

NOTICE OF MEETING

Dear Councillors

You are requested to attend the following meeting of Council.

ORDINARY MEETING OF
ISAAC REGIONAL COUNCIL

TO BE HELD ON
WEDNESDAY, 24 JANUARY 2024
COMMENCING AT 9.00AM
COUNCIL CHAMBERS, MORANBAH

KEN GOULDTHORP
Chief Executive Officer

LOCAL GOVERNMENT ACT 2009

Local Government Regulation 2012

Chapter 8, Part 2 Local Government Meetings and Committees

Division 1A, Requirements for Local Government Meetings Generally Section 254J

Closed meetings

- (1) A local government may resolve that all or part of a meeting of the local government be closed to the public.
- (2) A committee of a local government may resolve that all or part of a meeting of the committee be closed to the public.
- (3) However, a local government or a committee of a local government may make a resolution about a local government meeting under subsection (1) or (2) only if its councillors or members consider it necessary to close the meeting to discuss one or more of the following matters—
 - (a) the appointment, discipline or dismissal of the chief executive officer;
 - (b) industrial matters affecting employees;
 - (c) the local government's budget;
 - (d) rating concessions;
 - (e) legal advice obtained by the local government or legal proceedings involving the local government including, for example, legal proceedings that may be taken by or against the local government;
 - (f) matters that may directly affect the health and safety of an individual or a group of individuals;
 - (g) negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government;
 - (h) negotiations relating to the taking of land by the local government under the [Acquisition of Land Act 1967](#);
 - (i) a matter the local government is required to keep confidential under a law of, or formal arrangement with, the Commonwealth or a State.
- (4) However, a local government or a committee of a local government must not resolve that a part of a local government meeting at which a decision mentioned in [section 150ER\(2\)](#), [150ES\(3\)](#) or [150EU\(2\)](#) of the [Act](#) will be considered, discussed, voted on or made be closed.
- (5) A resolution that a local government meeting be closed must—
 - (a) state the matter mentioned in subsection (3) that is to be discussed; and
 - (b) include an overview of what is to be discussed while the meeting is closed.
- (6) A local government or a committee of a local government must not make a resolution (other than a procedural resolution) in a local government meeting, or a part of a local government meeting, that is closed.

Section 254K Participating in meetings by audio link or audio visual link

- (1) A local government may allow a person to take part in a meeting of the local government by audio link or audio visual link.
- (2) A committee of a local government may allow a person to take part in a meeting of the committee by audio link or audio visual link.
- (3) A councillor or committee member who takes part in a local government meeting under subsection (1) or (2) is taken to be present at the meeting if the councillor or member was simultaneously in audio contact with each other person at the meeting.
- (4) In this section—
audio link see the [Evidence Act 1977, section 39C](#).
audio visual link see the [Evidence Act 1977, schedule 3](#).

Conflict of Interest Obligations

Reference is made to Section 150EL of the Local Government Act 2009. Specifically, the obligation of Councillors when they first become aware they have a conflict of interest to make the Chief Executive Officer aware in writing or if in a meeting, ensure they declare immediately.

ORDINARY MEETING
OF ISAAC REGIONAL COUNCIL
TO BE HELD ON
WEDNESDAY 24 JANUARY 2024
COMMENCING AT 9.00AM
COUNCIL CHAMBERS, MORANBAH

AGENDA

1. OPENING OF THE MEETING
 - 1.1 WELCOME
 - 1.2 ACKNOWLEDGMENT OF TRADITIONAL OWNERS
 - 1.3 VIDEO CONFERENCE PARTICIPATION
2. APOLOGIES AND LEAVE OF ABSENCES
3. CONDOLENCES
4. DECLARATION OF CONFLICTS OF INTEREST
5. DEPUTATIONS
6. CONSIDERATION OF NOTICE OF MOTIONS
7. CONFIRMATION OF MINUTES
8. BUSINESS ARISING FROM PREVIOUS MEETING
9. STANDING COMMITTEE REPORTS
10. OFFICER REPORTS
11. CONFIDENTIAL REPORTS
12. COUNCILLOR QUESTION TIME
13. CONCLUSION

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1. OPENING OF MEETING

2. APOLOGIES AND LEAVE OF ABSENCES

3. CONDOLENCES

- O'BRIEN, Luke late of Mackay
- BURGDORF Norma formerly of Moranbah
- JAMES, John Campbell "Jesse" formerly of Moranbah
- HENRY, Heather Mary formerly of Moranbah
- BITCON, Beverly Kay formerly of Moranbah
- MODRZYNSKI, Paul formerly of Moranbah
- CAMERON, Francis Margaret formerly of Valkyrie Station, Nebo
- MONKS, Michelle Ann (Shelley) formerly of Clairview

4. DECLARATION OF CONFLICTS OF INTEREST

5. DEPUTATIONS

6. CONSIDERATION OF NOTICE OF MOTION

7. CONFIRMATION OF MINUTES

- Ordinary Meeting of Isaac Regional Council held at Isaac Regional Council Chambers, Moranbah on Tuesday 12 December 2023 at 9.00am.

8. BUSINESS ARISING FROM PREVIOUS MEETING

9. STANDING COMMITTEE REPORTS

No Standing Committee reports this meeting.

10. OFFICER REPORTS

10.1 ISAAC REGIONAL COUNCIL MONTHLY FINANCIAL STATEMENTS – 31 DECEMBER 2023

EXECUTIVE SUMMARY

In accordance with the *Local Government Regulation 2012* (s204) a monthly financial report is required to be presented to Council stating the progress made in relation to the budget for the period of the financial year as near as practicable to the end of the month before the meeting is held.

10.2 SAFETY AND RESILIENCE UPDATE

EXECUTIVE SUMMARY

This report is provided as an update to Council on the current status of the Health, Safety and Wellbeing Management System (HSWMS).

10.3 NOT-FOR-PROFIT – RATES CONCESSION UPDATE

EXECUTIVE SUMMARY

As per Resolution No. 7460, Council adopted a Rates Concession – Not for Profit Policy that came into effect on 25 August 2021. This report outlines subsequent organisations that have submitted the appropriate documentation and outlines the concession entitlements as per the adopted Policy, along with the updated register.

EXECUTIVE SUMMARY

The purpose of this report is to seek endorsement via Council resolution for the usage of the Civica Software as an exception to the Default Contracting Procedures within s235(b) of the *Local Government Regulation 2012* until 30 June 2024 to allow Council officers to investigate options available. At this time, a subsequent report will be presented to Council outlining the results of Council officer's investigations and options moving forward.

EXECUTIVE SUMMARY

This report is to seek final endorsement of the Local Disaster Management Plan (LDMP) as amended. The latest annual review of LDMP mainly resulted in the refreshing of all URL links to relevant resources and added Community Noticeboard locations. The plan has been endorsed by the District Disaster Coordinator in December 2023 and the plan is also required to be endorsed by Council under the Queensland Disaster Management Arrangements (*Disaster Management Act 2003*, Part 5, Section 80, 1 (b)).

EXECUTIVE SUMMARY

The purpose of this report is to present to Council the minutes of the Audit and Risk Committee Meetings held on Tuesday, 14 November 2023 and the minutes of the Out of Session Meeting that was held on Thursday 7 December 2023.

EXECUTIVE SUMMARY

This report summarises the minor community grants approved under delegation for the period 1 December to 31 December 2023.

EXECUTIVE SUMMARY

The purpose of this report is to consider the Community Grants Evaluation Panel's recommendations on the applications received during round two (2) of the Community Grants Program for FY2023-2024. A total of Nine applications were received for Round Two.

10.9

OTHER CHANGE TO DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE (DEVELOPMENT PERMIT) – PUBLIC UTILITY (APPROX. 392MW RENEWABLE ENERGY FACILITY (SOLAR PHOTOVOLTAIC PV FARM) AND ASSOCIATED INFRASTRUCTURE) TO INCLUDE A TEMPORARY NON-RESIDENT WORKFORCE ACCOMMODATION CONSTRUCTION CAMP (500 BEDS)

EXECUTIVE SUMMARY

On 19 September 2023, Council received an application from Iberdrola Australia Development Pty Ltd for a Request for an Other Change to Development Permit for a Material Change of Use (Development Permit) – Public Utility (approx. 392MW Renewable Energy Facility (Solar Photovoltaic PV Farm) and associated infrastructure) to include a Temporary Non Resident Workforce Accommodation Construction Camp (500) beds located at 353 Manly Access Road and 18543 Marlborough-Sarina Road, Clarke Creek, described as Lot 1 on RP801235, Lot 2 on RP801346 and Lot 8 on ROP162.

10.10

PA13076 (MCU23/001) DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE – DEVELOPMENT PERMIT WORKS CAMP (STAGE 1 - 342 ROOMS), MATERIAL CHANGE OF USE – PRELIMINARY APPROVAL TO VARY THE EFFECT OF THE NEBO SHIRE PLANNING SCHEME UNDER S242 OF THE SUSTAINABLE PLANNING ACT 2009 (FOR A FURTHER 1058 ROOMS) AND ENVIRONMENTALLY RELEVANT ACTIVITY – ERA 63 – SEWERAGE TREATMENT, LOCATED AT 12798 & 12800 PEAK DOWNS HIGHWAY COPPABELLA, DESCRIBED AS LOTS 9 AND 10 ON SP244495.

EXECUTIVE SUMMARY

On 1 November 2013, Council received an application from Civeo Australia (formerly MAC Services) (the Applicant) for a Material Change of Use – Development Permit Works Camp (stage 1 - 342 Rooms), Material Change of Use – Preliminary Approval to vary the effect of the Nebo Shire Planning Scheme under s242 of the Sustainable Planning Act 2009 (for a further 1058 rooms) and Environmentally Relevant Activity – ERA 63 – Sewerage Treatment, located at 12798 & 12800 Peak Downs Highway Coppabella, described as Lots 9 and 10 on SP244495. (the proposed development).

10.11

MCU20/0007.01 - APPLICATION FOR EXTENSION TO CURRENCY PERIOD – MATERIAL CHANGE OF USE (DEVELOPMENT PERMIT) FOR NON-RESIDENT WORKER ACCOMMODATION LOCATED AT 80 RAILWAY STATION ROAD, MORANBAH, DESCRIBED AS LOT 27 ON SP255600

EXECUTIVE SUMMARY

On 3 November 2023, Council received an application from Civeo Property Pty Ltd CAN 62 160 463 463 (the Applicant) for an Extension to Currency Period – Material Change of Use (Development Permit) for Non-resident Worker Accommodation located at 80 Railway Station Road, Moranbah described as Lot 27 on SP255600 (the proposed development).

10.12

EXTENSION OF DECISION-MAKING PERIOD FOR MATERIAL CHANGE OF USE FOR EXTENSION TO NON-RESIDENT WORKFORCE ACCOMMODATION (144 ROOMS) LOCATED AT 58 QUEEN ELIZABETH DRIVE, DYSART (MCU22/0016)

EXECUTIVE SUMMARY

This report seeks Council's resolution to not decide the development application for a material change of use for extension to non-resident workforce accommodation (144 rooms) located at 58 Queen Elizabeth Drive, Dysart, until such time that the Department of Natural Resources and Mines has released the Environmental Impact Statement Assessment Report for the Lake Vermont Meadowbrook Project.

10.13

ADOPTION OF ECONOMIC AND POPULATION REVIEW 2023 - ISAAC LOCAL GOVERNMENT REGION

EXECUTIVE SUMMARY

This report presents for adoption the draft Economic and Population Review 2023: Isaac Local Government Area report prepared by Foresight Partners Pty Ltd. The report reviews the current and future economic drivers affecting our communities and their potential impact on the region's population projections. The report surmises that over the short term (5-10 years), moderate growth is anticipated, in both the region's permanent resident and non-resident populations, with the scale and location of growth largely depending on employment opportunities, housing availability, and private investment in the resources sector.

10.14**GREATER WHITSUNDAY COMMUNITIES HOUSING SUMMIT
ACTION PLAN AND REQUEST FOR FURTHER FUNDING
ASSISTANCE****EXECUTIVE SUMMARY**

Greater Whitsunday Communities and Regional Development Australia are working in partnership on regional housing initiatives, and following a regional housing summit in August 2023, have produced a Regional Housing Action Plan. One of the key actions was to establish a regional partnership with key stakeholders to drive the action plan outcomes, and this report seeks Council's decision on a request for funding assistance of \$60,000 over two years as a contribution to the Greater Whitsunday Communities Housing Alliance Partnership Project.

10.15**ADOPTION OF ISAAC REGION BIOSECURITY PLAN 2024-2027****EXECUTIVE SUMMARY**

This report seeks Council's adoption of the draft Isaac Region Biosecurity Plan 2024 – 2027.

10.16**PLANNING, ENVIRONMENT AND COMMUNITY SERVICES
FY2023/24 CAPITAL PROJECTS PROGRESS REPORT AS AT 8
JANUARY 2024****EXECUTIVE SUMMARY**

This report is to provide an update to Council on the progress in the delivery of the Planning, Environment and Community Services 2023/2024 Capital Works Program.

10.17**ENGINEERING AND INFRASTRUCTURE 2023/2024 CAPITAL
PROJECTS PROGRESS REPORT****EXECUTIVE SUMMARY**

This report is to provide an update to the Engineering and Infrastructure Standing Committee and Council of the progress in delivery of the Engineering and Infrastructure 2023/2024 Capital Works Program.

10.18**ENGINEERING AND INFRASTRUCTURE TO COMMENCE
2024/2025 PROCUREMENT PRIOR TO BUDGET APPROVAL****EXECUTIVE SUMMARY**

This report seeks approval for the Engineering and Infrastructure Directorate to commence early issuing of Request for Quote/Request for Tender documentation for selected Capital Projects identified for the 2024/2025 Capital program. Approval is also sought for awarding of projects that have committed external funding or previous Council resolutions prior to the new financial year.

EXECUTIVE SUMMARY

The purpose of this report is to seek endorsement from Council to adopt a non-objection to the closure of unformed roads in the St Lawrence tidal area. The request, from the Department of Resources will allow these roads to form part of the St Lawrence Tidal Area once closed.

EXECUTIVE SUMMARY

The purpose of this report is to seek a Council Resolution to prepare a Quotation Consideration Plan for the procurement activities associated with purchasing of extractive materials (gravel) from local landowners, as an exception to the Default Contracting Procedures of the Local Government Regulation 2012 under section 230(1)(a).

EXECUTIVE SUMMARY

This report is to provide an update to the Water and Waste Standing Committee and Council of the progress in the delivery of the Water and Waste 2023/2024 Capital Works Program.

EXECUTIVE SUMMARY

This report sets out the procurement process undertaken to assemble a ranked panel of suppliers for raw water to Isaac Regional Council in Moranbah. A tender process was undertaken including a moderated evaluation to establish a Preferred Supplier Arrangement (PSA) for the Provision of Raw Water to the Moranbah Water Treatment Plant. The recommendation is that this should be awarded.

EXECUTIVE SUMMARY

This report seeks approval to issue an Expressions of Interest to the market as an initial step towards identifying a suitable contractor to provide Landfill Gas recovery services.

EXECUTIVE SUMMARY

This report presents the draft Greater Whitsunday Regional Waste Management Plan (RWMP) to Council for noting prior to the finalisation of the RWMP for the Greater Whitsunday Council of Mayors later in 2024.

EXECUTIVE SUMMARY

The purpose of this report is to seek endorsement from Council for the Chief Executive Officer and Mayor to engage in discussions and enter agreement on the joint funding for Program Manager Role or similar for Queensland Beef Corridors (QBC) program. The original advocacy campaign has concluded and new investment is being requested to fund the management of the Queensland Beef Corridors road program.

11. CONFIDENTIAL REPORTS**CONFIDENTIAL REPORT**

Closed under 254J(3) (g) negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government

EXECUTIVE SUMMARY

This report provides an overview of the preparations for the continuation of tenure at the Council swimming pool at Dysart and seeks Council's endorsement for the release of a tender.

CONFIDENTIAL REPORT

Closed under 254J(3) (g) negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government

EXECUTIVE SUMMARY

The purpose of this report is to secure additional funds for the completion of the reduced scope of work left unfinished by the terminated contractor for Contract IRCT-MBH3-1021-259 Moranbah 400ML Raw Water Dam Remediation Works. In addition, this report seeks to award the tender for revised scope to an alternative supplier.

12. INFORMATION BULLETIN

12.1

OFFICE OF THE CHIEF EXECUTIVE OFFICER INFORMATION BULLETIN – JANUARY 2024

EXECUTIVE SUMMARY

The Office of the Chief Executive Officer Information Bulletin for January 2024 is provided for Council review.

13. COUNCILLOR QUESTION TIME

14. CONCLUSION

UNCONFIRMED MINUTES

ORDINARY MEETING OF ISAAC REGIONAL COUNCIL

HELD ON

TUESDAY, 12 DECEMBER 2023

COMMENCING AT 9.00AM

ISAAC REGIONAL COUNCIL

COUNCIL CHAMBERS, MORANBAH

UNCONFIRMED MINUTES

ISAAC REGIONAL COUNCIL

UNCONFIRMED MINUTES OF THE ORDINARY MEETING

HELD AT ISAAC REGIONAL COUNCIL

COUNCIL CHAMBERS, MORANBAH

TUESDAY 12 DECEMBER 2023

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UNCONFIRMED MINUTES

ISAAC REGIONAL COUNCIL

UNCONFIRMED MINUTES OF THE ORDINARY MEETING

HELD AT ISAAC REGIONAL COUNCIL

COUNCIL CHAMBERS, MORANBAH

TUESDAY 12 DECEMBER 2023 COMMENCING AT 9.00AM

ATTENDANCE

Mayor Anne Baker, Chair
Deputy Mayor, Cr Kelly Vea Vea, Division Five
Cr Sandy Moffat, Division Two
Cr Gina Lacey, Division Three (*by Video Conference*)
Cr Simon West, Division Four
Cr Carolyn Franzmann, Division Six
Cr Jane Pickels, Division Seven
Cr Viv Coleman, Division Eight

OFFICERS PRESENT

Mr Ken Gouldthorp, Chief Executive Office
Mr Darren Fettell, Director Corporate Governance and Financial Services
Mr Daniel Wagner, Director Planning, Environment and Community Services
Mr Robert Perna, Director Engineering and Infrastructure
Mr Scott Casey, Director Water and Waste
Mr Paul Simonds, Head of People and Capability
Mr Beau Jackson, Acting Head of Advocacy and External Affairs
Mrs Tricia Hughes, Coordinator Executive Support, Office of the Mayor and CEO

1. OPENING

The Mayor declared the meeting open at 9.00am and welcomed all in attendance to the final Ordinary Meeting for 2023.

The Mayor acknowledged the traditional custodians of the land, the Barada Barna people, on which we meet today and paid her respects to their Elders past, present and emerging.

UNCONFIRMED MINUTES

2. LEAVE OF ABSENCE AND APOLOGIES

A request has been received from Cr Greg Austen for a leave of absence as he is on leave.

