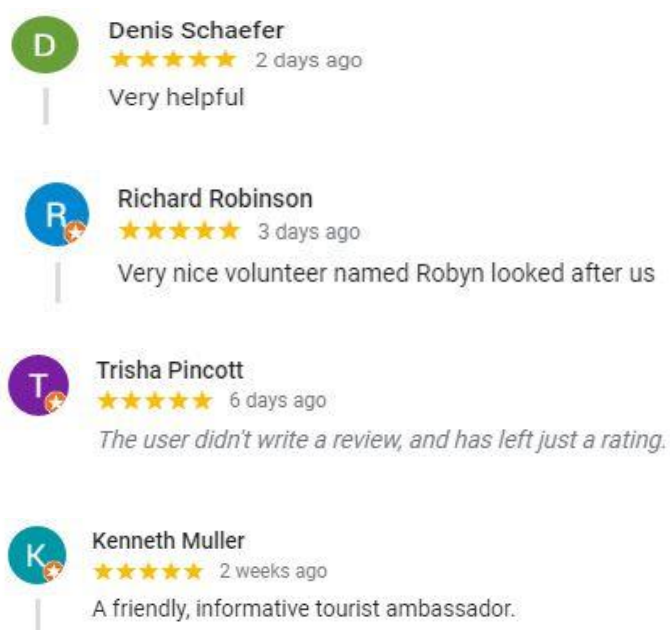
- Currently a total of 358 followers; an increase of 10 followers since the end of June.

- The most post popular picture for July was a picture of the new Cod sculpture in Cavanaugh Park in St George which attracted 26 likes.

Media Releases

- A media release regarding the new Tourism Events Grant, "New funding available to boost tourism events in Balonne Shire" was sent out on 1 July.
- The Council also received positive coverage received this month in the Balonne Beacon regarding the restoration of the Boomerangs, the visit to the Shire by the JT Academy, the Yellowbelly Country Music Festival, the St George Cutting Futurity, and St George Races.

TRIP ADVISOR REVIEWS



VISITOR FEEDBACK VIA EMAIL

31/07/2019

Attention Sandra

A very big thank you for going above and beyond, including after-hours phone calls to keep us informed just to allow us to see "The Anchorage" after the history tour was cancelled due to bus breakdown!

After being told we could drive out there, we were welcomed by Janice & John into their magnificent home they are restoring & their beautiful gardens. We enjoyed a delicious morning tea, complete with home-made gluten free biscuits for my husband who is coeliac. We usually travel with a supply of g/f snacks but Janice assured us she would have something for us and she did not disappoint!

We always stay in St. George for a few days on the way through from NSW to north Queensland as we always find the people here are so friendly. We've done the cotton farm/winery tour & Brett's River cruise & enjoyed them all. This year we were recommended to see Bollon, which was beautiful on the river & visited the museum & had lunch at the pub!

Thank you again and we look forward to returning to St. George next time.

Alan & Margaret Masson

19/07/2019

Just dropping you an email to let you know how impressed my husband and I are with your Travellers Guide booklet which we picked up today from the Dalby Tourist Information Centre. Before we got this book we intended to only stay one night 'passing through St George but after reading it we have extended our stay. Congratulations on a well set out and informative guide to your area. We look forward to our stay over the next couple of days.

Peter and Shay Zulpo

TOURISM ORGANISATION REPRESENTATION

Southern Queensland Country Tourism (SQCT)

- The information and newsletters have been forwarded out to our Operators for their information.
- Membership renewal has been paid for the 2018/19 financial year.

Adventure Way Promotions Group

- The next Adventure Way Promotions Group teleconference meeting to held 10 September 2019. Senior Visitor Services Officer is Secretary / Treasurer for this group.

The Great Inland Way

- Next meeting scheduled 10 October 2019.

MEETINGS AND TRAINING

- Adventure Way teleconference held 9 July.
- Monthly Catch Up meeting with Director of Community and Environmental Sustainability (DCES) regarding Tourism.
- Next Balonne Shire Tourism meeting scheduled for 18 September 2019 at the Australian Hotel.
- Manager Tourism and Senior Visitor Services Officer attended combined SLG and Supervisors/Managers meeting on 17 July.
- Manager Tourism and Senior Visitor Services Officer attended CES meeting on 30 July.
- Manager Tourism completed Warning and Alert Systems Training for Balonne Shire Council Local Disaster Coordination Centre on 22 July.
- Manager Tourism attended a meeting in Mungindi on 22 July regarding potential tourism projects for the Cross Border Commissioner's Infrastructure Fund.

VOLUNTEER PROJECT AND ACTIVITIES

- Volunteers staffed the Visitor Information Centre for 63.25 hours of the 216 hours it was open during July 2019.
- A Facebook post sought new volunteers. Further promotion to recruit new volunteers is scheduled for August.

SHIRE TOURISM STATISTICS – JULY 2019

St George Visitor Information Centre

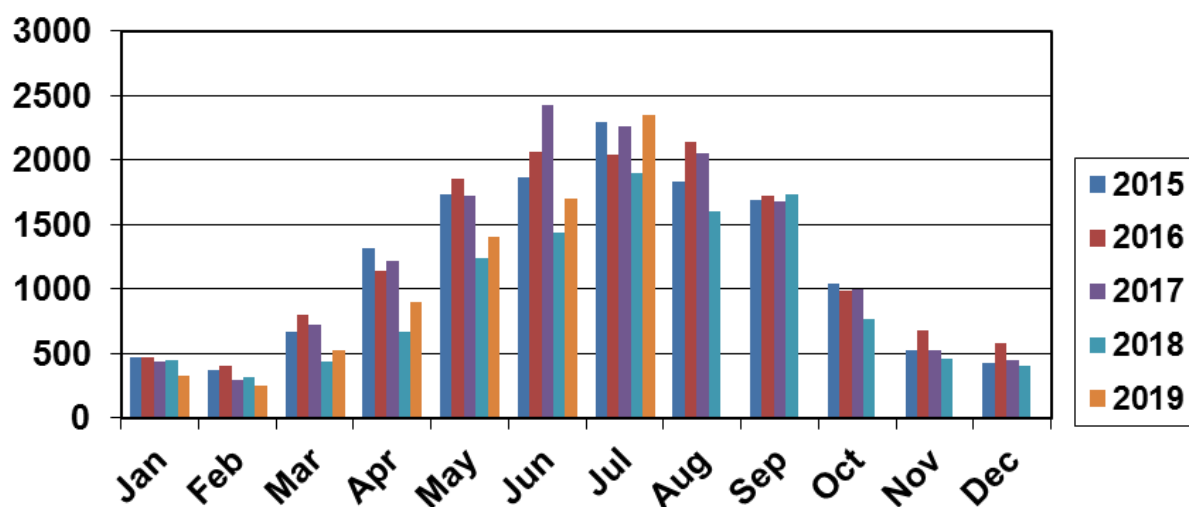
There were 2,345 visitors recorded for July 2019 through the Visitor Information Centre (VIC) in St George. This is an increase of 451 (24%) compared to July 2018.

The following is a breakdown of the location of the visitors.

○ Local Shire	135
○ New South Wales	796
○ Victoria	545
○ Queensland	535
○ South Australia	154
○ Northern Territory	0
○ Australian Capital Territory	24
○ Western Australia	61
○ Tasmania	62
○ Overseas/International	33

The VIC also received 42 tourism-related phone enquiries, 6 Information Packs were sent out, and 16 email/internet tourism-related enquiries were made during July.

Visitor Numbers through Balonne Shire Visitor Information Centre



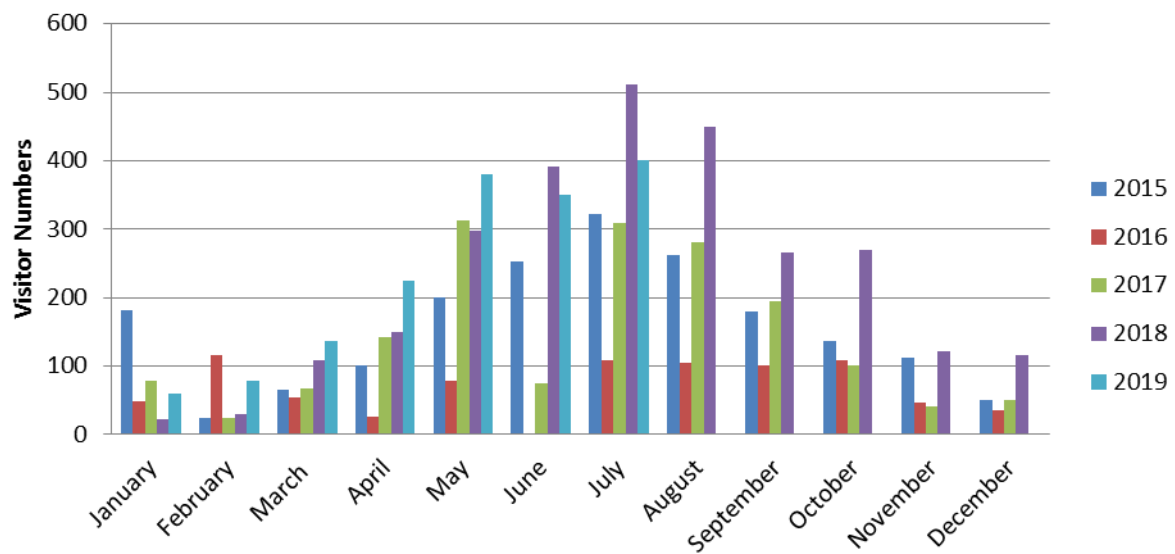
Dirranbandi RTC

There were 400 visitors recorded for July 2019 through the Dirranbandi Rural Transaction Centre (RTC), when compared to 511 visitors in July 2018. This is a decrease of 111 (22%) visitors through the RTC.