Resolution No.: 8582

Moved: Cr West

Seconded: Cr Ve a Ve a

That Council:

- 1. Grants a leave of absence for Cr Greg Austen for the 12 December 2023 Ordinary Meeting as he is on leave.**

Carried

3. CONDOLENCES

- SAAL, Stephen Donald late of Clermont
- SALMOND, Vivienne Margaret 'Goldie' late of Clermont
- GIBBINS, Marilyn May late of St Lawrence
- HEATHCOTE, Janet Joyce formerly of Moranbah

4. DECLARATION OF CONFLICTS OF INTEREST

PREScribed CONFLICT OF INTEREST

Cr Sandy Moffat declared a Prescribed Conflict of Interest for Report 10.23 Vulcan South Coal Mine - Mining Lease (ML) 700073 in Central Queensland as Vitrinite are a major sponsor of her and her husband's variety bash vehicle.

UNCONFIRMED MINUTES

NOTE:

Council acknowledges that Chapter 5B Councillors' Conflicts of Interest of the Local Government Act 2009 does not apply to a Councillor if the matter to be resolved relates to a corporation or association that arises solely because of a nomination or appointment of the councillor by the local government to be a member of the board of the corporation or association.

5. DEPUTATIONS

No deputations this meeting.

6. CONSIDERATION OF NOTICE OF MOTIONS

No notice of motions for this meeting.

7. CONFIRMATION OF MINUTES

Ordinary Meeting of Isaac Regional Council held in Carmila Hall, Carmila, Wednesday 22 November 2023

Resolution No.: 8583

Moved: Cr Ve a Ve a

Seconded: Cr Franzmann

The Minutes of the Ordinary Meeting held in Carmila Hall, Carmila on Wednesday 22 November 2023 are confirmed.

Carried

UNCONFIRMED MINUTES

8. BUSINESS ARISING FROM PREVIOUS MEETING

No business arising from previous meeting.

9. STANDING COMMITTEE REPORTS

No standing committee meeting reports this meeting.

10. OFFICER REPORTS

10.1

Isaac Regional Council Monthly Financial Report as at 16 November 2023

EXECUTIVE SUMMARY

In accordance with the *Local Government Regulation 2012 (s204)* a monthly financial report is required to be presented to Council stating the progress made in relation to the budget for the period of the financial year as near as practicable to the end of the month before the meeting is held.

OFFICER'S RECOMMENDATION

That Council:

1. *Receive the financial statements for the period ended 16 November 2023 pursuant to, and in accordance with, the Local Government Regulation 2012 (s204).*

Resolution No.: 8584

Moved: Cr Pickels

Seconded: Cr Franzmann

That Council:

1. **Receive the financial statements for the period ended 16 November 2023 pursuant to, and in accordance with, the *Local Government Regulation 2012 (s204)*.**

Carried

10.2

Safety and Resilience Update

EXECUTIVE SUMMARY

This report is provided as an update to Council on the current status of the Health, Safety and Wellbeing Management System (HSWMS).

OFFICER'S RECOMMENDATION

That Council:

1. *Notes the Safety and Resilience report provided on the current status of the Health, Safety and Wellbeing Management System.*

Resolution No.: 8585

Moved: Cr Coleman

Seconded: Cr Pickels

That Council:

1. **Notes the Safety and Resilience Report provided on the current status of the Health, Safety and Wellbeing Management System.**

Carried

10.3

Exception Based Contractual Arrangements – Local Government Regulation 2012 – Eftsure

EXECUTIVE SUMMARY

The purpose of this report is to seek endorsement via Council resolution to engage the services of Eftsure Pty Ltd as an exception to the Default Contracting Procedures within s235 (b) of *Local Government Regulation 2012*. This section of the act allows Council to enter into a medium or large-sized contractual arrangement without first inviting written quotes or tenders, where because of the specialised or confidential nature of the services that are sought, it would be impractical or disadvantageous for Council to do so.

UNCONFIRMED MINUTES

OFFICER'S RECOMMENDATION

That Council:

1. *Endorse the following exception, to enter into a medium sized contractual arrangement with Eftsure Pty Ltd as per Section 235 (b) of the Local Government Regulation 2012 based on the demonstrated expertise and specialised service above alternative providers for cross-verification of essential banking information to increase fraud prevention from date of adoption of this report.*

Resolution No.: 8586

Moved: Cr Pickels

Seconded: Cr Moffat

That Council:

1. **Endorse the following exception, to enter into a medium sized contractual arrangement with Eftsure Pty Ltd as per Section 235 (b) of the Local Government Regulation 2012 based on the demonstrated expertise and specialised service above alternative providers for cross-verification of essential banking information to increase fraud prevention from date of adoption of this report.**

Carried

10.4

2023/2024 1ST Quarter Budget Review

EXECUTIVE SUMMARY

A review of the budget for the 2023/2024 financial year has been undertaken with each of the respective Departmental Managers and then reviewed by their respective Directors and Executive Leadership Team as at 30 September 2023. The review proposes a \$14K increase to the budgeted operating surplus, along with a \$1M increase to capital revenue and a \$3.8M increase to the capital expenditure program.

OFFICER'S RECOMMENDATION

That Council:

1. *In accordance with section 170 (3) of the Local Government Regulation 2012, adopt the proposed revised budget for 2023/2024.*

Resolution No.: 8587

Moved: Cr Franzmann

Seconded: Cr Vea Ve

That Council:

1. In accordance with section 170 (3) of the *Local Government Regulation 2012*, adopt the proposed revised budget for 2023/2024.

Carried

10.5

Fire Hazard Reduction Activities

EXECUTIVE SUMMARY

To provide an update on activities in relation to bushfire mitigation including hazard reduction burns and fire control line maintenance around the Isaac Region, where Council is responsible for the land.

OFFICER'S RECOMMENDATION

That Council:

1. Note the report and the outcomes of the 2023 hazard reduction measures and planned activities.

Resolution No.: 8588

Moved: Cr Coleman

Seconded: Cr Moffat

That Council:

1. Note the report and the outcomes of the 2023 hazard reduction measures and planned activities.

Carried

UNCONFIRMED MINUTES

10.6

Minor Community Grants Summary - November 2023

EXECUTIVE SUMMARY

This report summarises the minor community grants approved under delegation for the period 1 November to 30 November 2023.

OFFICER'S RECOMMENDATION

That Council:

1. *Notes the minor community grants approved under delegation for the period 1 November to 30 November 2023.*

Resolution No.: 8589

Moved: Cr Coleman

Seconded: Cr Moffat

That Council:

1. **Notes the minor community grants approved under delegation for the period 1 November to 30 November 2023.**

Carried

ATTENDANCE

Cr Kelly Vea Vea left the meeting room at 9.16am.

10.7

Isaac Arts and Cultural Advisory Committee Minutes – 23 November 2023

EXECUTIVE SUMMARY

The Isaac Arts and Cultural Advisory Committee (IACAC) provides guidance to Council about the implementation of arts related policies and plans, plus advice on the development and delivery of the Regional Arts Development Fund (RADF). This report requests that Council receives and notes the Minutes from the IACAC meeting held on 23 November 2023 and presents committee recommendations for consideration.

OFFICER'S RECOMMENDATION

That Council:

- 1. *Receives and notes the Minutes of the Isaac Arts and Cultural Advisory Committee from its meeting held on Thursday, 23 November 2023.***
- 2. *Adopts the following recommendations of the Isaac Arts and Cultural Advisory Committee meeting held on Thursday, 23 November 2023:***
 - i. *Endorses the revised Regional Arts Development Fund (RADF) funding guidelines for the 2023-2024 funding year.***
 - ii. *Endorses the new application forms for the 2023-2024 Regional Arts Development Fund program being:***
 - a. *RADF Application for "Develop" funding category; and***
 - b. *RADF Application for "Inspire" and "Grow" funding categories.***
 - iii. *Authorises the Chief Executive Officer, or delegate, to approve any administrative changes to the 2023-2024 Regional Arts Development Fund (RADF) funding guidelines and the RADF application forms.***

Resolution No.: 8590

Moved: Cr Moffat

Seconded: Cr Pickels

That Council:

- 1. *Receives and notes the Minutes of the Isaac Arts and Cultural Advisory Committee from its meeting held on Thursday, 23 November 2023.***
- 2. *Adopts the following recommendations of the Isaac Arts and Cultural Advisory Committee meeting held on Thursday, 23 November 2023:***
 - i. *Endorses the revised Regional Arts Development Fund (RADF) funding guidelines for the 2023-2024 funding year.***
 - ii. *Endorses the new application forms for the 2023-2024 Regional Arts Development Fund program being:***
 - a. *RADF Application for "Develop" funding category; and***
 - b. *RADF Application for "Inspire" and "Grow" funding categories.***

- iii. **Authorises the Chief Executive Officer, or delegate, to approve any administrative changes to the 2023-2024 Regional Arts Development Fund (RADF) funding guidelines and the RADF application forms.**

Carried

10.8

Nebo Showgrounds Master Plan Advisory Committee Minutes - 30 October 2023

EXECUTIVE SUMMARY

The purpose of this report is to present to Council the minutes of the Nebo Showgrounds Master Plan Advisory Committee (NSMPAC) meeting held on Monday, 30 October 2023.

OFFICER'S RECOMMENDATION

That Council:

1. *Receives and notes the minutes of the Nebo Showgrounds Master Plan Advisory Committee held on 30 October 2023; and*
2. *Adopts the following recommendations of the Nebo Showgrounds Master Plan Advisory Committee held on 30 October 2023:*
 - i. *Receives and notes the Nebo Showgrounds Master Plan project status update of related activities for the Master plans ongoing delivery.*
 - ii. *Receives and notes the updated Nebo Showgrounds Master Plan Advisory Committee Action List as 20 October 2023.*
 - iii. *Endorse the continuation of Nebo Showgrounds Master Plan Advisory Committee for a further of 12 months to 30 June 2025.*
 - iv. *Endorse the updated Terms of Reference Nebo Showgrounds Master Plan Advisory Committee.*
 - v. *Note the existing Council elected members on the Nebo Showgrounds Master Plan Advisory Committee will remain in place until the conclusion of the 2020-2024 term of Council. Following the local government election Council will resolve membership for the new term.*
 - vi. *Endorse the Nebo Showgrounds Master Plan Working Group continue to be engaged on the scoping of Stage 1 Projects as required.*

UNCONFIRMED MINUTES

- vii. *Request the Chief Executive Officer, or Delegate, to conduct an Expression of Interest for up to four additional community stakeholder representatives to be invited to the consultative Nebo Showgrounds Master Plan Working Group meetings.*

Resolution No.: 8591

Moved: Cr Coleman

Seconded: Cr Franzmann

That Council:

- 1. Receives and notes the minutes of the Nebo Showgrounds Master Plan Advisory Committee held on 30 October 2023; and**
- 2. Adopts the following recommendations of the Nebo Showgrounds Master Plan Advisory Committee held on 30 October 2023:**
 - i. Receives and notes the Nebo Showgrounds Master Plan project status update of related activities for the Master plans ongoing delivery.**
 - ii. Receives and notes the updated Nebo Showgrounds Master Plan Advisory Committee Action List as 20 October 2023.**
 - iii. Endorse the continuation of Nebo Showgrounds Master Plan Advisory Committee for a further of 12 months to 30 June 2025.**
 - iv. Endorse the updated Terms of Reference Nebo Showgrounds Master Plan Advisory Committee.**
 - v. Note the existing Council elected members on the Nebo Showgrounds Master Plan Advisory Committee will remain in place until the conclusion of the 2020-2024 term of Council. Following the local government election Council will resolve membership for the new term.**
 - vi. Endorse the Nebo Showgrounds Master Plan Working Group continue to be engaged on the scoping of Stage 1 Projects as required.**
 - vii. Request the Chief Executive Officer, or Delegate, to conduct an Expression of Interest for up to four additional community stakeholder representatives to be invited to the consultative Nebo Showgrounds Master Plan Working Group meetings.**

Carried

UNCONFIRMED MINUTES

ATTENDANCE

Cr Kelly Veal entered the meeting room at 9.22am.

10.9

Draft Isaac Tourism Trails Strategic Plan Public Consultation

EXECUTIVE SUMMARY

The purpose of this report is to seek endorsement of the Draft Isaac Tourism Trails Strategic Plans for public consultation.

OFFICER'S RECOMMENDATION

That Council:

1. *Receives and notes the Draft Isaac Tourism Trails Strategic Plan - Engagement Plan on Draft Strategies.*
2. *Endorses the Draft Isaac Tourism Trails Strategy and Draft Isaac Recreational Prospecting and Fossicking Strategic Plan 2023 – 2028 be provided for public consultation as per the engagement plan subject to photos in the Strategy documents being Isaac images/photos.*

Resolution No.: 8592

Moved: Cr Pickels

Seconded: Cr Franzmann

That Council:

1. **Receives and notes the Draft Isaac Tourism Trails Strategic Plan - Engagement Plan on Draft Strategies.**
2. **Endorses the Draft Isaac Tourism Trails Strategy and Draft Isaac Recreational Prospecting and Fossicking Strategic Plan 2023 – 2028 be provided for public consultation as per the engagement plan subject to photos in the Strategy documents being Isaac images/photos.**

Carried

10.10

Theresa Creek Dam Concept Development Plan

EXECUTIVE SUMMARY

The purpose of this report is to seek endorsement of the Theresa Creek Dam Concept Development Plan.

OFFICER'S RECOMMENDATION

That Council:

- 1. Receives and notes Consultation Report - Theresa Creek Dam Concept Development Plan.*
- 2. Adopt the Final Theresa Creek Dam Concept Development Plan for implementation, subject to Council approving budget funds and/or attraction of external grant funding for delivery of improvement projects as identified in the plan.*
- 3. Direct the Chief Executive Officer, or Delegate, to prepare communication informing the community of the outcomes of consultation and endorsement of the Theresa Creek Dam Concept Development Plan.*

Resolution No.: 8593

Moved: Cr Franzmann

Seconded: Cr Vea Vea

That Council:

- 1. Receives and notes Consultation Report - Theresa Creek Dam Concept Development Plan.**
- 2. Adopt the Final Theresa Creek Dam Concept Development Plan for implementation, subject to Council approving budget funds and/or attraction of external grant funding for delivery of improvement projects as identified in the plan.**
- 3. Direct the Chief Executive Officer, or Delegate, to prepare communication informing the community of the outcomes of consultation and endorsement of the Theresa Creek Dam Concept Development Plan.**

Carried

UNCONFIRMED MINUTES

ATTENDANCE

Cr Gina Lacey ended her video conference with the meeting at 9.30am.

10.11

Climate Change Response Policy

EXECUTIVE SUMMARY

This report presents the Climate Change Response Policy for Council's consideration and endorsement. The objective of the policy is to promote and apply Council's commitment to improve its knowledge and capability to appropriately respond to climate change risks and opportunities through meaningful and inclusive actions which simultaneously foster the conditions which create positive and socially sustainable futures for our communities.

OFFICER'S RECOMMENDATION

That Council:

1. *Notes and endorses the white paper 'Isaac Climate Change Response: Towards a Policy Position'.*
2. *Adopts the Climate Change Response Policy.*

Resolution No.: 8594

Moved: Cr West

Seconded: Cr Coleman

That Council:

1. **Notes and endorses the white paper 'Isaac Climate Change Response: Towards a Policy Position'.**
2. **Adopts the Climate Change Response Policy.**

Carried

10.12

Commence Interim Local Government Infrastructure Plan Amendment of Isaac Regional Planning Scheme 2021

EXECUTIVE SUMMARY

This report seeks Council resolution to undertake an Interim Amendment to the Local Government Infrastructure Plan of the *Isaac Regional Planning Scheme 2021* in accordance with section 21 of the *Planning Act 2016*. The Interim Amendment will support Council to ensure that the content of the Local Government Infrastructure Plan remains consistent with Council's long term trunk infrastructure capital planning.

OFFICER'S RECOMMENDATION

That Council:

1. *Resolves to make an Interim Local Government Infrastructure Plan Amendment to the Isaac Regional Planning Scheme 2021 in accordance with section 21 of the Planning Act 2016 and Chapter 5, Part 2 of the Ministers Guidelines and Rules.*

Resolution No.: 8595

Moved: Cr Pickels

Seconded: Cr Coleman

That Council:

1. **Resolves to make an Interim Local Government Infrastructure Plan Amendment to the Isaac Regional Planning Scheme 2021 in accordance with section 21 of the *Planning Act 2016* and Chapter 5, Part 2 of the Ministers Guidelines and Rules.**

Carried

10.13

Commencement of Major Amendment (Flood Hazard) of Isaac Regional Planning Scheme 2021

EXECUTIVE SUMMARY

Since the adoption of the *Isaac Regional Planning Scheme* (Planning Scheme) in 2021 a number of flood studies have been initiated within the Isaac local government area that have provided a more detailed understanding of our flood hazards. This report seeks Council's resolution to commence a Major Amendment to the Planning Scheme, in accordance with section 20 of the *Planning Act 2016*, to incorporate the outcomes of these flood studies and amend the regulatory planning framework for flood hazards to better align with the State Planning Policy.

OFFICER'S RECOMMENDATION

That Council:

- Resolves to prepare a Major Amendment to update mapping and provisions related to flood hazard in the Isaac Regional Planning Scheme 2021 in accordance with section 20 of the Planning Act 2016 and the Ministers Guidelines and Rules.*

Resolution No.: 8596

Moved: Cr Coleman

Seconded: Cr Vea Vea

That Council:

- Resolves to prepare a Major Amendment to update mapping and provisions related to flood hazard in the Isaac Regional Planning Scheme 2021 in accordance with section 20 of the *Planning Act 2016* and the Ministers Guidelines and Rules.**

Carried

10.14

ST LAWRENCE AND DISTRICT BOWLS CLUB INC. – TENURE ARRANGEMENTS

EXECUTIVE SUMMARY

The purpose of this report is to seek Council endorsement of an exception under the provisions of Section 236 (2) and 236 (1)(b)(ii) of the Local Government Regulations 2012 to dispose of part of Lot 132 on MC676, located at 5 Railway Parade, St Lawrence, by way of a ten (10) year lease to St Lawrence and District Bowls Club Inc and part of Lot 122 on MC676, located at 7 Railway Parade, St Lawrence, by way of a three (3) year Licence to Occupy, plus a three (3) year option.

OFFICER'S RECOMMENDATION

That Council:

1. *Under the provisions of Section 236 (2) of the Local Government Regulations 2012 resolve that an exception from inviting written quotes or tenders is granted for tenure over part of Lot 132 on MC676, 5 Railway Parade, St Lawrence (being the bowling green and outside shed area) and part of Lot 122 on MC676, 7 Railway Parade, St Lawrence (being the external facing bar and undercover shade area plus access to and use of internal amenities).*
2. *Under the provisions of Section 236 (1)(b)(ii) of the Local Government Regulations 2012 resolve to enter into a ten-year lease agreement with St Lawrence and District Bowls Club Inc. over part of Lot 132 on MC676, 5 Railway Parade, St Lawrence (being the bowling green and outside shed area).*
 - a. *Lease fees to be charged in accordance with 2023-2024 Fees & Charges – annual rent/usage fee \$580.00 ex GST, matrix attached.*
 - b. *Survey the land on which the greens and shed are located as per Attachment 4.*
 - c. *All outgoings will be at the expense of the Trustee Lessee as detailed in the Standard Terms Documents.*
 - d. *Acknowledging that all built assets are owned by the St Lawrence and District Bowls Club Inc. therefore all repairs and maintenance will be the responsibility of the club.*
3. *Under the provisions of Section 236 (1)(b)(ii) of the Local Government Regulations 2012 resolve to enter into a three-year Licence to Occupy, with a three-year option with St Lawrence and District Bowls Club Inc. over part of Lot 122 on MC676, 7 Railway Parade, St Lawrence (being the bar area, external facing bar servery and undercover shade area plus access to and use of internal amenities).*
 - a. *Lease fees to be charged at a peppercorn rate of \$1.00 per annum, recognising the lease fee contributions being collected over part of Lot 122 on MC676 for the bowling green and outside*

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shed area, and the non-exclusive licence-to-occupy arrangement for the bar area, external facing bar serverly and undercover shade area plus access to and use of internal amenities on Saturdays and Sundays.