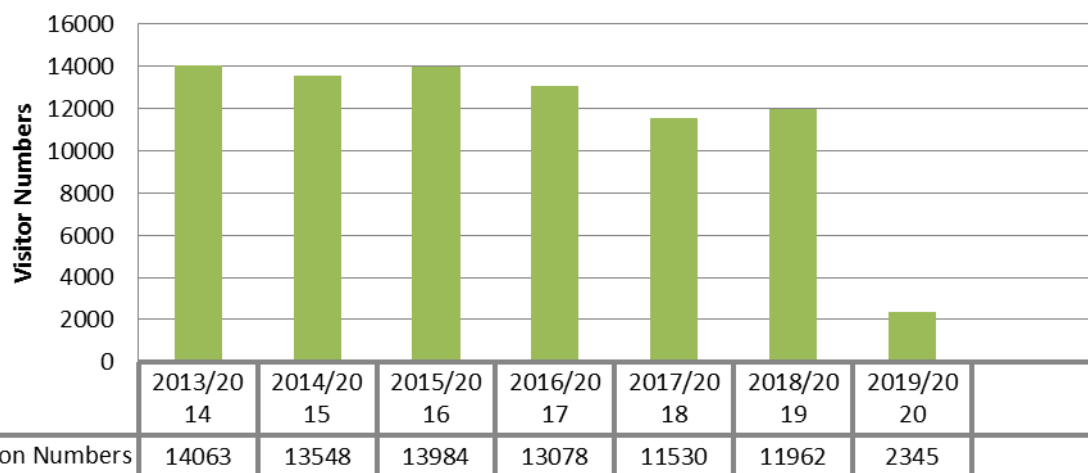
The following is a breakdown of the location of the visitors.

○ Queensland:	150
○ New South Wales:	104
○ Victoria:	87
○ Other Australia:	51
○ Overseas:	8

Dirranbandi Yearly Visitation Totals



Financial Yearly Visitation Totals



COMMUNITY AND LIBRARIES

Library Services – June 2019

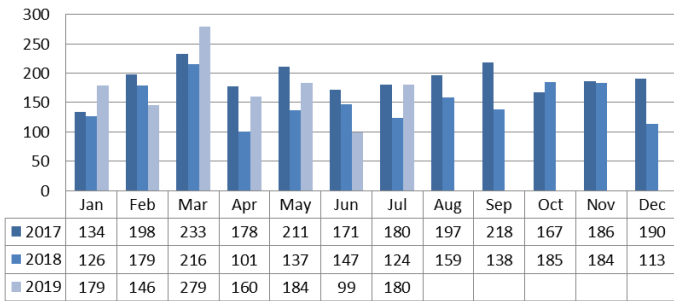
A number of school holiday activities were held around libraries from 3-12 July.

Most successful was the Empire Theatre production of the book *My Cat Likes to Hide in Boxes* in St George (photo-top) and Bollon (photo-bottom). 19 enthusiastic children attended in Bollon which was a big turnout for the town.

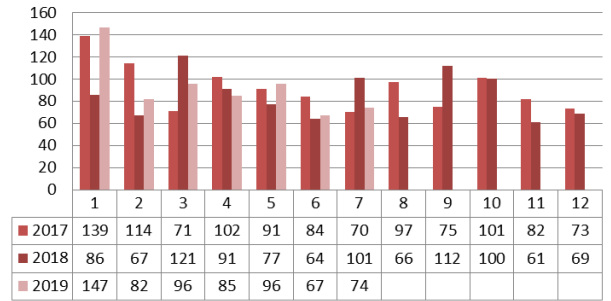


Total Monthly loans

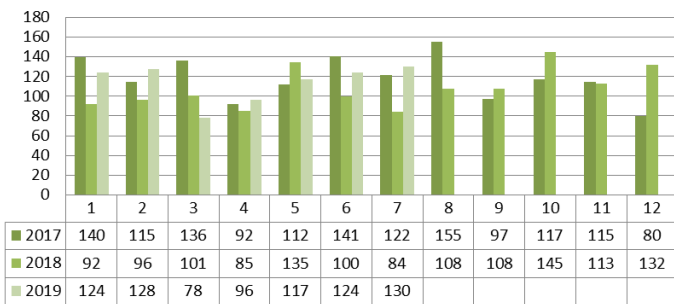
Total Monthly Loans - Bollon



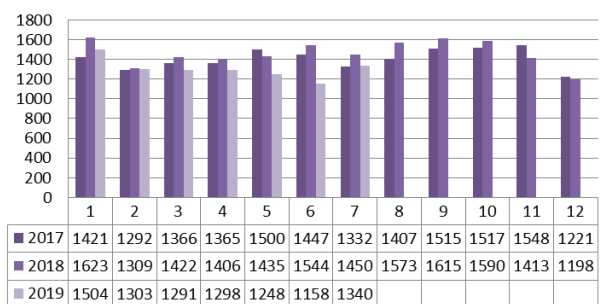
Total Monthly Loans - Dirranbandi



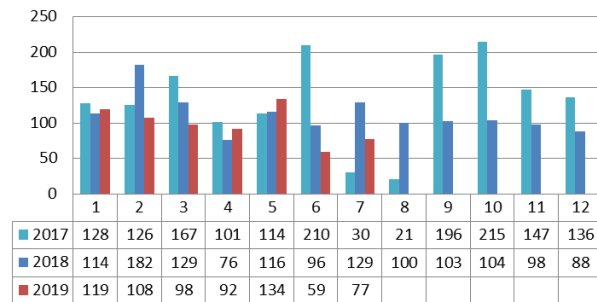
Total Monthly Loans - Hebel



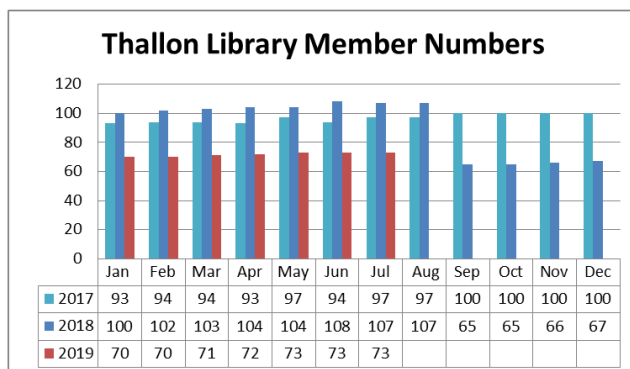
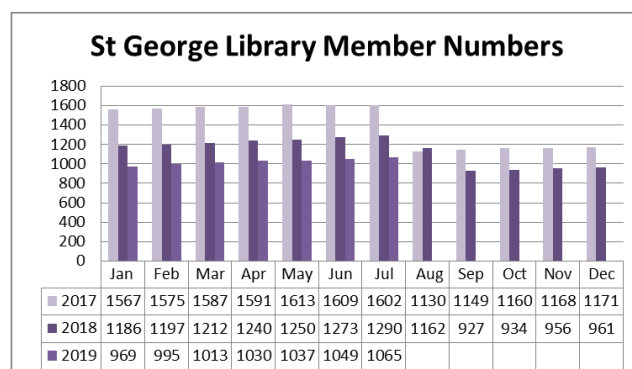
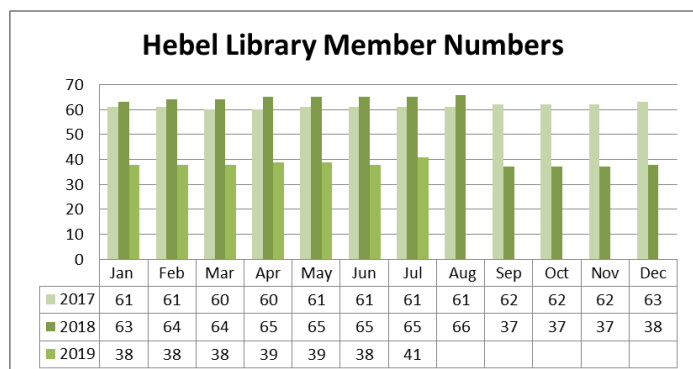
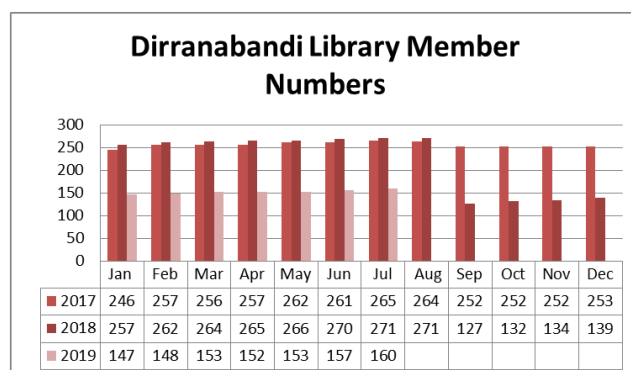
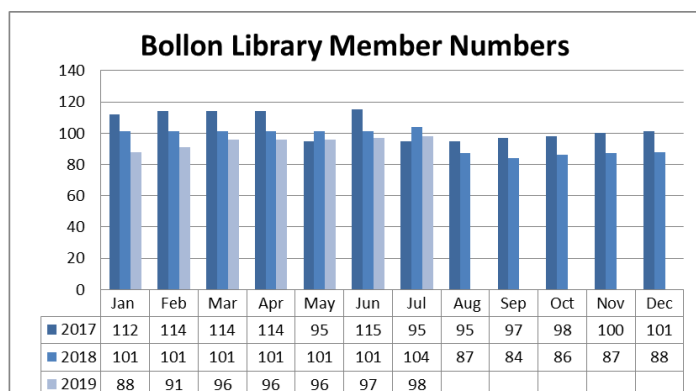
Total Monthly Loans - St George