- b. Acknowledging that all built assets are owned by Isaac Regional Council therefore repairs and maintenance responsibilities will be in accordance with the Base Building Inclusions and Exclusions over the area subject to the Licence to Occupy.*

4. *Authorises the Chief Executive Officer to negotiate, vary and execute the legal instruments to action clause 2 and 3 above.*

Resolution No.: 8597

Moved: Cr Coleman

Seconded: Cr Moffat

That Council:

1. **Under the provisions of Section 236 (2) of the Local Government Regulations 2012 resolve that an exception from inviting written quotes or tenders is granted for tenure over part of Lot 132 on MC676, 5 Railway Parade, St Lawrence (being the bowling green and outside shed area) and part of Lot 122 on MC676, 7 Railway Parade, St Lawrence (being the external facing bar and undercover shade area plus access to and use of internal amenities).**
2. **Under the provisions of Section 236 (1)(b)(ii) of the Local Government Regulations 2012 resolve to enter into a ten-year lease agreement with St Lawrence and District Bowls Club Inc. over part of Lot 132 on MC676, 5 Railway Parade, St Lawrence (being the bowling green and outside shed area).**
 - a. **Lease fees to be charged in accordance with 2023-2024 Fees & Charges – annual rent/usage fee \$580.00 ex GST, matrix attached.**
 - b. **Survey the land on which the greens and shed are located as per Attachment 4.**
 - c. **All outgoings will be at the expense of the Trustee Lessee as detailed in the Standard Terms Documents.**
 - d. **Acknowledging that all built assets are owned by the St Lawrence and District Bowls Club Inc. therefore all repairs and maintenance will be the responsibility of the club.**
3. **Under the provisions of Section 236 (1)(b)(ii) of the Local Government Regulations 2012 resolve to enter into a three-year Licence to Occupy, with a three-year option with St Lawrence and District Bowls Club Inc. over part of Lot 122 on MC676, 7 Railway Parade, St**

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Lawrence (being the bar area, external facing bar servery and undercover shade area plus access to and use of internal amenities).

a. **Lease fees to be charged at a peppercorn rate of \$1.00 per annum, recognising the lease fee contributions being collected over part of Lot 122 on MC676 for the bowling green and outside shed area, and the non-exclusive licence-to-occupy arrangement for the bar area, external facing bar servery and undercover shade area plus access to and use of internal amenities on Saturdays and Sundays.**

b. **Acknowledging that all built assets are owned by Isaac Regional Council therefore repairs and maintenance responsibilities will be in accordance with the Base Building Inclusions and Exclusions over the area subject to the Licence to Occupy.**

4. **Authorises the Chief Executive Officer to negotiate, vary and execute the legal instruments to action clause 2 and 3 above.**

Carried

ATTENDANCE

Mr Ken Gouldthorp and Mr Beau Jackson left the meeting room at 9.28am and returned to the meeting room at 9.29am.

10.15

Planning, Environment and Community Services FY2023-24 Capital Projects Progress Report as at 20 November 2023

EXECUTIVE SUMMARY

This report is to provide an update to the Planning, Environment and Community Services (PECS) Standing Committee and Council, of the progress in the delivery of the Planning, Environment and Community Services 2023-2024 Capital Works Program.

OFFICER'S RECOMMENDATION

That Council:

1. *Receives and notes the monthly Planning, Environment and Community Services 2023-2024 Capital Progress Summary Report as at 20 November 2023.*

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Resolution No.: 8598

Moved: Cr West

Seconded: Cr Vea Vea

That Council:

- 1. Receives and notes the monthly Planning, Environment and Community Services 2023/2024 Capital Projects Progress Summary as at 20 November 2023.**

Carried

10.16

Engineering and Infrastructure 2023/2024 Capital Projects Progress Report

EXECUTIVE SUMMARY

This report is to provide an update to the Engineering and Infrastructure Standing Committee and Council of the progress in delivery of the Engineering and Infrastructure 2023/2024 Capital Works Program.

OFFICER'S RECOMMENDATION

That Council:

- 1. Receives and notes the monthly Engineering and Infrastructure 2023/2024 Capital Projects Progress Summary Report.*

Resolution No.: 8599

Moved: Cr West

Seconded: Cr Pickels

That Council:

- 1. Receives and notes the monthly Engineering and Infrastructure 2023/2024 Capital Projects Progress Summary Report.**

Carried

10.17

Peak Downs Mine Road – Asset Installation and Maintenance Licence

EXECUTIVE SUMMARY

The report seeks to delegate the authority to the Chief Executive Officer to execute a Licence for the installation and maintenance of powerline infrastructure and relocated pipelines along the Peak Downs Mine Road.

OFFICER'S RECOMMENDATION

That Council:

- Delegates Authority to the Chief Executive Officer to negotiate, execute and vary the Asset Installation and Maintenance Licence – Peak Downs Mine Road for the installation and maintenance of powerline infrastructure, relocated pipelines and access track in accordance with the terms of the Pipeline Installation and Maintenance Licence.*

Resolution No.: 8600

Moved: Cr Pickels

Seconded: Cr West

That Council:

- Delegates Authority to the Chief Executive Officer to negotiate, execute and vary the Asset Installation and Maintenance Licence – Peak Downs Mine Road for the installation and maintenance of powerline infrastructure, relocated pipelines and access track in accordance with the terms of the Pipeline Installation and Maintenance Licence.**

Carried

10.18

Water and Waste 2023-2024 Capital Projects Progress Report

EXECUTIVE SUMMARY

This report is to provide an update to the Water and Waste Standing Committee and Council of the progress in the delivery of the Water and Waste 2023/2024 Capital Works Program.

UNCONFIRMED MINUTES

OFFICER'S RECOMMENDATION

That Council:

1. *Receives and notes the monthly Water and Waste 2023/2024 Capital Projects Progress Summary Report.*

Resolution No.: 8601

Moved: Cr West

Seconded: Cr Moffat

That Council:

1. **Receives and notes the monthly Water and Waste 2023/2024 Capital Projects Progress Summary Report.**

Carried

10.19

Water Quality Investigation Action Plan Update

EXECUTIVE SUMMARY

The purpose of this report is to present to Council a report for the Water Quality Reliability Investigation Action Plan Deliverables.

OFFICER'S RECOMMENDATION

That Council:

1. *Receives and notes the Report for the Water Quality Reliability Investigation Action Plan Deliverables.*

Resolution No.: 8602

Moved: Cr West

Seconded: Cr Moffat

That Council:

UNCONFIRMED MINUTES

1. **Receives and notes the Report for the Water Quality Reliability Investigation Action Plan Deliverables.**

Carried

10.20

Draft 2022-2023 Annual Report

EXECUTIVE SUMMARY

The preparation and adoption of the Annual Report is a legislative requirement pursuant to section 182 of the *Local Government Regulation 2012*. Isaac Regional Council's 2022-2023 Annual Report has been prepared in accordance with all requirements of the *Local Government Act 2009* and the *Local Government Regulation 2012*.

OFFICER'S RECOMMENDATION

That Council

1. *Adopts the Isaac Regional Council's 2022-2023 Annual Report and delegates authority to the Mayor and Chief Executive Officer to approve minor editorial and administrative changes and to finalise the annual report, no later than 21 December 2023.*

Resolution No.: 8603

Moved: Cr Pickels

Seconded: Cr Moffat

That Council:

1. **Adopts the Isaac Regional Council's 2022-2023 Annual Report and delegates authority to the Mayor and Chief Executive Officer to approve minor editorial and administrative changes and to finalise the annual report, no later than 21 December 2023.**

Carried

UNCONFIRMED MINUTES

10.21

Schedule Of Ordinary Meetings and Standing Committee Meetings of Council – January 2024 to March 2024

EXECUTIVE SUMMARY

Council is required under legislation to advertise its meeting dates and times for the coming year in a newspaper that is distributed in the local government area. Council is requested to resolve the meeting schedule for the period January 2024 to March 2024.

OFFICER'S RECOMMENDATION

That Council:

1. *Adopt the following meeting schedule for Ordinary Meetings of Council for the period of January 2024 to March 2024.*

ORDINARY MEETINGS

MEETING DATE	TIME	LOCATION
Wednesday 24 January 2024	9.00am	Isaac Regional Council, Batchelor Parade, Moranbah – Chamber Room
Wednesday 28 February 2024	9.00am	Isaac Regional Council, Batchelor Parade, Moranbah – Chamber Room
Wednesday 13 March 2024	9.00am	Isaac Regional Council, Batchelor Parade, Moranbah – Chamber Room

2. *Adopt the following meeting schedule for Standing Committee Meetings of Council for the period of January 2024 to March 2024.*

CORPORATE, GOVERNANCE AND FINANCIAL SERVICES AND PLANNING, ENVIRONMENT AND COMMUNITY SERVICES STANDING COMMITTEE MEETINGS

MEETING DATE	TIME	LOCATION
Wednesday 21 February 2024	9.00am – 12.30pm	Isaac Regional Council, Batchelor Parade, Moranbah – Chamber Room

ENGINEERING AND INFRASTRUCTURE AND WATER AND WASTE STANDING COMMITTEE MEETINGS

MEETING DATE	TIME	LOCATION
Wednesday 21 February 2024	1.00pm to 4pm	Isaac Regional Council, Batchelor Parade, Moranbah – Chamber Room

UNCONFIRMED MINUTES

Resolution No.: 8604

Moved: Cr Coleman

Seconded: Cr Franzmann

That Council:

1. Adopt the following meeting schedule for Ordinary Meetings of Council for the period of January 2024 to March 2024.

ORDINARY MEETINGS

MEETING DATE	TIME	LOCATION
Wednesday 24 January 2024	9.00am	Isaac Regional Council, Batchelor Parade, Moranbah – Chamber Room
Wednesday 28 February 2024	9.00am	Isaac Regional Council, Batchelor Parade, Moranbah – Chamber Room
Wednesday 13 March 2024	9.00am	Isaac Regional Council, Batchelor Parade, Moranbah – Chamber Room

2. Adopt the following meeting schedule for Standing Committee Meetings of Council for the period of January 2024 to March 2024.

CORPORATE, GOVERNANCE AND FINANCIAL SERVICES AND PLANNING, ENVIRONMENT AND COMMUNITY SERVICES STANDING COMMITTEE MEETINGS

MEETING DATE	TIME	LOCATION
Wednesday 21 February 2024	9.00am – 12.30pm	Isaac Regional Council, Batchelor Parade, Moranbah – Chamber Room

ENGINEERING AND INFRASTRUCTURE AND WATER AND WASTE STANDING COMMITTEE MEETINGS

MEETING DATE	TIME	LOCATION
Wednesday 21 February 2024	1.00pm to 4pm	Isaac Regional Council, Batchelor Parade, Moranbah – Chamber Room

Carried

10.22

Naming of Council Roads and Community Infrastructure Documents

EXECUTIVE SUMMARY

This report seeks Council's consideration to review and adopt the updated Naming of Council Roads and Community Infrastructure Policy and note the supporting procedure and form.

OFFICER'S RECOMMENDATION

That Council:

1. *Repeals the Naming of Council Roads and Private Roads Policy (EI-POL-093).*
2. *Adopts the updated Naming of Council Roads and Community Infrastructure Policy (CORP-POL-093).*
3. *Notes the Naming of Roads and Community Infrastructure Procedure (CORP-PRO-107) and Request to Name/Rename Road or Community Infrastructure Form (CORP-FRM509).*

Resolution No.: 8605

Moved: Cr Franzmann

Seconded: Cr Pickels

That Council:

1. **Repeals the Naming of Council Roads and Private Roads Policy (EI-POL-093).**
2. **Adopts the updated Naming of Council Roads and Community Infrastructure Policy (CORP-POL-093).**
3. **Notes the Naming of Roads and Community Infrastructure Procedure (CORP-PRO-107) and Request to Name/Rename Road or Community Infrastructure Form (CORP-FRM509).**

Carried

UNCONFIRMED MINUTES

PREScribed CONFLICT OF INTEREST

Cr Sandy Moffat declared a Prescribed Conflict of Interest for Report 10.23 Vulcan South Coal Mine - Mining Lease (ML) 700073 in Central Queensland as Vitrinite are a major sponsor of her and her husband's variety bash vehicle. Cr Moffat left the meeting room at 9.38am and did not participate in the discussion or vote for Report 10.23.

10.23

Vulcan South Coal Mine - Mining Lease (ML) 700073 In Central Queensland

EXECUTIVE SUMMARY

This report seeks Council's consideration for the removal of objections to the Vulcan South Coal Mine, on Mining Lease (ML) 700073 in Central Queensland.

OFFICER'S RECOMMENDATION

That Council:

- 1. Authorise the removal of objections to the Vulcan South coal mine, on Mining Lease (ML) 700073 in Central Queensland subject to council receiving a satisfactory Traffic Impact assessment.*
- 2. Authorise Chief Executive Officer in consultation with the Mayor and Deputy Mayor to negotiate, execute and vary the Infrastructure Access Agreement, Social Infrastructure Framework and Housing Contribution Agreement with Qld Coal Aust No 1 Pty Ltd ACN 135 731 154 and Queensland Coking Coal Pty Ltd ACN 129 600 004 (Vitrinite).*

Resolution No.: 8606

Moved: Cr Pickels

Seconded: Cr Ve a Ve a

That Council:

- 1. Authorises the Chief Executive Officer to remove objections to the Vulcan South coal mine, on Mining Lease (ML) 700073 in Central Queensland subject to Council receiving a satisfactory Traffic Impact Assessment.**
- 2. Authorises the Chief Executive Officer in consultation with the Mayor and Deputy Mayor to negotiate, execute and vary the Infrastructure Access Agreement, Social Infrastructure**

UNCONFIRMED MINUTES

Framework and Housing Contribution Agreement with Qld Coal Aust No 1 Pty Ltd ACN 135 731 154 and Queensland Coking Coal Pty Ltd ACN 129 600 004 (Vitrinite).

Carried

ATTENDANCE

Cr Sandy Moffat returned to the meeting room at 9.46am.

10.24

Childcare Leadership Alliance Request to Support the Queensland Thrive by Five Alliance Action Plan

EXECUTIVE SUMMARY

The purpose of this report is to seek Council endorsement to support the Queensland Thrive by Five Alliance Action Plan by signing the open letter advocating for the children of Queensland.

OFFICER'S RECOMMENDATION

That Council:

1. *Approves signing the open letter advocating for the children of Queensland by supporting the Queensland Thrive by Five Alliance Action Plan.*

Resolution No.: 8607

Moved: Cr Pickels

Seconded: Cr Coleman

That Council:

1. **Approves signing the open letter advocating for the children of Queensland by supporting the Queensland Thrive by Five Alliance Action Plan.**

Carried

10.25

Queensland Risk Reduction and Resilience Fund Grant Application

EXECUTIVE SUMMARY

The Queensland Risk Reduction and Resilience Fund (QRRRF) aims to deliver projects that make Queensland communities and infrastructure more resilient to disasters by reducing the risk and limiting the impact of disasters associated with natural hazards, improving understanding of disaster risk and disaster risk planning. This report nominates projects for 2023/24 round of funding which is now open.

OFFICER'S RECOMMENDATION

That Council:

1. *Supports the nomination of the following project for submission under Queensland Risk Reduction and Resilience Fund on a 50/50 funding arrangement:*
 - a. *Installation of automated road closure signage and river height monitors - \$360,000.*
2. *Authorises the allocation of Council's contribution amount of \$180,000 to be included within the 2024/25 Budget should the grant be successful.*
3. *Delegates the Authority to the Chief Executive Officer to submit the required application to the Queensland Reconstruction Authority.*

Resolution No.: 8608

Moved: Cr Pickels

Seconded: Cr Moffat

That Council:

1. **Supports the nomination of the following project for submission under Queensland Risk Reduction and Resilience Fund on a 50/50 funding arrangement:**
 - a. **Installation of automated road closure signage and river height monitors - \$360,000.**
2. **Authorises the allocation of Council's contribution amount of \$180,000 to be included within the 2024/25 Budget should the grant be successful.**
3. **Delegates the Authority to the Chief Executive Officer to submit the required application to the Queensland Reconstruction Authority.**

Carried

UNCONFIRMED MINUTES

PROCEDURAL MOTION:

Resolution No.: 8609

Moved: Cr West

Seconded: Cr Pickels

That Council closes the meeting to the public at 9.48am under *Local Government Regulations 2012* Section 254J (1) (b) to deliberate on Confidential Report 11.1 Additional Fixed Term Position – Program Leader Saleyards and Showgrounds and Confidential Report 11.3 Flaggy Rock Community and Recreation Centre – Management Arrangements and under *Local Government Regulations 2012* Section 254J (3) (g) to deliberate on Confidential Report 11.2 Clermont Waste Management Facility Weighbridge Reconfiguration and Installation.

Carried

PROCEDURAL MOTION:

Resolution No.: 8610

Moved: Cr West

Seconded: Cr Pickels

That Council open the meeting at 9.52am.

Carried

11. CONFIDENTIAL REPORTS

CONFIDENTIAL REPORT

Closed under s275 (1) (b) industrial matters affecting employees.

11.1

Additional Fixed Term Position – Program Leader Saleyards and Showgrounds

EXECUTIVE SUMMARY

The purpose of this report is to seek endorsement for the creation of an additional full-time Program Leader Saleyards and Showgrounds position in Council's organisation chart for a two-year full-time, fixed term period, based in Clermont.

UNCONFIRMED MINUTES

OFFICER'S RECOMMENDATION

That Council:

- Endorses a change to Council's organisational structure to create a temporary additional position of Program Leader Saleyards and Showgrounds to be based in Clermont on a full-time, two-year fixed term basis as a trial solution to address business risks around staff hours and workload whilst maintaining service levels across Council's saleyard and showground assets.*

Resolution No.: 8611

Moved: Cr West

Seconded: Cr Coleman

That Council:

- Endorses a change to Council's organisational structure to create a temporary additional position of Program Leader Saleyards and Showgrounds to be based in Clermont on a full-time, two-year fixed term basis as a trial solution to address business risks around staff hours and workload whilst maintaining service levels across Council's saleyard and showground assets.**

Carried

CONFIDENTIAL REPORT

Closed under s254J (3) (g) negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government

11.2

Clermont Waste Management Facility Weighbridge Reconfiguration and Installation

EXECUTIVE SUMMARY

The purpose of the report is to award the contract to the preferred tenderer for Contract No. IRCT-CLM3-0823-338 Clermont Waste Management Facility Reconfiguration and Weighbridge Installation.

UNCONFIRMED MINUTES

OFFICER'S RECOMMENDATION

That Council:

1. *Approves the awarding of Contract IRCT-CLM3-0823-338 Clermont Waste Management Facility Reconfiguration and Weighbridge Installation to Keltone Constructions Pty Ltd for a value of \$1,033,417.29 excluding GST allowing Waste Services Department to meet legislative compliance timeframes.*
2. *Approves the additional funding of \$271,000 to be sourced from:*
 - i. *Removal of constrained funds for Moranbah Cardboard Compactor \$130,323*
 - ii. *Utilisation of unallocated depreciation in the amount of \$140,677.*
3. *Delegates the authority to the Chief Executive Officer to negotiate, execute and vary the contract.*

Resolution No.: 8612

Moved: Cr Franzmann

Seconded: Cr Moffat

That Council:

1. **Approves the awarding of Contract IRCT-CLM3-0823-338 Clermont Waste Management Facility Reconfiguration and Weighbridge Installation to Keltone Constructions Pty Ltd for a value of \$1,033,417.29 excluding GST allowing Waste Services Department to meet legislative compliance timeframes.**
2. **Approves the additional funding of \$271,000 to be sourced from:**
 - i. **Removal of constrained funds for Moranbah Cardboard Compactor \$130,323**
 - ii. **Utilisation of unallocated depreciation in the amount of \$140,677.**
3. **Delegates the authority to the Chief Executive Officer to negotiate, execute and vary the contract.**

Carried

CONFIDENTIAL REPORT

Closed under s275 (1) (b) industrial matters affecting employees.

11.3

Flaggy Rock Community and Recreation Centre – Management Arrangements

EXECUTIVE SUMMARY

This report seeks the endorsement and approval from Council to operate the Flaggy Rock Community and Recreation Centre under a Council managed operating model for the for a trial period of twelve (12) months to enable review of options to find a long-term solution.

OFFICER'S RECOMMENDATION

That Council:

1. *Acknowledges Flaggy Rock Community and Recreation Centre Inc. have relinquished their rights to manage the facility.*
2. *Endorses and approves a Council managed operating model at the Flaggy Rock Community and Recreation Centre for a twelve (12) month trial period to enable prompt reactivation of services at the facility and allow for detailed consideration of an ongoing service model for the facility.*
3. *Endorses the creation of three temporary casual positions (two labourers and one pool attendant) to provide services at the facility for an estimated combined total of 36 hours per week for the twelve month trial period.*
4. *Endorses the reallocation of \$10,000 of 2023-2024 financial year budgeted funds currently allocated to materials and services and management fees for the Flaggy Rock Community and Recreation Centre (cost centre 3621-7699) to contribute to salaries, wages and oncosts for the facility (cost centre 3621-7111).*
5. *Endorses the reallocation of \$25,000 of 2023-2024 financial year budgeted funds currently allocated to salaries and wages for the Moranbah Community Centre (cost centre 4607-7111) to contribute to salaries and wages and oncosts for the Flaggy Rock Community and Recreation Centre staff (cost centre 3621-7111).*
6. *Notes that further funds will need to be allocated in the 2024-2025 financial year budget for salaries and wages and oncosts for the remainder of the trial period, estimated to be to the value of \$40,000.*

UNCONFIRMED MINUTES

Resolution No.: 8613

Moved: Cr Coleman

Seconded: Cr Pickels

That Council:

- 1. Acknowledges Flaggy Rock Community and Recreation Centre Inc. have relinquished their rights to manage the facility.**
- 2. Endorses and approves a Council managed operating model at the Flaggy Rock Community and Recreation Centre for a twelve (12) month trial period to enable prompt reactivation of services at the facility and allow for detailed consideration of an ongoing service model for the facility.**
- 3. Endorses the creation of three temporary casual positions (two labourers and one pool attendant) to provide services at the facility for an estimated combined total of 36 hours per week for the twelve-month trial period.**
- 4. Endorses the reallocation of \$10,000 of 2023-2024 financial year budgeted funds currently allocated to materials and services and management fees for the Flaggy Rock Community and Recreation Centre (cost centre 3621-7699) to contribute to salaries, wages and oncosts for the facility (cost centre 3621-7111).**
- 5. Endorses the reallocation of \$25,000 of 2023-2024 financial year budgeted funds currently allocated to salaries and wages for the Moranbah Community Centre (cost centre 4607-7111) to contribute to salaries and wages and oncosts for the Flaggy Rock Community and Recreation Centre staff (cost centre 3621-7111).**
- 6. Notes that further funds will need to be allocated in the 2024-2025 financial year budget for salaries and wages and oncosts for the remainder of the trial period, estimated to be to the value of \$40,000.**

Carried

12. INFORMATION BULLETIN

12.1 Office of the Chief Executive Officer Information Bulletin – December 2023

EXECUTIVE SUMMARY

The Office of the Chief Executive Officer Information Bulletin for November 2023 is provided for Council review.

Resolution No.: 8614

Moved: Cr Franzmann

Seconded: Cr Moffat

That Council:

- 1. Notes the Office of the Chief Executive Officer Information Bulletin for December 2023.**

Carried

ATTENANCE

Cr Gina Lacey video conferenced back into the meeting at 9.55am.

13. COUNCILLOR QUESTION TIME

13.1 Building Bush Tourism Fund

Cr Jane Pickels advised Council of the Building Bush Tourism Fund which provides financial support to eligible Queensland tourism operators, not-for-profit organisations and local governments to deliver new or enhanced tourism related infrastructure, or improve amenity and/or accessibility of social, community and tourism infrastructure or experiences, and will attract and grow both regional participation and visitors to the region. Cr Pickels asked if Isaac Regional Council was planning to submit a grant application in particular Cr Pickels thought that the St Lawrence Recreation Grounds and St Lawrence Sports Grounds could be possible eligible projects.

ACTION: DIRECTOR ENGINEERING AND INFRASTRUCTURE

UNCONFIRMED MINUTES

13.2

Southern Cross Grounds – Expression of Interest Process

Cr Sandy Moffat enquired about the Expression of Interest Process for the Southern Cross Grounds, Dysart. Cr Moffat advised that two groups in Dysart are interested in leasing these grounds – what is the current progress on the EOI process.

ACTION: DIRECTOR PLANNING, ENVIRONMENT AND COMMUNITY SERVICES

13.3

Nebo State School Parking

Cr Coleman passed on her thanks to the team for the communication that had gone out informing the community on the progress of the Nebo State School parking project.

ACTION: DIRECTOR ENGINEERING AND INFRASTRUCTURE

13.4

Greenhill Community Projects

Cr Coleman thanked the team for the discussions and work on the Greenhill Boat Ramp Access area.

Cr Coleman also followed up on the progress of a Greenhill BBQ Playground area and toilet block. Cr Coleman asked what the status of the research for a PAG Project for the next financial year for this project.

ACTION: DIRECTOR ENGINEERING AND INFRASTRUCTURE

13.5

Isaac Regional Council – Clermont Administration Office

Cr Franzmann requested an update on the Clermont Administration Office.

The Director Engineering and Infrastructure provided a brief update to Council on the current progress of this Project.

UNCONFIRMED MINUTES

13.6

Additional Accommodation in Moranbah for Construction Workforces for Community Projects

Mayor Anne Baker asked for an update on additional temporary accommodation for construction workforces for community projects.

Resolution No.: 8615

Moved: Cr Lacey

Seconded: Cr West

That Council be provided with an update and options paper on how Council can assist the Construction Industry in facilitating additional temporary workforce accommodation for community projects.

Carried

ACTION: DIRECTOR PLANNING, ENVIRONMENT AND COMMUNITY SERVICES

13.7

Mayor Anne Baker – Thank You and Christmas Message

Mayor Anne Baker thanked the Councillors, Chief Executive Officer, Executive Leadership Team and Staff for all of their efforts throughout 2023 and wished everyone a Merry Christmas – take this time to refresh, enjoy time with family and friends, stay safe and I look forward to seeing you all back in 2024.

13.8

Local Government Mutual Services (LGMS) 2023 Risk Excellence Award

The Chief Executive Officer presented Council with the Local Government Mutual Services (LGMS) 2023 Risk Excellence Award which was presented to Isaac Regional Council at the LGAQ's 2023 Annual Conference. Isaac Regional Council was selected as the winner for the Central Queensland Region in the annual LGMS Risk Excellence Awards for 2023 in recognition of Council's development of an Insurance Guideline.

UNCONFIRMED MINUTES

13.9

Local Government Manager Association of Queensland - 2023 Award for Excellence Finalist

Council received a certificate and congratulations on being a finalist in the 2023 LGMA Queensland Awards for Excellence for Excellence in Sustainability Category for the Smart Water Metering Program.

13.10

Glenden State School 2023 Certificate of Appreciation

Council was presented with the Certificate of Appreciation received from Glenden State School (Kindy to Year 12 Campus) in recognition of Council continued support to Glenden State School in 2023.

ATTENDANCE

Cr Kelly Vea Vea left the meeting room at 10.16am.

14. CONCLUSION

There being no further business, the Mayor declared the meeting closed at 10.17am.

These minutes will be confirmed by Council at the Ordinary Meeting to be held in Moranbah on Wednesday 24 January 2024.

.....
MAYOR

..... / /
DATE

MEETING DETAILS

Ordinary Meeting

Wednesday 24 January 2024

AUTHOR

Susan Martin

AUTHOR POSITION

Acting Manager Financial Services

10.1

ISAAC REGIONAL COUNCIL MONTHLY FINANCIAL REPORT AS AT 31 DECEMBER 2023

EXECUTIVE SUMMARY

In accordance with the *Local Government Regulation 2012* (s204) a monthly financial report is required to be presented to Council stating the progress made in relation to the budget for the period of the financial year as near as practicable to the end of the month before the meeting is held.

OFFICER'S RECOMMENDATION

That Council:

- 1. Receives the financial statements for the period ended 31 December 2023 pursuant to, and in accordance with, the Local Government Regulation 2012 (s204).***

BACKGROUND

Statutory Obligation Table – Isaac Regional Council

The table below outlines key statutory obligations relating to the requirement for monthly financial reporting.

Requirement	Date
Budget 2023/2024	Budget adopted 28 June 2023
Financial Statements 2022/2023	Financial statements adopted 22 November 2023

IMPLICATIONS

Council continues to operate within budget overall and any budget variances are anticipated to come in line with budget over the remainder of the financial year.

The second quarter budget review has commenced with adjustments expected. The finalised report is proposed to be tabled for the February Council meeting.

CONSULTATION

- Financial Services

BASIS FOR RECOMMENDATION

Requirement of legislation for a financial report to be presented to Council at least monthly.

ACTION ACCOUNTABILITY

Not Applicable.

KEY MESSAGES

Council is committed to meeting its legislative requirements, ensuring its financial sustainability and transparent decision making.

Report prepared by:	Report authorised by:
SUSAN MARTIN	MICHAEL KRULIC
Acting Manager Financial Services	Acting Director Corporate, Governance and Financial Services
Date: 3 January 2024	Date: 4 January 2024

ATTACHMENTS

- Attachment 1 – Monthly Financial Statements as at 31 December 2023

REFERENCE DOCUMENT

- Nil

FINANCIAL STATEMENTS REPORT TO COUNCIL

Current as at **31 December 2023**

Presented by **Corporate, Governance and Financial Services**



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FINANCIAL STATEMENTS FOR THE PERIOD ENDED 31 DECEMBER 2023

EXECUTIVE SUMMARY

At the end of December, the operating result is \$2,701,472 ahead of budgeted operating position. This positive result is due to number of revenue line items being above budget complemented by lower than budgeted employee expenses.

Capital Revenue for December was \$4,568,550 which combined with the Operating Position leads to a deficit of \$151,872 (noting Council operating result will be budgeted as a loss until the rates invoices are issued during the March period).

PRELIMINARY DECEMBER FINANCIAL STATEMENTS AT A GLANCE					
	YTD Actual	YTD Revised Budget	Variance	Full Year Revised Budget	Completion
	\$	\$	\$	\$	%
Total operating revenue	60,299,525	58,575,974	1,723,551	135,442,608	44.5%
Total operating expenses	65,019,946	65,997,867	977,921	134,189,380	48.5%
Operating position	(4,720,422)	(7,421,893)	2,701,472	1,253,228	(376.7%)
Capital revenue	4,568,550	4,351,803	216,747	20,862,280	21.9%
Net result	(151,872)	(3,070,090)	2,918,219	22,115,508	(0.7%)

BACKGROUND

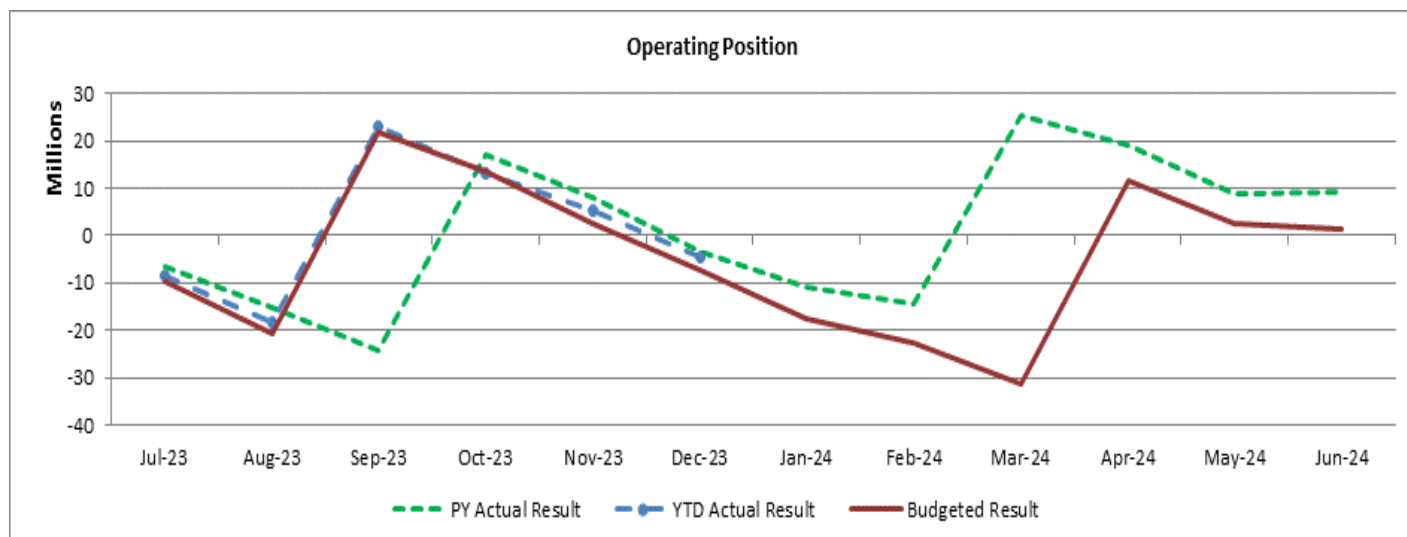
Each month, year to date financial statements are prepared in order to monitor actual performance against the latest adopted budget. Attached are the financial statements for the period ended 31 December 2023. Actual amounts are compared against year to date adopted Revised Budget figures (noting 1st Quarter Budget Review adopted at December Council meeting). See appendix 1 for detailed financial statements.

The mid-year result shows Council operating within budget (overall), however it should be noted that various Directorates are above YTD budget expense line items which will be assessed at the 2nd Quarter Budget Review.

Council is cognisant of the current economic climate and will be paying particular attention to how the various revenue streams are tracking throughout the year. Expenditure items will also be monitored to ensure that Council remains within budget and delivers efficient and effective services to the community.

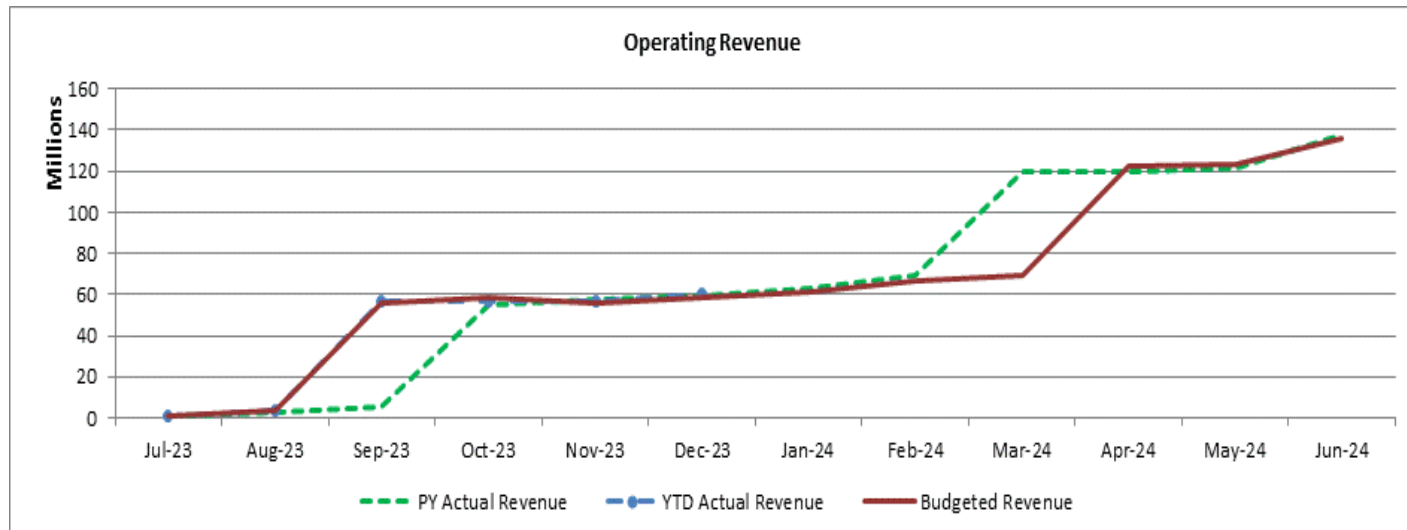
It should be noted that figures provided are accurate as at date of publication. Figures reported are cumulative year to date which may include adjustments for revenue or expenses accrued to prior accounting periods.

OPERATING POSITION



The current operating position for December has resulted in a deficit of \$4,720,422. This is favourable when compared to the YTD budget by \$2,701,472. Operating Revenue is \$1,723,551 favourable compared to YTD budget complimented by Operating Expenses which are \$977,921 favourable when compared to YTD budget.