Total Monthly Loans - Thallon

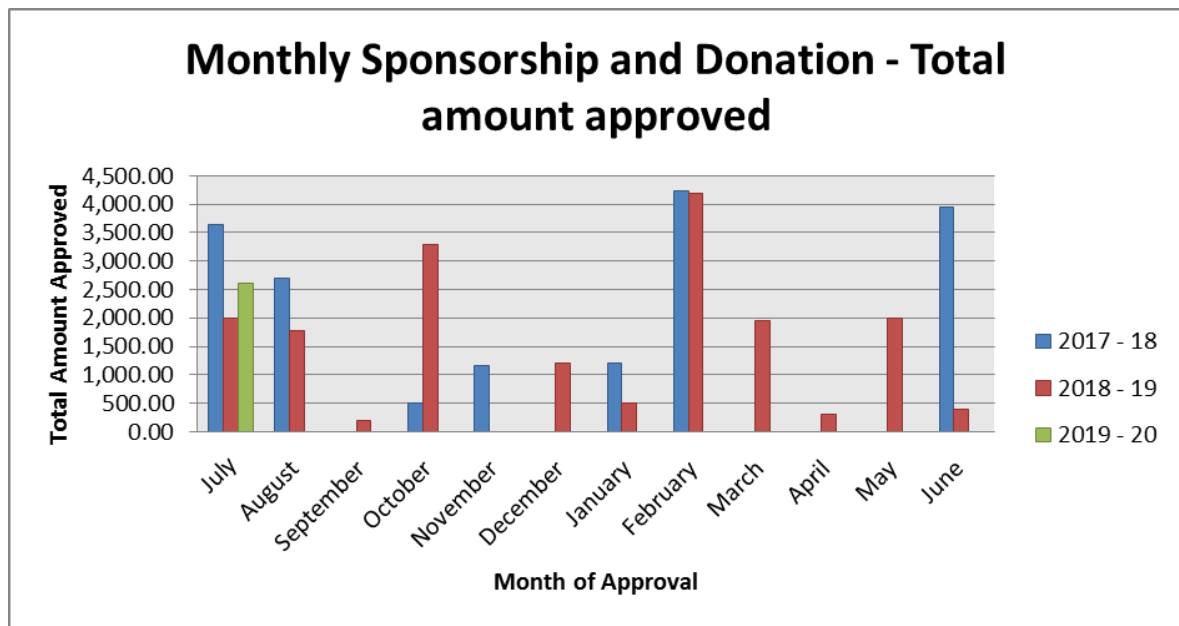


Total Monthly Membership



Community Sponsorship, Donations and Grants – as at 31 July 2019

As at 31 July 2019 Council has approved a total of 3 requests for assistance through the Community Donation, Sponsorship and Grants program totalling **\$2,600** (compared to this time last year of 1 application with the total value of \$2,000).



Community Groups/Organisation Meeting Minutes

- Thallon Progress Association July 2019 Minutes

Attachments

- Thallon Progress Association July 2019 Minutes [↗](#)

Digby Whyte
Director Community and Environmental Services

Thallon Progress Association (TPA)		
Minutes		
<i>Meeting Details</i>		
Date	Tuesday, July 2 nd , 2019	
Location	Thallon Hall HACC Annex	
Meeting Opened	6. pm	
Attendees	Jane Corbett (JC), Wayne Satour (WS) Treasurer, Leanne Brosnan (LB) Secretary, Liz Hill (LH) Minutes Secretary, Robert Johnson (BJ,) Graham Dixon (GD) Var Vutaro (VV), Marica Ravausa (MR), Meena Takaway (MT), Sue McDonnell	
Apologies	David Hill, Eileen Dixon, Richard Crook, Rob Paul, Brian Guppy, Richard Marsh, Christine Allen, Bill Willis,	
Chairperson	Jane Corbett (JC)	
Previous Minutes	JC moved the previous minutes are a true and accurate record. 2 nd Wayne Satour.	
Acronyms	(TCS) Thallon Community Services Ltd, (BSC) Balonne Shire Council, (CWA) QCWA Branch Thallon Daymar	
Topic	Discussion	Action
Business Arising from previous meeting	1. Budget Requests <ul style="list-style-type: none"> As per media release – funding provided for Cemetery Remembrance Wall and Street Trees/dripper system. Toilets in park, rec ground irrigation system and culvert in access road are all projects that have already been completed. 	
	2. Letter from David Littleproud's office re-funding for Shire. <ul style="list-style-type: none"> JC provided a written response as requested by RM. 3. Be Connected Project and Grants – LH to provide update and discuss ideas for stages/events <ul style="list-style-type: none"> Resources - equipment purchased include projector, printer and 1 iPad - activation grant 11 registrations. Guest speaker _ Megan Woodward is available but over budget. Sue McD - Grain growers will have Robbie Sefton out this week. 4. ANZAC Paving Project <ul style="list-style-type: none"> Waiting for WORC Crew to have suitable skills. Saluting their Service Grant successful for WW2 Commemorative Pavers \$1351.79 and \$612.50 for James's LS. Melanie O'Flynn is supplying names for WW2 Commemorative pavers – once we have those LB and BW will order LB provided update to Council re project and received favourable response from CEO. Future stages of commemorative pavers to be considered once current project is completed. 	<p>Launch Date 22nd July 5.30 -7.30 LH to organize event & do flyers and mail out.</p> <p>BW & LB to finalize and order commemorative pavers</p>