OPERATING REVENUE

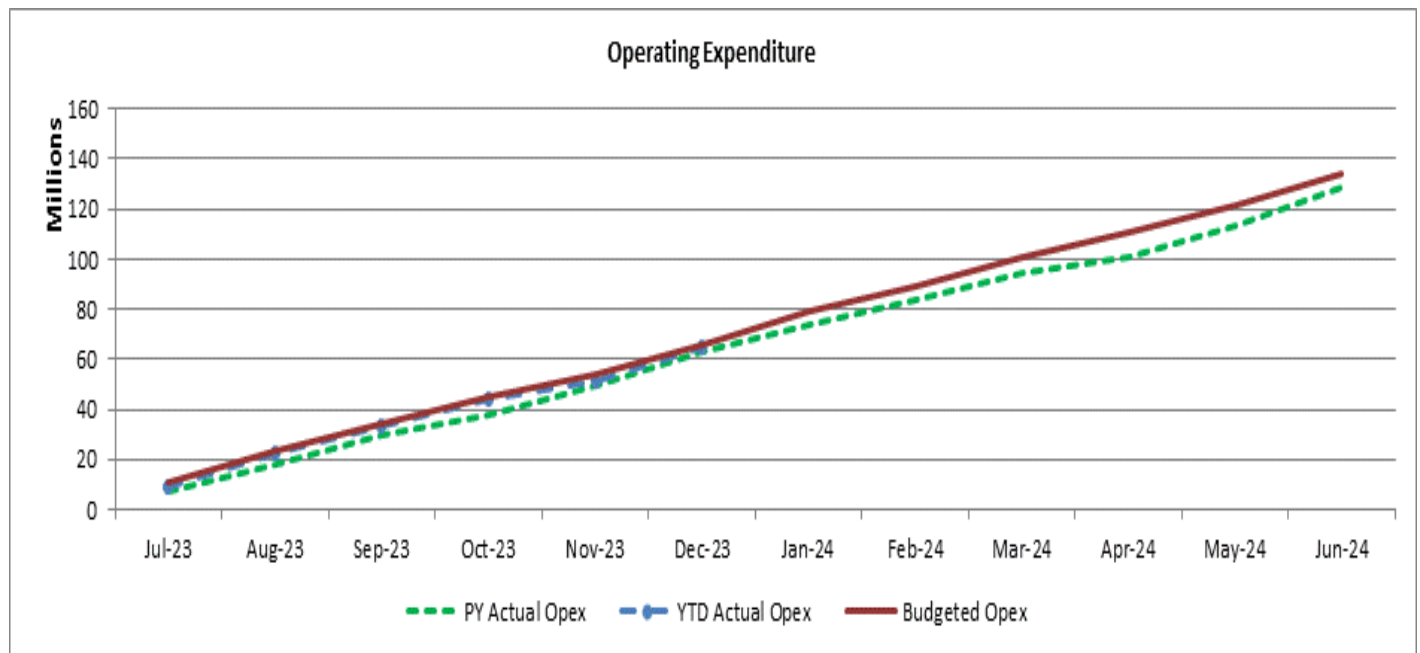


Operating Revenue comprises the following items – Rates and Utility Charges, Fees and Charges, Rental Income, Interest Received, Sale of Contract and Recoverable Works, Operating Grants, Subsidies and Contributions, Other Recurrent Revenue.

The operating revenue for December was \$60,299,525 which is favourable when compared to the budget by \$1,723,551. This favourable position is primarily due to higher than anticipated waste revenue (septic and tip), interest revenue, rental income, potable water, development and building fees.

It is noted that cashflow projections will be reviewed throughout the year. Any adjustments made will be a redistribution of existing budget amounts and have no bottom-line impact on the budget.

OPERATING EXPENDITURE

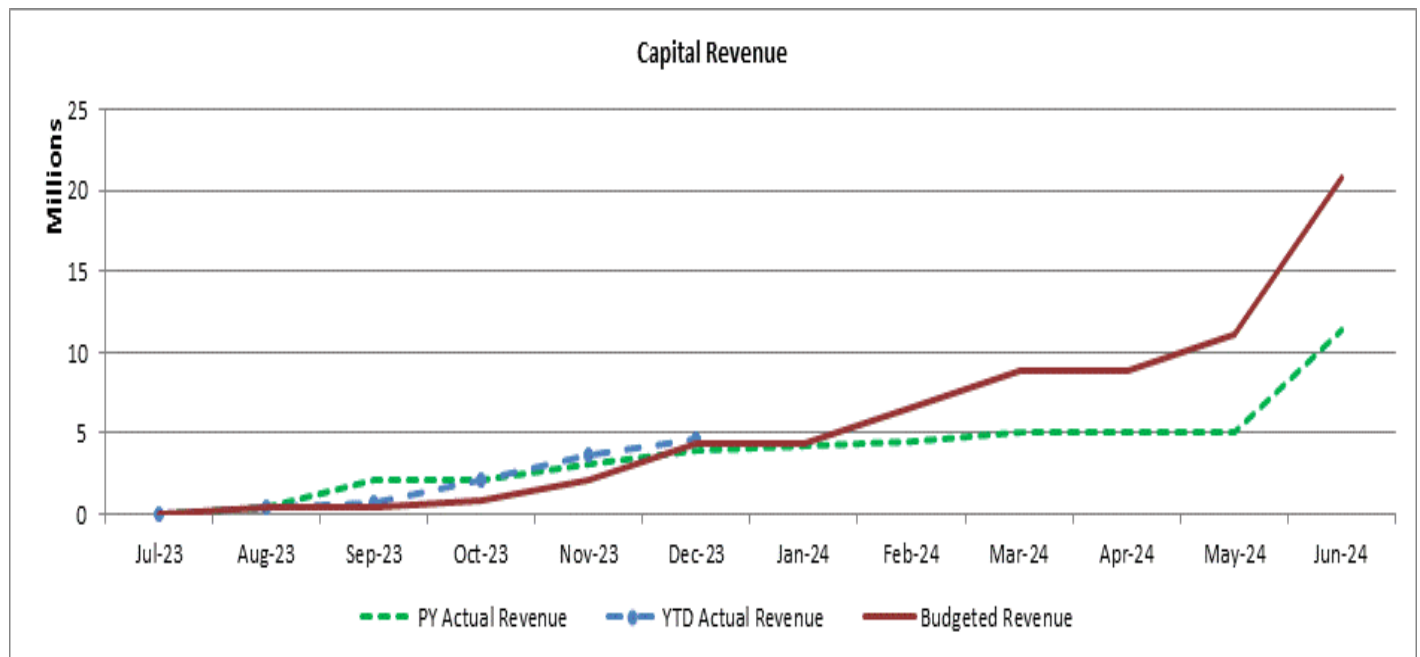


Operating expenditure consists of Employee Expenses, Materials and Services, Finance Costs and Depreciation.

Actual operating expenditure for December was \$65,019,946 which is favourable to budget by \$977,921. This favourable result is mainly due to the allocation of budgeted cashflow and depreciation. It should be noted that various Directorates are above YTD budget expense line items which will be assessed at the 2nd Quarter Budget Review.

It is noted that cashflowing of projects will be reviewed throughout the year. Any adjustments made will be a redistribution of existing budget amounts and have no bottom-line impact on the budget.

CAPITAL REVENUE



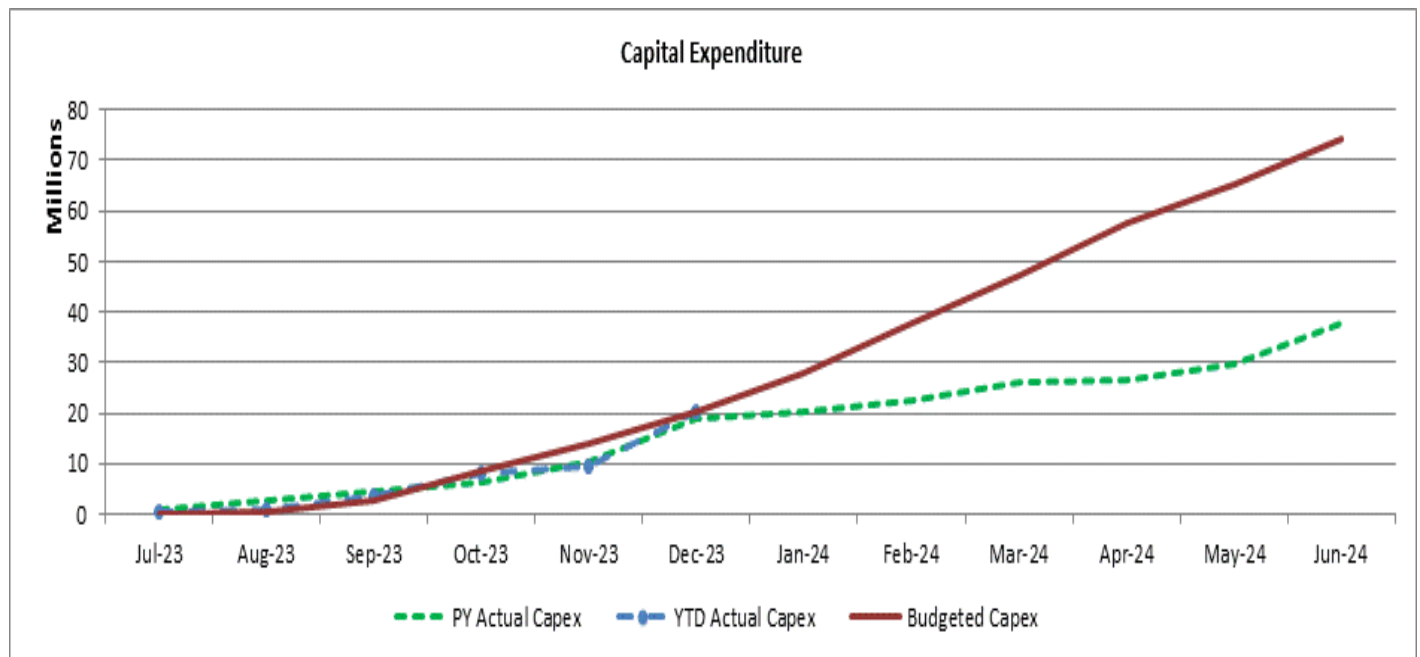
Capital Revenue for December YTD is \$4,568,550 which consists of grants, contributions and proceeds from the disposal of assets. The current favourable variance of \$216,747 is due to the cashflowing of the proceeds of sale of PPE.

Budgeted capital grants for 2023/2024 are:

Grant	Amount
Building our Regions	\$1,328,717
Local Government Grants and Subsidies Program	\$1,406,446
Local Roads & Community Infrastructure Grants	\$2,584,408
Queensland Resilience and Risk Reduction Fund	\$121,193
Resource Community Infrastructure Fund	\$5,700,000
Roads to Recovery Program	\$1,157,910
Transport Infrastructure Development Scheme	\$1,477,035
Heavy Vehicle Safety & Productivity Program	\$1,217,398
Levy Ready Grant Program	\$605,000
Mining Co-Contributions	\$3,610,293
Sale of Plant and Equipment	\$995,410
Developer Contributions	\$298,666
Other various Minor Grants	\$359,804

It is noted that the Quarter 1 Budget Review has been approved by Council and therefore the capital revenue budget has been increased accordingly with revised cashflows received from various Directorates.

CAPITAL EXPENDITURE



Capital expenditure \$20,104,110 is in line with the YTD budget of \$20,138,796, noting cashflows were updated with the Quarter 1 Budget Review. When commitments are included capital expenditure is at 71.5% of annual budget. It should be noted that approximately \$10.3M of commitment relate to the Moranbah Community Centre Refurbishment and \$3.9M of commitments are related to project management to assist with the 2024 financial year capital program.

The major budgeted projects for 2023/2024 financial year are:

- MBH Community Centre - Refurbishment
- Moranbah Landfill Phase 2 Stage 2
- MBH Rectification of Landfill Cell
- Rural Network Resheeting
- Regional Reseals
- Peak Downs Mine Road / Saraji Rd Intersection Construction
- Golden Mile Road Rehab Pavement, Drainage
- St Lawrence Water Storage & Raw Water Main
- Moranbah Asphalt Renewals
- Regional Floodways Construction Program
- Moranbah 400ML raw water dam - remediation
- Fleet / Plant replacement program

CAPITAL FUNDING AND PROJECT COMMITTALS

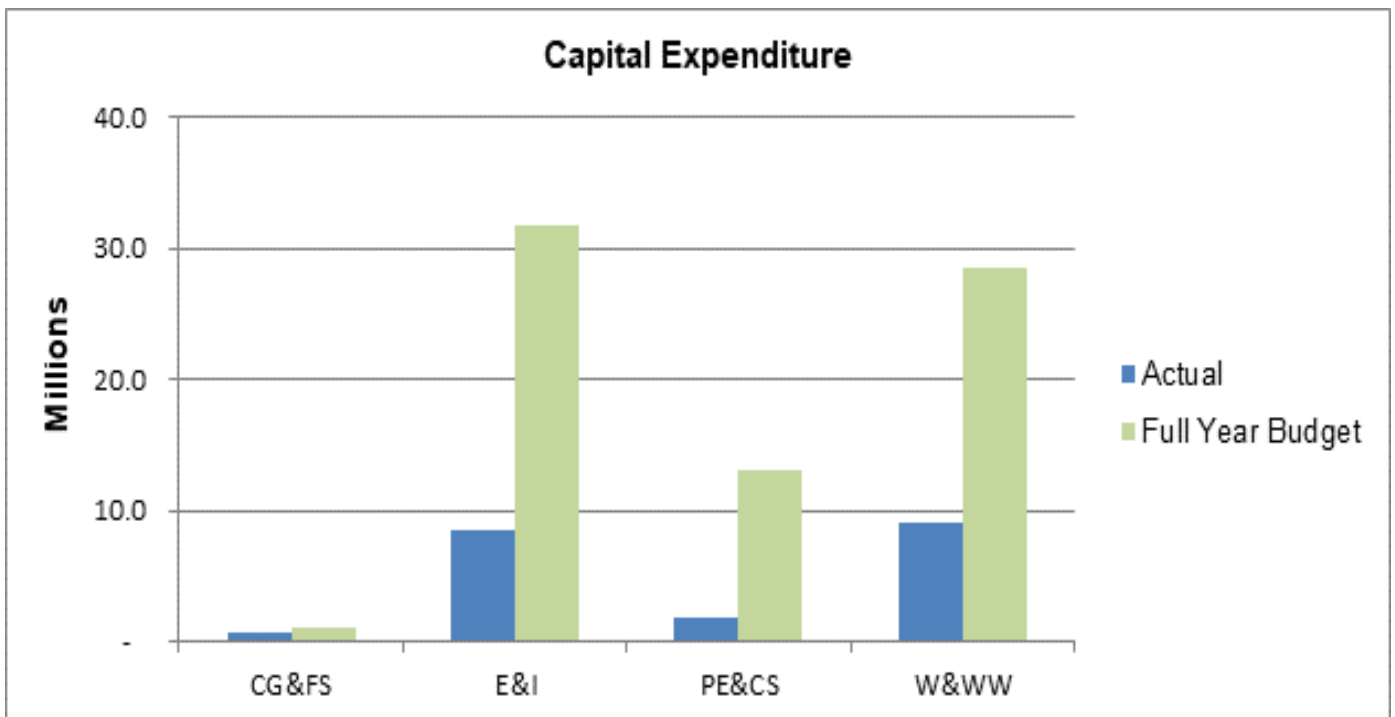
Capital expenditure is financed through loan borrowings, proceeds on disposal of assets, general reserves and the future capital sustainability reserve.

The future capital sustainability reserve represents accumulated funded depreciation monies which are held to maintain capital value under Council's long-term asset management plan.

The following table illustrates the Council's capital project expenditure as at December 2023.

Department	YTD Actual	YTD Commitment	YTD Total Expenditure	Full Year Budget	% Complete	% Complete
					(YTD Actual vs FY Budget)	(YTD Total vs FY Budget)
CG&FS	672,502	76,211	748,713	1,137,838	59.1%	65.8%
E&I	8,514,056	13,487,482	22,001,538	31,677,505	26.9%	69.5%
PE&CS	1,816,752	11,697,737	13,514,489	13,064,427	13.9%	103.4%
W&WW	9,100,800	7,891,841	16,992,641	28,559,000	31.9%	59.5%
TOTAL	20,104,110	33,153,272	53,257,382	74,438,770	27.0%	71.5%

The following graph illustrates the data above.



STATE DEVELOPMENT AND INFRASTRUCTURE FINANCIAL SUSTAINABILITY RATIOS

In accordance with s169(5) of the Local Government Regulation 2012, the following financial sustainability ratios have been provided.

The ratios are designed to provide an indication of the performance of Council against key financial sustainability criteria which must be met to ensure the prudent management of financial risks.

Ratio	Description	Formula	YTD Actual Result	Bench mark	Within Limits	FY Budget
Operating Surplus Ratio	This is an indicator of the extent to which revenues raised cover operational expenses only or are available for capital funding purposes.	Net operating surplus	-7.94%	0 - 10%	No	0.94%
		Total operating revenue				
Net Financial Liabilities Ratio	This is an indicator of the extent to which the net financial liabilities of Council can be serviced by its operating revenues.	Total liabilities less current assets	-64.68%	<=60%	Yes	-5.54%
		Total operating revenue				
Asset Sustainability Ratio	This ratio provides a guide as to whether the infrastructure assets managed by Council are being replaced as they reach the end of their useful lives.	Capital expenditure on renewals	60.45%	>90%	No	70.54%
		Depreciation expense				
Total Debt Service Cover	This ratio provides a guide as to the Council's ability to meet its loan repayments.	Operating cash flow plus interest	8.5	2	Yes	10.33
		Interest plus current borrowings				
Cash Expense Ratio	This ratio provides a guide as to the ability of the Council to pay its costs within the short term.	Current cash balance	8.5 Months	3 Months	Yes	7.19 Months
		Operating expenses less depreciation and finance costs				

- 1. Operating Surplus Ratio** - This ratio is an indicator of the extent to which revenues raised cover the operational expenses only or are available for capital funding purposes. The target result for this ratio

is between 0-10% per annum (on average over the long term). With the net operating profit year to date a loss of \$4,720,422 the ratio is currently negative 7.94%, which is outside Council's budget and benchmark range. It is noted that this ratio is expected to improve with the issuing of Council's half yearly rates in March and expected to remain within benchmark range for the remainder of the year after this occurs.

2. **Net Financial Liabilities Ratio** - This ratio is an indicator of the extent to which the net financial liabilities of Council can be serviced by its operating revenues. As Council's current assets are greater than total liabilities, the resulting ratio is currently showing as favourable with a negative 64.68%.
3. **Asset Sustainability Ratio** - This ratio is a guide as to whether infrastructure assets managed by Council are being replaced as they reach the end of their useful lives. Council's target is to have a result of greater than 90%, however the budget for the financial year is 70.54% due to a reduced capital program being initially adopted. The ratio is at 60.45% for December YTD which is below target benchmark. This ratio is expected to improve throughout the remainder of the financial year, taking into account significant grant funded projects.
4. **Total Debt Service** - This ratio represents Council's ability to meet its loan repayments through operating cash. A ratio greater than two (2) times, is the ideal result for Council. Council's year to date ratio is a positive 8.5 times and indicates that Council has sufficient operating cash flow to cover its loan repayments.
5. **Cash Expense Ratio** - This ratio helps Council calculate how many months the current year's cash balance can cover operating expenses (excluding depreciation and finance costs), without additional cash flows. Council has enough current cash to cover 8.5 months as at 31 December 2023. This is above the targeted benchmark of three (3) months.