	<p>5.Tourism</p> <ul style="list-style-type: none"> • Nothing further from Struxi or BSC on Camp ground plan • Council has installed culvert in access road and LB sent email to thank Council and enquired with Andrew Boardman as to whether other drain was going to have work done on it and if last three silo directional signs would now be erected. Andrew was going to make enquiries and provide an update. • JC contacted Owen from Struxi who said he had no feedback from BSC re plan. • Chris Dixon has since advised that all DCF has been expended but he has had a stock pile of white rock delivered to truck stop in Thallon so it can be used to fill drain when maintenance \$ become available. He was also following up re 3 silos signs and possibility of placing large rocks along drain in interim. The remaining 3 signs at BSC will go up next fortnight Noondoo Rd 500m, Carnarvon H'way (n) 300m, Carnarvon Highway T Section. • LB & SB have ordered and donated a banner to go on back of Interpretative sign that says "Silos Mural Viewing Platform Here" with Camera Symbol. This should be a short-term solution until recommendations from CG Master Plan eventuate. JC thanked them for this donation. <p>6.Merchandise</p> <ul style="list-style-type: none"> • BW erected banner under silos interpretative sign – thanks Bill. • Wombat Hat Pins ordered and pd for. • SS has carried out a stock take on 22/6/19 - stock levels are as follows. 104 silos wine coolers, 84 wombat stickers, 80 silos stickers, 172 wombat postcards , 173 silos postcards, 400 wombat magnets, 380 silos magnets, 110 wombat stubby coolers, 150 silos coolers. • Need to discuss what if any we should order. Leanne has quotes for 3D postcards and tea towels from Murray Views to consider. • Decided to revisit 3D postcards at later date when more postcards were required. • VIC to supply list of what they have sold so SB can invoice up to June 30th. Sold already \$526.20 • New Grain Corp requirements for merchandise – discuss in general business. <p>7. Recreation Ground Club House Facilities</p> <ul style="list-style-type: none"> • JC has suggested we need a community use form for people to fill out when they use facilities and that a donation be requested to help cover maintenance and insurance. (see Draft Form) • Email version of form for use of facilities (people can contact either Secretary or Treasurer for the form). 	<p>LB to Order: SUNPRINTS Stubby Coolers x 250 silos Stubby Coolers x 250 Wombat Stickers - Both Wombat and silos MURRAY VIEWS Teatowel - micro fiber deluxe @ \$6.95 Order x 48.</p> <p>LB to add conditions of use and a donation boxes. Flyer to be placed at Pub and Club House.</p>
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	<p>8. RADF Metal workshop and placemaking – LH said 2nd workshop would most likely be conducted on a Weekend in August with Dion Cross. Possible 24-25 August has been proposed to Dion Cross.</p> <ul style="list-style-type: none"> LH indicated participants would need to pay either \$50 or \$100 (depending on numbers). <p>9.Telco Black Spot Email.</p> <ul style="list-style-type: none"> Cherie from DLP office phoned LB to provide update from Telstra to the effect that they would be taking no further action re Thallon Tower at this stage but were in “live” discussions with BSC re blackspots in Shire and Cherie recommended LB contact Council. Kerry Suttor provided quick response which included a map of current blackspots and encouraged TPA to identify blackspots around Thallon (even though they were not PIP) as this info could be used in the future. Currently no Blackspots on map around Thallon – except one in Mungindi?? LB asked LH, JC and BW to collect info to be discussed and collated at this meeting so it could be sent to BSC. Discuss info submitted by LH and Mick Brosnan so it can be submitted to Council. <p>10.Grazing at the Watering Hole</p> <ul style="list-style-type: none"> Funding application is well underway for event in 2020 – needs to be submitted by July 15th. Looking to grow event up to 200 people, professional projection onto silos and fireworks, funding will enable pd staff to take pressure off local volunteers. Legacy items can be funded so LB talking to BSC re upgrades required to enable catering to be carried out in Club House. Could also apply purchase of tables, chairs, crockery, cutlery so save hiring from StGeorge. LB has phone meeting with Councillors Fuhrmeister and O’Toole, Kim Wildman (Tourism) and David Blackett. Plan is to hold biennial event in Thallon with one held elsewhere in the Shire in between or at alternate time to showcase different produce. Very supportive and this gives application and request for \$ for legacy items a better chance of success. <p>Fit for Purpose - stainless steel, fridge and freezer, old sink for hand washing station, floor covering, painting. BSC to advise and give a list of requirements. Seek funding for legacy items.</p> <p>11.Emergency Landing site for rotary aircraft.</p> <ul style="list-style-type: none"> AL also discussed via phone call to LB – she recommends we contact BSC and see if site is identified in current Shire Disaster Management Plan, if not we can then work on identifying one, from what AL said the middle of the Rec Grounds could be an ideal location. 	<p>LH to put Flyers out once DC is confirmed.</p> <p>Blackspots:</p> <ol style="list-style-type: none"> 1.“7 mile” / Bullamon / Leithmore / Goorarmoon 2. Gleneve / Minoo 3. Dunroman / Johnstons Quarry <p>4. Daymar/Weengallon LH to follow up on Bus Run Daymar to Mungindi with Janna.</p> <p>Stages of Growth</p> <ol style="list-style-type: none"> 1.)2020 200 people 2.) 2021 alternate years in another township. <p>Committee affirmed go ahead with the project.</p> <p>LH to meet BSC Di Francisco on Thursday re club house being fit for purpose for food preparation.</p> <p>LB to send info to BJ to follow up.</p>
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	<ul style="list-style-type: none"> LB spoke to BSC and they have indicated one is not presently identified as they feel pilot is best placed to make decision given location of emergency and type of disaster (see email to that effect from Julie Davies). <p>12. Town Water</p> <ul style="list-style-type: none"> Water has been analysed and confirmed SAR is very high, Professor Millar carrying out further analysis and will communicate possible solutions/next step once this is completed. <p>13. Naming of Thallon Recreation Ground</p> <ul style="list-style-type: none"> Interpretative Sign production plus design = approx. \$1700. Consensus was to produce sign before setting date for event. Tyrell McGeever keen to attend. LB completed Budget Direct sponsorship application to request funding for this sign and also one for the Community garden. Awaiting a response. LB emailed McGeever family to update them on situation. <p>14. Dunga Derby</p> <ul style="list-style-type: none"> Date is Friday 18th October. Racheal Witton from Sunshine Coast Dunga Derby has been in touch. She has spoken to Darren Kelly re P&C breakfast and LB asked Liz Spackman to call re providing dinner. About 40 vehicles will stay over night at Camp Grounds. <p>15. Railway cattle yards.</p> <ul style="list-style-type: none"> LB submitted community feedback to Michelle Clark in BSC. <p>16. ANZAC and History Trail Booklets</p> <ul style="list-style-type: none"> LB would like to see more copies of WW1 and 2 booklets printed. WS moved and LH seconded TPA consider future sales to be handled like other merchandise. ANZAC Booklets \$5 each. LB spoke to veterans' affairs and they suggested possible funding for ANZAC booklets through Saluting our Service Grant. <p>17. DRAFT Planning Scheme/Native Title</p> <ul style="list-style-type: none"> RP to provide update on Native Title Map he has requested from DW showing all blocks in Thallon effected by Native Title. LB has been speaking with Ann L and she is passing on details of contacts in Roma who specialise in Native Title. AL suggested we organise a meeting with them and BSC reps to discuss options. 	<p>Nothing further at this stage so hold over discussion until August meeting.</p> <p>Hold over til August Meeting</p>
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	<p>Yet to receive details of contacts.</p> <ul style="list-style-type: none"> LB and LH have been in contact with Janine York NRM Roma who has indicated QPS block is freehold and is therefore not subject to Native Titles. Janine said we need to enquire about each block individually re NT. RC lodged submission on behalf of TPA and SB notified Amber Scheld from QR re planning scheme and she was appreciative and indicated that QR was not aware of it and she would pass on to relevant people to contact Council. <p>18. Thallon Family.</p> <ul style="list-style-type: none"> LH to provide update on this <p>19. Committee Records, funds and Constitution.</p> <ul style="list-style-type: none"> JC was to ask WS for box of records and old minute books. <p>20. Park Lighting & Toilets</p> <ul style="list-style-type: none"> LB sent letter requesting additional light be mounted on existing pole on SES shed (no response) Chris Dixon has indicated new toilets will be ready to use on Monday, July 1st with new cement path to go in and connect to existing path. Power connected in coming week. He is also installing a solar light to light up path – if not sufficient another one will be added. <p>21. Community Garden Project successful - \$3000 through Hi Ways and Bi Ways</p> <ul style="list-style-type: none"> LB to work with CA to get this project underway. <p>22. Follow up from RDA visit – consider offering Cert 1 training.</p> <p>23. Thallon Sign for South Daymar Road.</p> <ul style="list-style-type: none"> LB followed up with GRC as requested and they indicated that sign should arrive shortly and then be erected ASAP 	<p>Railway path- LH - Follow up BSC Richard Knight re pathway.</p> <p>JC proposes subcommittee to organize. Endorsed by the meeting.</p> <p>Hold over discussion until August meeting</p>
Treasurer's Report	<p><i>Please see Treasurer's report attached.</i></p> <p><i>Invoices for payment</i></p> <ul style="list-style-type: none"> <i>Vistaprint banner reimbursement</i> <i>Wombat Hatpins</i> <i>Reimbursement Dunkerry South Pty Ltd for BeConnect Activation Grant equipment.</i> <i>Betta Electrical - printer and data.</i> 	<p>WS: moved and BJ 2nd the payments be ratified and financial report be accepted.</p>

	<p>Income</p> <ul style="list-style-type: none"> • <i>Saluting their Service Grant payment</i> • <i>Community Garden Grant payment</i> • <i>Donations collected by Fijian Choir</i> <p><i>Grants funds BeConnected Good Things Foundation x2</i></p> <p><i>Permission for reimbursement \$44.64 to Stu & Leanne for merchandise</i> <i>Permission for reimbursement of Dunkerry South Pty Ltd for be Connected items \$1205.73 and pay Betta Electrical Account \$387</i> Memberships due \$15 family and \$10 individual – we now have 25 financial members</p>	
Inward Correspondence:	<ul style="list-style-type: none"> • Graincorp Guidelines • LOS re Grazing at the Watering Hole Grant Application 	
Outward Correspondence-	<ul style="list-style-type: none"> • As above • Letter of response to RM • Get well email to Jenny Woodward • Email to Council re blackspots • Email to Council re culvert, drain/signage at Rec ground • Email to Council re community feedback on cattle yards. • Email to GRC re Thallon Sign for South Daymar Road. • Email to Council re update on ANZAC Paving 	LB moved that correspondence be received and outward be endorsed 2nd: MR
General Business	<ol style="list-style-type: none"> 1. Grain Corp Silo Art Guidelines <ul style="list-style-type: none"> • LB has shared these with BSC, minimal impact on TPA, except future merchandise really should contain Grain Corp Logo. Will actually protect our Copyright and help prevent unauthorized sales of Thallon Silos Merchandise. • Media stories should include wording "Graincorp silos in first instance and then words silos thereafter." 2. FRRR Visit. <ul style="list-style-type: none"> • JC took Megan Thomas around town. Showed all items funded by FRRR. 3. Mental Health week funding. <ul style="list-style-type: none"> • As per LH's email - Fiji Day - Inclusive and food fest, music, 13 october. 4. Council Community Sponsorships and Tourism Information Session. <ul style="list-style-type: none"> • Conducted at Hall on June 26th, LB overview from Powerpoint provided by Kim Wildman Community grants - consider printing of Anzac & History trail booklets, in-kind donations of \$3000 and sponsorship \$3000. Council waiver of fees for Hall etc. Tourism events grant, Regional events grant and Destination events grant WS attended Info Session and said BSC will be able to assist with grant applications. 	<p>Meeting in Agreeance with this.</p> <p>LB and EH to do grant application before 8th July.</p>

	<p>5. Aurizon – RJ indicated last Aurizon train came into Thallon on the 14th June. WatCo is the new train service - grain.</p> <p>6. Visitors entering School Grounds to see Murals. – BG said we need to discuss with CA so consistent message can be given to visitors.</p>	Hold over til August Meeting when CA is present.
	<p>Meeting Closed: 7.38pm</p> <p>Next Meeting: Tuesday 6th, August, 6 pm - Subject to Council approval for HACC Building.</p>	