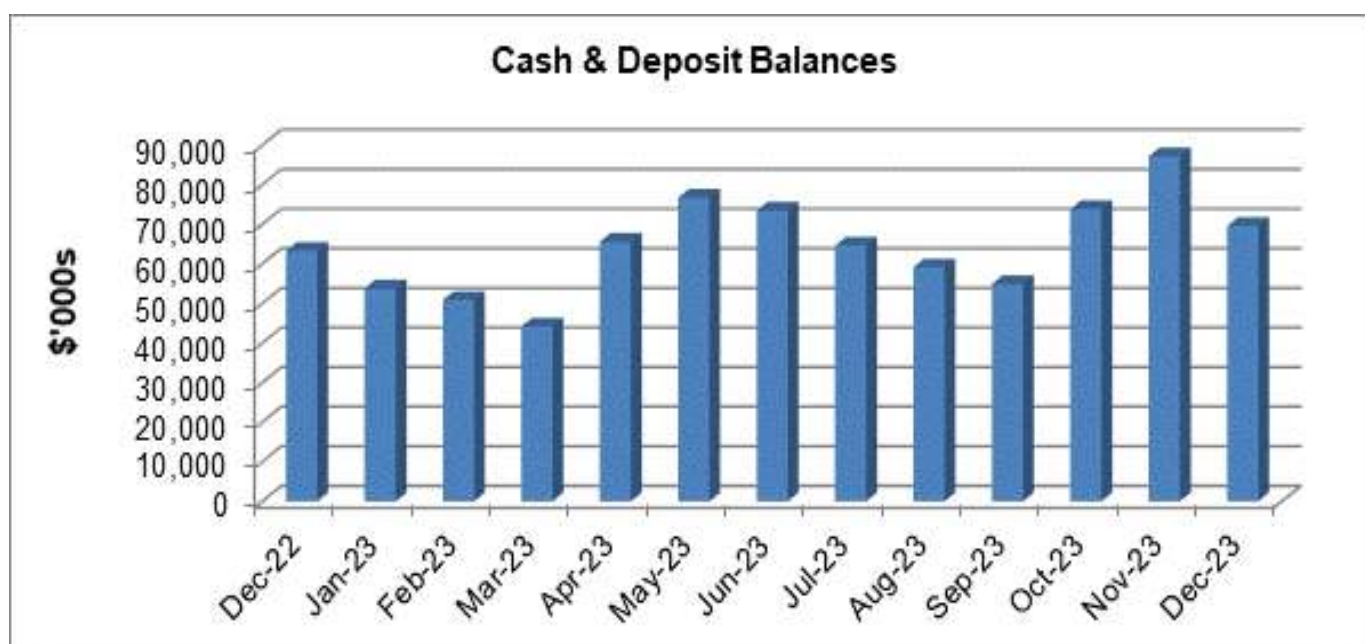
INVESTMENTS AND CASH BALANCES

The following is a list of all investments held by Council as at the period ending 31 December 2023.

ISAAC REGIONAL COUNCIL					
Investments					
For the Period Ended 31 December 2023					
Account	Description	Institution	Amount	Maturity Date	Interest Rate
5016-001-1124	Police & Nurses Ltd Term Deposit	PNU	10,000,000	15-May-24	5.25%
10-000-1111	Cash at bank-QCCU	QCCU	3,059		
10-000-1113	Cash at Bank - ANZ	ANZ	683,931		
10-000-1114	Cash at Bank NAB	NAB	28,944		
10-000-1116	QTC Operating Fund	QTC	57,750,346		
10-000-1117	ANZ Business Premium Saver	ANZ	1,091,183		
10-000-1131	Petty Cash		2,800		
10-000-1132	Floats		4,080		
Total Investments			69,564,344		

Bank	Credit Rating	% of Funds	Policy Total Profile
Queensland Treasury Corporation	QTC	83.02%	No Limit
National Australia Bank	AA-	0.04%	Maximum 60%
ANZ Banking Group	AA-	2.55%	Maximum 60%
Police & Nurses Ltd (P&N Bank	A2	14.38%	Maximum 30%
QCCU	BBB	0.01%	Maximum 20%

The following chart outlines the Council's cash and deposit balances for the previous twelve months up to the period ending 31 December 2023.



LOANS

ISAAC REGIONAL COUNCIL							
Loans							
For the Period Ended 31 December 2023							
						Repayment Due 15 Mar 2024	
Loan Name	Balance as at 31 December 2023	Rate as at 31 December 2023	Approved Term	Remaining Term	Principal	Interest	Total
Land Purchase - Moranbah	\$9,793,827	5.1	20	8.96	\$216,086	\$124,847	\$340,932
Land Development Moranbah	\$7,541,914	4.37	20	9.46	\$161,183	\$82,395	\$243,578
Waste Loan	\$2,244,471	2.22	20	17.47	\$26,338	\$12,429	\$38,766
Total	\$19,580,212				\$403,606	\$219,671	\$623,277

Debt service repayments are made quarterly. The second repayment for 2023/2024 financial year was made on 15 December 2023. The next repayment for the 2023/2024 financial year is due on 15 March 2024.

ACCOUNTS RECEIVABLE

The following is a breakdown of the Council's accounts receivable by age for the period ending 31 December 2023.

Accounts Receivable Ageing Analysis at 31 December 2023			
Ageing	Number of Documents	Amount Outstanding	% of Total Outstanding
Current	183	1,820,183.21	31.10%
30 Day	77	2,543,378.84	43.45%
60 Day	22	518,956.13	8.87%
90 Day	128	970,209.25	16.58%
Total	410	5,852,727.43	100.00%

The Accounts Receivable balance at 31 December 2023 is \$5,852,727.43 which has increased from 30 November 2023 balance of \$5,560,476.50 due to increased processing of Waste Management Facility invoices.

- 30 day balances have increased this month due to Grant invoices and Waste invoices becoming overdue.
- 60 day balances have increased due to a Grant invoice ageing to 60 Days.
- 90 days and over receivables have decreased slightly due to the Food Licence invoices becoming due with the majority paid, partially offset with a Planning invoice and a Compliance invoice aging to 90 Days. There are 128 invoices totalling \$970,209.25 in 90 Days which are made up of the following charges:
 - 1 Invoice totalling \$519,363.54 relates to a Capital Works Project that is currently subject to legal proceedings.
 - 1 Invoice totalling \$307,329.95 relates to a mining compensation invoice that is under review by the Engineering & Infrastructure department.
 - 1 Invoice totalling \$55,324.50 relates to historic planning/infrastructure charges which is currently being assessed by Liveability & Sustainability.
 - 2 Invoices totalling \$33,356.76 relate to historical Water charges. (Note: Company is in liquidation and awaiting further advice).
 - 47 Invoices totalling \$34,340.75 relate to Compliance invoices in various stages of recovery.
 - 59 Invoices totalling \$10,275.36 relate to Housing invoices. The management & recovery of Housing invoices is the responsibility of Corporate Properties.
 - 1 Invoice totalling \$8,341.48 relates to Planning charges which is currently subject to a Payment arrangement.
 - The remaining 16 Invoices totalling \$1,876.91 relate to other charges in various stages of collection.

A review was undertaken at the end of the previous financial year to write off debts deemed as non-recoverable. Therefore, at this point in time the remaining outstanding balance is believed to be recoverable.

ACCOUNTS PAYABLE

The following is a breakdown of the Council's accounts payable by age for the period ending 31 December 2023.

Accounts Payable Ageing Analysis at 31 December 2023			
Ageing	Number of Documents	Amount Outstanding	% of Total Outstanding
Current	197	1,043,916.13	77.27%
30 Day	19	101,077.56	7.48%
60 Day	12	28,446.36	2.11%
90 Day	30	177,514.52	13.14%
TOTAL	258	1,350,954.57	100.00%

The outstanding Accounts Payable balance as at 31 December 2023 was \$1,350,954.57. The 30, 60 & 90 day aging accounts total \$307,038.44.

At the date this report was prepared the following invoices remain unpaid:

- 30 day balances – \$101,077.56 (19 invoices) - 3 invoices (\$5,905.59) received late from the supplier, 14 invoices (\$94,568.07) awaiting approval and 2 invoices (\$603.90) on hold till January 2024.
- 60 day balances – \$28,446.36 (12 invoices) - 9 invoices (\$24,359.56) awaiting approval, 2 invoices (\$61.80) in dispute and 1 invoice (\$4,025.00) received late from the creditor.
- 90 day balances – \$177,514.52 (30 invoices) - 5 invoices (\$4,749.93) received late from creditors, 2 invoices (\$30.00) in dispute with creditor, 2 Invoices (\$1,484.97) waiting on further information from creditor, 20 invoices (\$171,417.30) awaiting approval and 1 credit (-\$167.68) yet to be applied.

It is noted that as a result of the migration of TechOne from on premise to the cloud, some approvals are delayed as staff adjust to changed business processes. Furthermore, processing times have increased which has impacted the workflowing and the approval of invoices (issue with processing time has been raised with TechnologyOne). Any outstanding approvals are actively being pursued with relevant officers.

YEAR TO DATE RATES REPORT

The following is a breakdown of the Council's rates transactions the year to date as at 31 December 2023.

Rates Balancing Report As At 31 December 2023		
	YTD 31 Dec 2023	YTD 31 Dec 2022
Opening Balance	2,486,266	4,175,810
Rates Charges		
Rates Levied	53,950,989	51,466,834
Interest	182,044	200,825
Refunds	71,705	201,824
Total Rates	54,204,738	51,869,483
Discounts and Receipts		
Discounts	(3,593,490)	(3,221,077)
Receipts	(50,188,140)	(47,583,384)
Government Subsidy	(37,385)	(37,484)
Council Subsidy	(114,321)	(110,927)
Remissions	(2,391)	(9,263)
Write Offs	(63)	(147)
Total Discounts & Receipts	(53,935,792)	(50,962,282)
Legal	17,586	50,081
Closing Balance	2,772,798	5,133,092

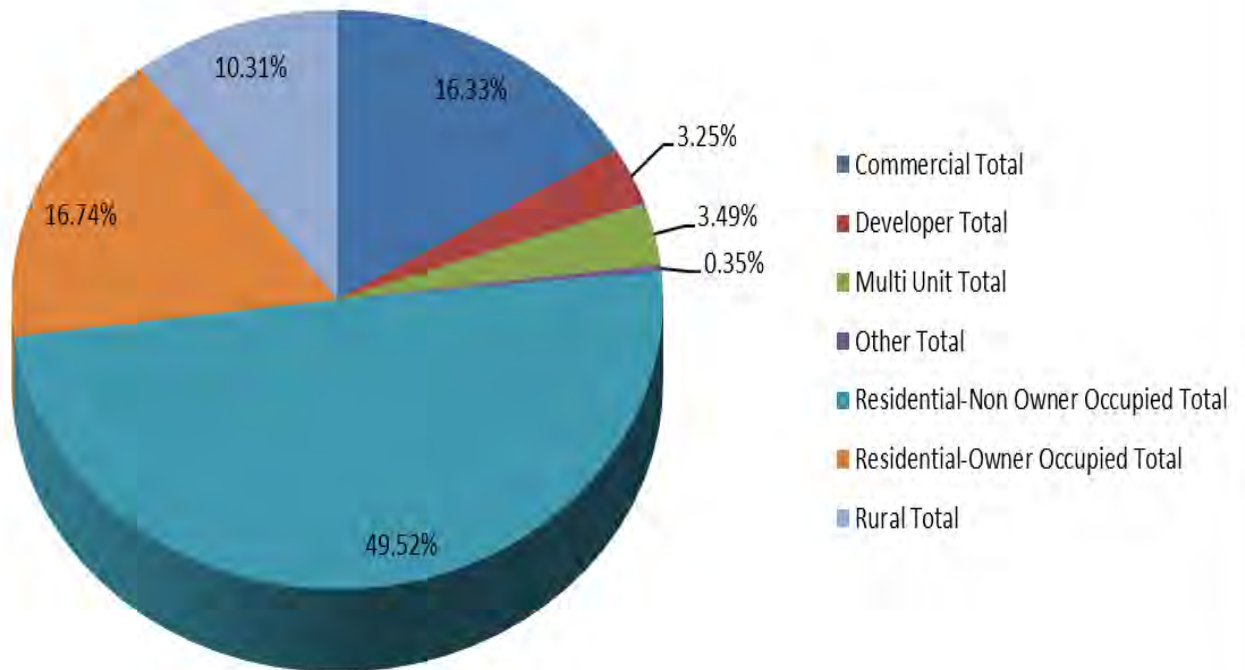
Rates Breakdown	As At 31 Dec 2023
Rates in Credit	(1,201,824)
Rates Not Due Yet	7,612
Rates In Arrears	3,967,010
Total Rates Balance	2,772,798

Variances in prior year comparisons can relate to the timing of rates processing and subsequent due dates.

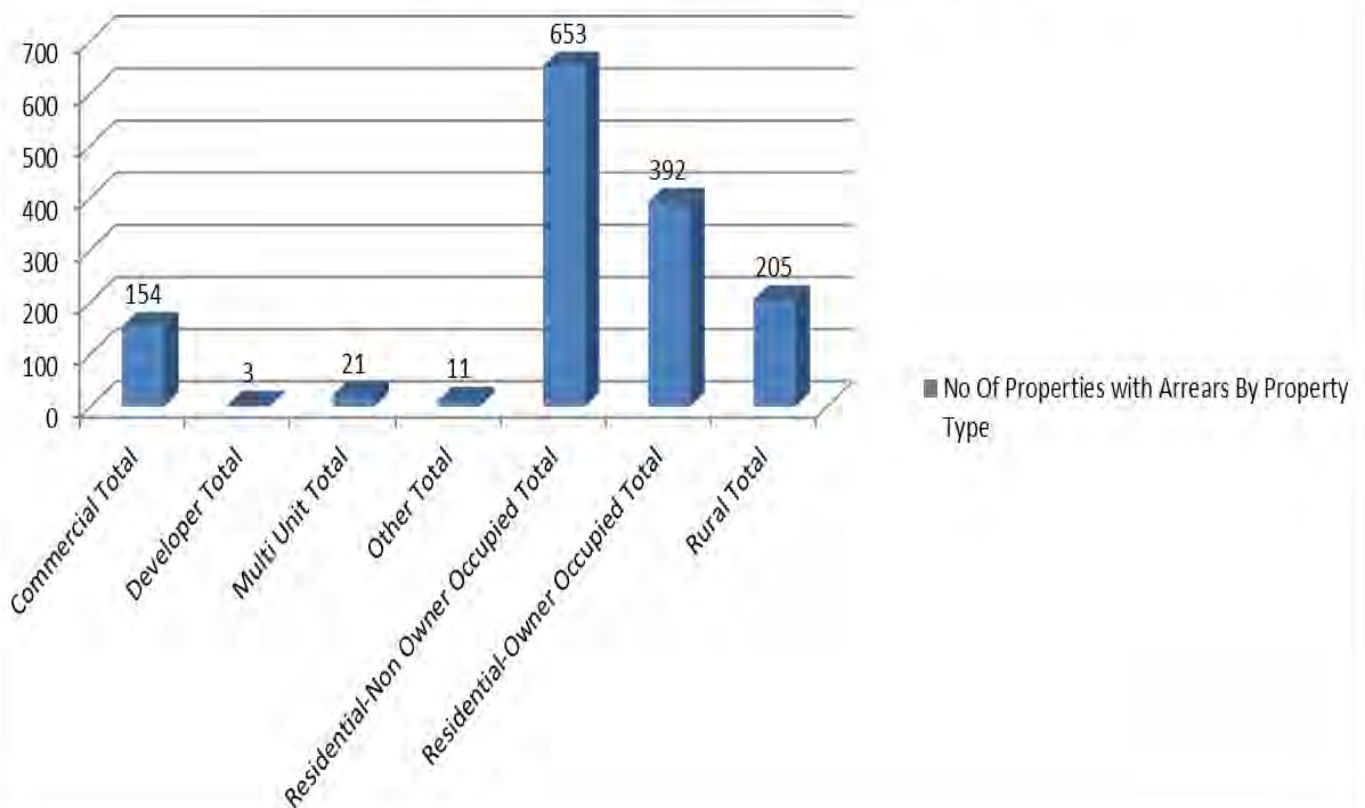
Rate Arrears – Aged by Year

Prior 2020	2020/21	2021/22	2022/23	2023/24	TOTAL
1,455,116	270,491	316,243	470,525	1,454,635	3,967,010
36.68%	6.82%	7.97%	11.86%	36.67%	100.00%

Percentage of Arrears By Property Type



No Of Properties with Arrears By Property Type



APPENDIX 1 – FINANCIAL STATEMENTS

Attached are the financial statements for the period ended 31 December 2023. Actual amounts are compared against the year-to-date Revised Budget.

Financial statement included:

- **Statement of Comprehensive Income** – Displays Council's year to date profit and loss up to the period end.
- **Statement of Financial Position** – Summarises Council's assets, liabilities and community equity up to the period end.
- **Statement of Cash Flows** – Summarises the changes in the Council's cash and cash equivalents by operating, investing, and financing activities.

ISAAC REGIONAL COUNCIL
Statement of Comprehensive Income
For the Period Ended 31 December 2023

	Notes	YTD Actual \$	Commitments \$	YTD Actual + Commitments \$	YTD Revised Budget \$	Variance \$	Full Year Revised Budget \$	Completion %
Income								
Operating Revenue								
Net Rates & Utility Charges		47,565,970	-	47,565,970	47,555,087	10,883	98,531,423	48.3%
Fees & Charges	1	2,265,062	-	2,265,062	1,976,668	288,394	3,791,870	59.7%
Rental Income	2	941,869	-	941,869	840,287	101,583	1,660,198	56.7%
Interest Received	3	1,820,263	-	1,820,263	1,247,750	572,513	2,395,500	76.0%
Sales of Contract & Recoverable Works		1,477,782	-	1,477,782	1,413,563	64,219	6,675,170	22.1%
Operating Grants, Subsidies & Contributions		1,118,571	-	1,118,571	1,138,736	(20,165)	12,412,167	9.0%
Other Recurrent Revenue	4	5,110,007	-	5,110,007	4,403,883	706,124	9,976,280	51.2%
		60,299,525	-	60,299,525	58,575,974	1,723,551	135,442,608	44.5%
Expenses								
Operating Expenses								
Employee Expenses	5	22,331,246	-	22,331,246	22,451,087	(119,842)	48,839,222	45.7%
Materials & Services	6	26,764,879	20,569,918	47,334,797	27,209,622	20,125,176	52,603,925	90.0%
Finance Costs		501,437	-	501,437	512,936	(11,499)	1,097,789	45.7%
Depreciation and Amortisation	7	15,422,385	-	15,422,385	15,824,222	(401,837)	31,648,444	48.7%
		65,019,946	20,569,918	85,589,864	65,997,867	19,591,997	134,189,380	63.8%
Operating Position Before Capital Items		(4,720,422)	(20,569,918)	(25,290,340)	(7,421,893)	(17,868,446)	1,253,228	(2018.0%)
Capital Revenue								
Capital Revenue		3,805,094	-	3,805,094	3,901,803	(96,709)	19,866,870	19.2%
Proceeds from Sale of Land & PPE	8	763,455	-	763,455	450,000	313,455	995,410	76.7%
		4,568,550	-	4,568,550	4,351,803	216,747	20,862,280	21.9%
Net Result Attributable to Council in Period		(151,872)	(20,569,918)	(20,721,790)	(3,070,090)	(17,651,700)	22,115,508	(93.7%)
Total Comprehensive Income		(151,872)	(20,569,918)	(20,721,790)	(3,070,090)	(17,651,700)	22,115,508	(93.7%)
Council's operating position at month end is a \$4.7M deficit								

1. **Fees & Charges** are \$288,394 favourable when comparing actuals to revised budget. The predominant reason for this favourable variance is higher than anticipated revenue from potable water sales, building and development fees partially offset by lower saleyard revenue.
2. **Rental Income** is \$941,869 which is favourable compared to the budgeted amount by \$101,583. The favourable variance is mainly due to higher than anticipated rental volumes for the employee and fatigue rental.
3. **Interest Received** is \$572,513 favourable when compared to revised budget. This favourable variance is predominately due to increased interest income from investments.
4. **Other Recurrent Revenue** for the year to date is \$5,110,007 being \$706,124 favourable to budget. This favourable variance is due to septic waste received into the treatment plants and revenue from tip fees being higher than budget.
5. **Employee Expenses** are favourable to the revised budget by \$119,842. This favourable variance is due to employee vacancies partially offset by costs associated with staff turnover. It should be noted that the backpays from the Certified Agreement were processed in the December period.
6. **Materials & Services** actual expenses for the year to date are \$26,764,879 with \$20,569,918 being recorded in commitments, resulting in an unfavourable variance to revised budget by \$20,125,176. This unfavourable variance is due to commitments being included. Large commitments of note are \$3.1M for RMPC works and \$3.7M Galilee and Bowen Basin recoverable works, waste levy \$2.1M and water purchases \$2.1M. It should be noted that various Directorates actuals are above YTD budget which will be assessed at the 2nd Quarter Budget Review.
7. **Depreciation and Amortisation** is favourable to budget by \$401,837. This is due to changes to asset valuations and useful lives post outcomes of the 22/23 Financial Statement audit. Depreciation will be reviewed as part of the Quarter 2 budget review.
8. **Proceeds from Sale of Land & PPE** is currently favourable compared to the revised budget by \$313,455. This favourable variance is due to budgeted cashflow of receipt of funds from the sale of plant. This revenue will be reviewed at the Quarter 2 Budget Review.

ISAAC REGIONAL COUNCIL
Statement of Financial Position
For the Period Ended 31 December 2023

	Notes	Actual YTD	30 June 2023	Variance
		\$	\$	%
Current Assets				
Cash & Cash Equivalents		69,564,344	73,414,123	(5.2%)
Trade & Other Receivables		9,506,936	15,249,240	(37.7%)
Inventories		1,268,409	1,315,591	(3.6%)
Contract assets		994,994	3,403,805	(70.8%)
Other assets		1,344,830	4,174,416	(67.8%)
Total Current Assets		82,679,513	97,557,175	(15.3%)
Non-Current Assets				
Receivables		5,286,713	5,286,713	0.0%
Inventories		18,437,891	18,437,891	0.0%
Property, Plant and Equipment		1,216,104,427	1,212,097,666	0.3%
Intangible assets		1,068	1,641	(34.9%)
Total Non-Current Assets		1,239,830,099	1,235,823,911	0.3%
TOTAL ASSETS		1,322,509,612	1,333,381,086	(0.8%)
Current Liabilities				
Trade and other payables		3,822,945	11,831,347	(67.7%)
Provisions		9,130,612	9,374,593	(2.6%)
Borrowings		811,874	1,689,710	(52.0%)
Contract liabilities		2,412,936	2,774,645	(13.0%)
Other liabilities		206,761	922,126	(77.6%)
		16,385,128	26,592,421	(38.4%)
Non-Current Liabilities				
Trade and other payables		90,727	44,730	102.8%
Provisions		22,510,414	22,365,985	0.6%
Borrowings		20,560,604	20,476,214	0.4%
Contract liabilities		180,041	180,041	0.0%
Other liabilities		2,391,182	2,424,892	(1.4%)
Total Non-Current Liabilities		45,732,969	45,491,862	0.5%
TOTAL LIABILITIES		62,118,097	72,084,283	(13.8%)
NET COMMUNITY ASSETS		1,260,391,515	1,261,296,803	(0.1%)
Community Equity				
Retained surplus		886,755,429	892,229,267	(0.6%)
Asset revaluation reserve		306,888,354	306,888,354	0.0%
Other reserves		66,747,732	62,179,182	7.3%
TOTAL COMMUNITY EQUITY		1,260,391,515	1,261,296,803	(0.1%)

ISAAC REGIONAL COUNCIL

Statement of Cash Flows

For the Period Ended 31 December 2023

	Actual YTD	30 June 2023	Variance
	\$	\$	%
Cash Flows from Operating Activities			
Receipts from customers	71,920,442	135,071,774	53.2%
Payments to suppliers and employees	(59,327,531)	(95,723,091)	62.0%
Cash provided by / (used in) net result	12,592,911	39,348,684	32.0%
Cash Flows from Investing Activities			
Profit / (Loss) on sale of capital assets	10,033	(7,756,733)	(0.1%)
Grants, subsidies, contributions and donations	3,806,598	10,112,259	37.6%
Payments for property, plant and equipment	(19,428,567)	(35,021,604)	55.5%
Net movement in loans to Community Organisations			0.0%
Net cash provided by investing activities	(15,611,936)	(32,666,079)	47.8%
Cash Flow from Financing Activities			
Proceeds from borrowings	-	(1,605,319)	0.0%
Repayment of borrowings	(830,755)	69,125	(1201.8%)
Net cash provided by financing activities	(830,755)	(1,536,194)	54.1%
Net Increase / (Decrease) in Cash Held	(3,849,780)	5,146,411	(74.8%)
Cash at the beginning of the period	73,414,123	68,267,713	107.5%
Cash at the end of the Reporting Period	69,564,344	73,414,123	94.8%

Appendix 2 – Preliminary Executive Level Reports

Executive Level operating statements provide information on the performance of each Directorate for the period ended 31 December.

Actual amounts and commitments are compared against the year-to-date Revised Budget.

Commitment balances are reported at a point of time and will continue to be reviewed as the year progresses. It should be noted that commitments are not currently able to be cash flowed across the financial year.


ISAAC REGIONAL COUNCIL Statement of Comprehensive Income For the Period Ended 31 December 2023								
Office of the CEO								
	Notes	YTD Actual \$	Commitments \$	YTD Actual + Commitments \$	YTD Revised Budget \$	Variance \$	Full Year Revised Budget \$	Completion %
Income								
Operating Revenue								
Operating Grants, Subsidies & Contributions		112,000	-	112,000	150,000	(38,000)	200,000	56.0%
		112,000	-	112,000	150,000	(38,000)	200,000	56.0%
Expenses								
Operating Expenses								
Employee Expenses	1	2,501,023	-	2,501,023	2,185,954	315,070	4,546,784	55.0%
Materials & Services		864,709	183,962	1,048,672	1,038,441	10,230	1,966,598	53.3%
Corporate Overheads & Competitive Neutrality Costs		(2,112,019)	-	(2,112,019)	(2,112,019)	-	(4,224,039)	50.0%
		1,253,713	183,962	1,437,676	1,112,375	325,300	2,289,343	62.8%
Operating Position Before Capital Items		(1,141,713)	(183,962)	(1,325,676)	(962,375)	(363,300)	(2,089,343)	63.4%
Capital Revenue								
		-	-	-	-	-	-	0.0%
Net Result Attributable to Council in Period		(1,141,713)	(183,962)	(1,325,676)	(962,375)	(363,300)	(2,089,343)	63.4%
Total Comprehensive Income		(1,141,713)	(183,962)	(1,325,676)	(962,375)	(363,300)	(2,089,343)	63.4%

1. Employee Expenses for the financial year are unfavourable compared to budget by \$315,070. This unfavourable variance predominantly relates to costs associated with staff turnover, reclassification increases and the application of the employee vacancy rate. It should be noted that the backpays from the Certified Agreement were processed in the December period.

Corporate, Governance & Financial
Service

ISAAC REGIONAL COUNCIL
Statement of Comprehensive Income
For the Period Ended 31 December 2023

	Notes	YTD Actual \$	Commitments \$	YTD Actual + Commitments \$	YTD Revised Budget \$	Variance \$	Full Year Revised Budget \$	Completion %
Income								
Operating Revenue								
Net Rates & Utility Charges	1	33,558,940	-	33,558,940	33,702,872	(143,932)	67,405,744	49.8%
Fees & Charges		56,908	-	56,908	40,750	16,157	81,500	69.8%
Rental Income		1,350	-	1,350	1,350	-	1,350	100.0%
Interest Received	2	1,716,858	-	1,716,858	1,150,250	566,608	2,200,500	78.0%
Sales of Contract & Recoverable Works		59,445	-	59,445	40,000	19,444	80,000	74.3%
Operating Grants, Subsidies & Contributions		139,087	-	139,087	181,896	(42,810)	5,501,840	2.5%
Other Recurrent Revenue		36,561	-	36,561	70,000	(33,439)	140,000	26.1%
		35,569,148	-	35,569,148	35,187,118	382,030	75,410,934	47.2%
Expenses								
Operating Expenses								
Employee Expenses		3,514,375	-	3,514,375	3,425,770	88,605	9,255,762	38.0%
Materials & Services	3	9,167,515	2,039,482	11,206,998	7,396,566	3,810,432	11,240,966	99.7%
Finance Costs		241,636	-	241,636	257,639	(16,002)	543,028	44.5%
Depreciation and Amortisation		519,949	-	519,949	499,051	20,898	998,102	52.1%
Corporate Overheads & Competitive Neutrality Costs		(7,217,850)	-	(7,217,850)	(7,217,850)	-	(14,435,700)	50.0%
		6,225,625	2,039,482	8,265,108	4,361,175	3,903,932	7,602,157	108.7%
Operating Position Before Capital Items		29,343,523	(2,039,482)	27,304,040	30,825,943	(3,521,902)	67,808,777	40.3%
Capital Revenue								
Capital Revenue		-	-	-	73,800	(73,800)	105,413	0.0%
		-	-	-	73,800	(73,800)	105,413	0.0%
Net Result Attributable to Council in Period		29,343,523	(2,039,482)	27,304,040	30,899,743	(3,595,702)	67,914,190	40.2%
Total Comprehensive Income		29,343,523	(2,039,482)	27,304,040	30,899,743	(3,595,702)	67,914,190	40.2%

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1. **Net Rates & Utility Charges** are \$143,932 unfavourable when comparing actuals to revised budget. The unfavourable variance is predominately due to increased utilisation of the discount on general rates. This unfavourable variance will be monitored throughout the year and assessed at the Quarter 3 Budget Review following second rates notice issuance.
 2. **Interest Received** is \$566,608 favourable when compared to revised budget. This favourable variance is due to increased interest income from investments.
 3. **Materials & Services** for the financial year to date are \$3,810,432 unfavourable with \$9,167,515 in actual expenditure and \$2,039,482 in commitments against the YTD budget of \$7,396,566. It should be noted that without commitments the variance is still unfavourable by \$1,770,949. This unfavourable variance is predominately due to increased expenses associated with the digital strategy, early procurement of equipment and the consolidation of sundry creditors for the whole of Council in this Directorate.

<p style="text-align: center;">ISAAC REGIONAL COUNCIL Statement of Comprehensive Income For the Period Ended 31 December 2023</p>								
Engineering & Infrastructure Services								
	Notes	YTD Actual \$	Commitments \$	YTD Actual + Commitments \$	YTD Revised Budget \$	Variance \$	Full Year Revised Budget \$	Completion %
Income								
Operating Revenue								
Fees & Charges		187,703	-	187,703	146,535	41,168	293,070	64.0%
Rental Income	1	801,307	-	801,307	703,773	97,535	1,407,545	56.9%
Interest Received		3,060	-	3,060	-	3,060	-	0.0%
Sales of Contract & Recoverable Works		1,418,337	-	1,418,337	1,373,563	44,775	6,595,170	21.5%
Operating Grants, Subsidies & Contributions		385,890	-	385,890	354,871	31,019	5,250,377	7.3%
Other Recurrent Revenue		24,927	-	24,927	-	24,927	-	0.0%
		2,821,225	-	2,821,225	2,578,742	242,484	13,546,162	20.8%
Expenses								
Operating Expenses								
Employee Expenses	2	7,543,097	-	7,543,097	7,377,071	166,026	15,351,108	49.1%
Materials & Services	3	7,017,778	9,371,394	16,389,172	6,973,937	9,415,235	13,510,518	121.3%
Depreciation and Amortisation	4	8,314,977	-	8,314,977	8,673,884	(358,907)	17,347,768	47.9%
Corporate Overheads & Competitive Neutrality Costs		5,003,179	-	5,003,179	5,003,179	-	10,006,358	50.0%
		27,879,030	9,371,394	37,250,425	28,028,071	9,222,354	56,215,752	66.3%
Operating Position Before Capital Items		(25,057,805)	(9,371,394)	(34,429,199)	(25,449,330)	(8,979,870)	(42,669,591)	80.7%
Capital Revenue								
Capital Revenue		1,326,522	-	1,326,522	1,366,856	(40,334)	10,189,764	13.0%
Proceeds from Sale of Land & PPE	5	763,455	-	763,455	450,000	313,455	995,410	76.7%
		2,089,977	-	2,089,977	1,816,856	273,121	11,185,174	18.7%
Net Result Attributable to Council in Period		(22,967,828)	(9,371,394)	(32,339,222)	(23,632,474)	(8,706,749)	(31,484,417)	102.7%
Total Comprehensive Income		(22,967,828)	(9,371,394)	(32,339,222)	(23,632,474)	(8,706,749)	(31,484,417)	102.7%

1. **Rental Income** is \$97,535 favourable compared to the revised budget for the year to date due to higher than anticipated rental volumes for the employee and fatigue rental.
2. **Employee Expenses** are unfavourable compared to the revised budget by \$166,026. This unfavourable variance is predominately due to under capitalisation of wages. It should be noted that the backpays from the Certified Agreement were processed in the December period.
3. **Materials & Services** for the financial year to date are \$9,415,235 unfavourable with \$7,017,778 of actual expenditure and \$9,371,394 in commitments against YTD budget of \$6,973,937. It should be noted that without commitments the variance is unfavourable by \$43,841. Large commitments to note are \$3.7M Galilee and Bowen Basin recoverable works, \$3.1M for RMPC works and \$774K for DRFA November 2021 Event.
4. **Depreciation and Amortisation** is currently favourable to the annual budget by \$358,907 primarily due to depreciation for the Roads, Bridges and Drainage asset class. This is due to changes to asset valuations and useful lives post outcomes of the 22/23 Financial Statement audit. Depreciation will be reviewed as part of the Quarter 2 budget review.
5. **Proceeds from Sale of Land & PPE** is currently favourable compared to the revised budget by \$313,455. This favourable variance is due to budgeted cashflow of receipt of funds from the sale of plant. This revenue will be reviewed at the Quarter 2 Budget Review.


ISAAC REGIONAL COUNCIL Statement of Comprehensive Income For the Period Ended 31 December 2023								
Planning, Environment & Community Service								
	Notes	YTD Actual \$	Commitments \$	YTD Actual + Commitments \$	YTD Revised Budget \$	Variance \$	Full Year Revised Budget \$	Completion %
Income								
Operating Revenue								
Fees & Charges	1	1,385,511	-	1,385,511	1,269,050	116,461	2,170,300	63.8%
Rental Income		107,829	-	107,829	107,500	329	215,000	50.2%
Operating Grants, Subsidies & Contributions		426,784	-	426,784	398,885	27,900	906,866	47.1%
Other Recurrent Revenue		1,749	-	1,749	500	1,249	66,000	2.6%
		1,921,873	-	1,921,873	1,775,935	145,938	3,358,166	57.2%
Expenses								
Operating Expenses								
Employee Expenses	2	5,243,930	-	5,243,930	5,750,810	(506,879)	11,961,684	43.8%
Materials & Services	3	3,371,421	1,644,465	5,015,886	3,820,559	1,195,327	7,886,299	63.6%
Finance Costs		236,582	-	236,582	232,379	4,203	504,758	46.9%
Depreciation and Amortisation		1,099,806	-	1,099,806	1,092,612	7,194	2,185,224	50.3%
Corporate Overheads & Competitive Neutrality Costs		1,536,997	-	1,536,997	1,536,997	-	3,073,995	50.0%
		11,488,737	1,644,465	13,133,202	12,433,358	699,844	25,611,960	51.3%
Operating Position Before Capital Items		(9,566,864)	(1,644,465)	(11,211,329)	(10,657,423)	(553,906)	(22,253,794)	50.4%
Capital Revenue								
Capital Revenue		1,687,892	-	1,687,892	1,698,647	(10,755)	6,061,530	27.8%
		1,687,892	-	1,687,892	1,698,647	(10,755)	6,061,530	27.8%
Net Result Attributable to Council in Period		(7,878,972)	(1,644,465)	(9,523,437)	(8,958,776)	(564,661)	(16,192,264)	58.8%
Total Comprehensive Income		(7,878,972)	(1,644,465)	(9,523,437)	(8,958,776)	(564,661)	(16,192,264)	58.8%

- Fees & Charges** are \$1,385,511 compared to the revised budget of \$1,269,050 resulting in a favourable variance of \$116,461. The predominant reason for this favourable variance is higher than anticipated revenue from building and development fees offset by lower saleyard revenue.
- Employee Expenses** are favourable compared to the revised budget by \$506,879. This favourable variance is predominately due to employee vacancies, some of which are currently being backfilled through Agency Temp Staff (current actuals \$212K and commitments of \$245K). It should be noted that the backpays from the Certified Agreement were processed in the December period.
- Materials & Services** for the financial year to date are \$1,195,327 unfavourable with \$3,371,421 of actual expenditure and \$1,644,465 in commitments against YTD budget of \$3,820,559. This unfavourable variance is due to the inclusion of commitments which relate to future reporting periods.

ISAAC REGIONAL COUNCIL
Statement of Comprehensive Income
For the Period Ended 31 December 2023

Water & Waste

	Notes	YTD Actual \$	Commitments \$	YTD Actual + Commitments \$	YTD Revised Budget \$	Variance \$	Full Year Revised Budget \$	Completion %
Income								
Operating Revenue								
Net Rates & Utility Charges	1	14,007,030	-	14,007,030	13,852,215	154,815	31,125,679	45.0%
Fees & Charges	2	634,941	-	634,941	520,333	114,608	1,247,000	50.9%
Rental Income		31,383	-	31,383	27,664	3,719	36,303	86.4%
Interest Received		100,345	-	100,345	97,500	2,845	195,000	51.5%
Operating Grants, Subsidies & Contributions		54,811	-	54,811	53,084	1,727	553,084	9.9%
Other Recurrent Revenue	3	5,046,769	-	5,046,769	4,333,383	713,387	9,770,280	51.7%
		19,875,278	-	19,875,278	18,884,179	991,099	42,927,346	46.3%
Expenses								
Operating Expenses								
Employee Expenses	4	3,528,820	-	3,528,820	3,711,482	(182,662)	7,723,884	45.7%
Materials & Services	5	6,343,456	7,330,614	13,674,070	7,980,118	5,693,952	17,999,545	76.0%
Finance Costs		23,218	-	23,218	22,918	300	50,004	46.4%
Depreciation and Amortisation		5,487,653	-	5,487,653	5,558,675	(71,022)	11,117,350	49.4%
Corporate Overheads & Competitive Neutrality Costs		2,789,693	-	2,789,693	2,789,693	-	5,579,386	50.0%
		18,172,840	7,330,614	25,503,454	20,062,887	5,440,567	42,470,168	60.1%
Operating Position Before Capital Items		1,702,438	(7,330,614)	(5,628,176)	(1,178,708)	(4,449,468)	457,178	(1231.1%)
Capital Revenue								
Capital Revenue		790,681	-	790,681	762,500	28,181	3,510,163	22.5%
		790,681	-	790,681	762,500	28,181	3,510,163	22.5%
Net Result Attributable to Council in Period		2,493,119	(7,330,614)	(4,837,496)	(416,208)	(4,421,288)	3,967,341	(121.9%)
Total Comprehensive Income		2,493,119	(7,330,614)	(4,837,496)	(416,208)	(4,421,288)	3,967,341	(121.9%)

- 
1. **Net Rates & Utility Charges** is \$154,815 favourable, with actuals of \$14,007,030 compared to a revised budget of \$13,852,215. The favourable variance is predominately due to higher than anticipated water and sewerage access charges.
 2. **Fees & Charges** are \$634,941 compared to YTD budget of \$520,333, resulting in a favourable variance of \$114,608. This favourable variance is due to higher than expected revenue for Potable Water Sales at Middlemount & Moranbah. This revenue will be reviewed during the Quarter 2 Budget Review.
 3. **Other Recurrent Revenue** for the year to date is \$5,046,769 being \$713,387 favourable to budget. This favourable variance is due to septic waste received into the treatment plants and revenue from tip fees being higher than budget.
 4. **Employee Expenses** are favourable compared to the revised budget by \$182,662. This favourable variance is predominantly due to employee vacancies some of which are currently being backfilled through Agency Temp Staff (current actuals \$345K and commitments of \$175K). It should be noted that the backpays from the Certified Agreement were processed in the December period.
 5. **Materials & Services** for the financial year to date are \$5,693,952 unfavourable, with \$6,343,456 in actual expenditure and \$7,330,614 in commitments. The unfavourable variance is due to the inclusion of commitments which relate to future reporting periods (large commitments are noted for waste levy \$2.1M, water purchases \$2.1M and contractors at IRC's landfills \$1.2M).

MEETING DETAILS	Ordinary Meeting Wednesday 24 January 2024
AUTHOR	Alexis Coutts
AUTHOR POSITION	Manager Safety and Resilience

10.2

SAFETY AND RESILIENCE UPDATE

EXECUTIVE SUMMARY

This report is provided as an update to Council on the current status of the Health, Safety and Wellbeing Management System (HSWMS).

OFFICER'S RECOMMENDATION

That Council:

- Notes the Safety and Resilience report provided on the current status of the Health, Safety and Wellbeing Management System.***

BACKGROUND

Review of safety statistics to monitor the effectiveness of Health, Safety and Wellbeing (HSW) Management System and identify incident trends, discuss relevant Health, Safety and Wellbeing issues, referring to statistics in the attached report.

IMPLICATIONS

That the system is monitored to ensure compliance and continuous improvement of the Health, Safety and Wellbeing management system. To ensure that recommendations from the Local Government Workcare (LGW) audit are implemented to support continuous improvement of the HSWMS.

CONSULTATION

The following consultation as relevant to the attachment reports.

- Executive Leadership Team
- HSW Operational and Strategic Safety Committee (bi-monthly)
- Joint Consultative Committee (as required)
- Safety and Resilience Team

BASIS FOR RECOMMENDATION

The updated attachments include the normal monthly update.

ACTION ACCOUNTABILITY

Manager Safety and Resilience

KEY MESSAGES

Positive progression of the Safety Improvement, strategic objectives and updated KPI's amendments

Report Prepared By:

ALEXIS COUTTS

Manager Safety and Resilience

Date: 9 January 2023

Report Authorised By:

DARREN FETTELL

Director Corporate, Governance and Financial Services

Date: 10 January 2024

ATTACHMENTS

- Attachment 1 – Safety and Resilience Update Report – December 2023

REFERENCE DOCUMENT

- Nil

SAFETY AND RESILIENCE MONTHLY REPORT

DATE	December 2023
TO	January 2024, Ordinary Council meeting
FROM	Senior Safety and Resilience Partner

1. SUMMARY

December has been a busy month for the Safety and Resilience team, supporting staff through our risk management processes. This included participated in discussion with Civil Aviation Safety Authority (CASA) to provide GAP analysis between the IRC Drug and Alcohol management plan to identify gaps to meet the CASA requirements for the Clermont Aerodrome facility.

Explanatory Note:

The green section lists the objective and the target measure.OBJECTIVE – what we plan to achieve.

The blue aligns with the due diligence index elements (DDI-S) standard.

TARGET – how we are going to measure and track the achievement of the objective, this will not always be strict numbers for data trending and may only be captured as an annual achievement

2. BEST PRACTICE SYSTEM

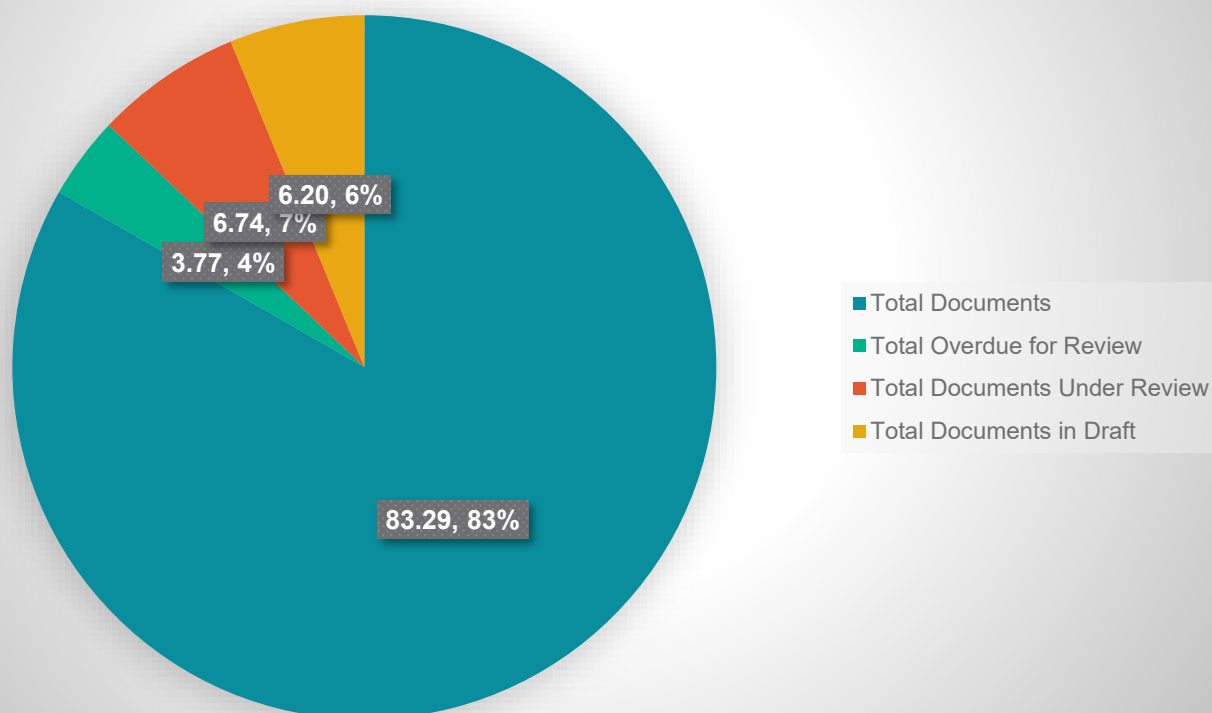
Know about safety matters, monitoring and continuously improving our systems, aiming for best practice documentation.

OBJECTIVE To review all Policies, Procedures, and work instructions biannually or on a risk basis.

TARGET 100% of documents reviewed within required time limits.

STATUS: there is a significant improvement in the documentation.

Safety Management System document review status December 2023



1.2 LEGISLATIVE OR OTHER CHANGES

Nil updates.

2. OBJECTIVES AND TARGETS

This is how we ensure due diligence to compliance with obligations.

OBJECTIVE To establish annual LPIs to support the policy and maintain the HSW improvement plan.

TARGET Complete quarterly review of the HSW improvement plan. Set LPIs and monitor.

STATUS: LPIs are being actively monitored refer to section 8 of this report for current compliance with LPIs.

3. EFFECTIVE RISK MANAGEMENT

Monitor hazards, risks, and incidents and ensure they are managed promptly.

3.1 RISK ASSESSMENTS

The Safety and Resilience Partners have been supporting the next phase of the risk register review by conducting risk focus groups, this will review the enterprise operational risk registers and the existing HSW registers.

SAFETY AND RESILIENCE MONTHLY REPORT

3.2 HAZARD HUNTER

OBJECTIVE to ensure risk management activities completed by identifying hazards.

TARGET: Number of hazards reported and rectified.

STATUS 2 hazards were identified for December, and 0 have been fully managed.

Noted reduction in hazard reports for December, whilst this could reflect a good result the Safety and Resilience Partners are continuing to promote the importance of reporting hazards to retain a healthy reporting culture.

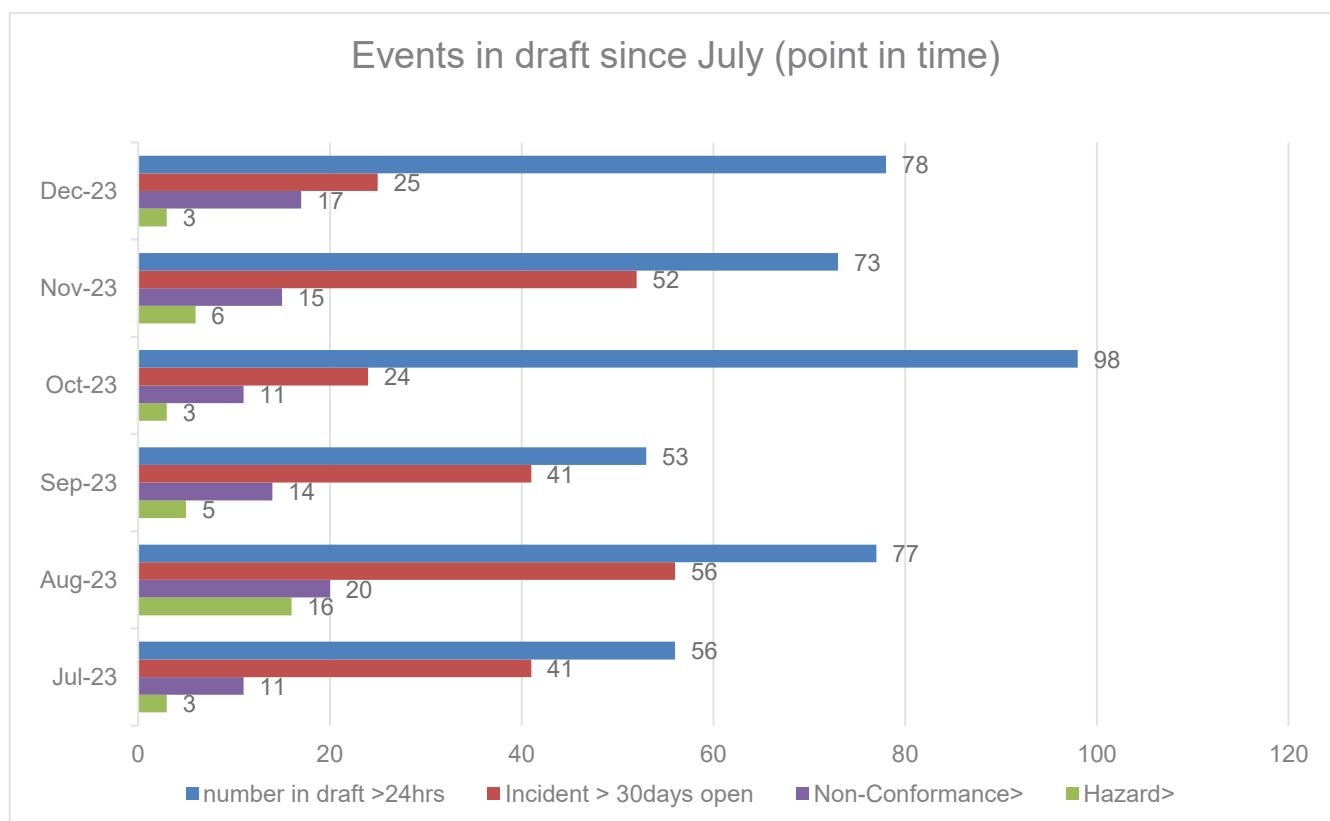
3.3 EVENT REVIEW

OBJECTIVE Risk management activities to support our systems and investigate accidents promptly.

TARGET # number of events in DRAFT after 24 hours (as EOM).

STATUS 55 events in draft for all date range.

This graph shows the trending of events still in draft >24-hour, whilst the number of events remain consistent there is an improvement in incidents and hazards.



3.4 EVENT FORMAL INVESTIGATIONS

Formal investigations completed and forwarded for approval to the manager and executive leadership team to endorse proposed corrective actions. 21 events were entered during the month of December.

One highlighted example is situational awareness with uneven surfaces, resulting in a back injury.

SAFETY AND RESILIENCE MONTHLY REPORT

3.5 EMERGENCY MANAGEMENT COMMITTEE

Progress continues on the Clermont Administration Office rectification.

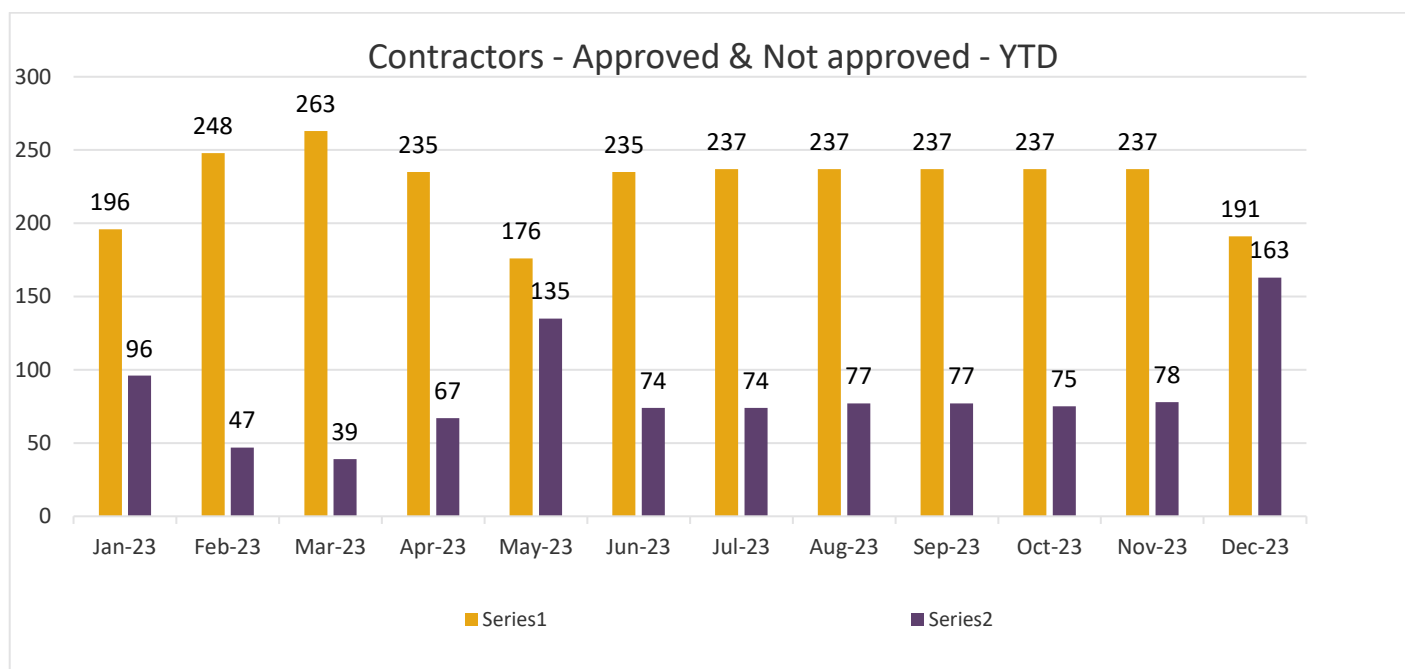
3.6 CONTRACTOR MANAGEMENT

OBJECTIVE Evaluation of contractor and project management documentation and processes.

TARGET report on # approved contractors, # of not approved contractors.

STATUS: # APPROVED contractor companies –179 # NOT APPROVED – 154

S&R team have undertaken a review of contractor compliance during December 2023, which has been reflected in the updated approved/non-approved contractor compliance numbers recorded. The process of onboarding is also currently being reviewed by S&R partner, no current issues of concern.



4. IMPROVING WORKER CONSULTATION

This is how we seek to understand the nature of operations by engaging with the workforce.

4.1 HEALTH, SAFETY, AND WELLBEING COMMITTEES

The 2024 HSW meeting schedule is currently being developed in consultation with OCEO. Once approved it will be posted on IRIS and on the Lucidity Home Page News Items.

OBJECTIVE Completed schedules of meetings.

TARGET 100% of meetings completed against a target at end of the year.

STATUS The meeting schedule specifically attendance at the HSW strategic committee is being monitored for Tier 1 compliance for ELT.

SAFETY AND RESILIENCE MONTHLY REPORT

5. WELLBEING & CAPACITY TO WORK

Ensuring we understand, resource, and monitor employee's health and wellbeing at work.

5.1 VACCINATIONS

We continue to monitor the vaccination register to ensure all workers who are required to have vaccination as part of their employment are reminded and scheduled to receive vaccination.

5.2 DRUG & ALCOHOL TESTING

All Safety and Resilience team members are qualified to facilitate Drug and Alcohol testing.

17 tests were completed for December. 0 non-negative test results.

5.3 FIT TESTING - RESPIRATORY FACE MASK

Nil completed for December.

5.4 WORKER'S COMPENSATION & REHABILITATION

The Wellbeing and Resilience Partners actively monitor all work and non-work-related injuries and illnesses. Ongoing support is provided to staff rehabilitation cases.

5.5 MEDICALS/SKIN CHECKS/FOLLOW UPS & FLU SHOTS

The Wellness and Resilience Partners continue to advocate this initiative, nil conducted in December.

6. AUDIT/ INSPECTIONS

Conducting audits and inspections ensures we comply with our compliance requirements and verify the council's activities.

Audit schedule has been developed and published on IRIS.

OBJECTIVE Develop an audit schedule considering the risks of individual sites.

TARGET 100% of audits completed against the plan.

STATUS: 0 WHS &/OR Environmental Audits completed for December against the plan.

This needs to be reviewed within current resourcing and responsibility to improve tracking of achievement. An expected update on areas for auditing and achievement expected by December 2023.

7. CONTINUOUS IMPROVEMENT

This is the ongoing verification of due diligence activities.

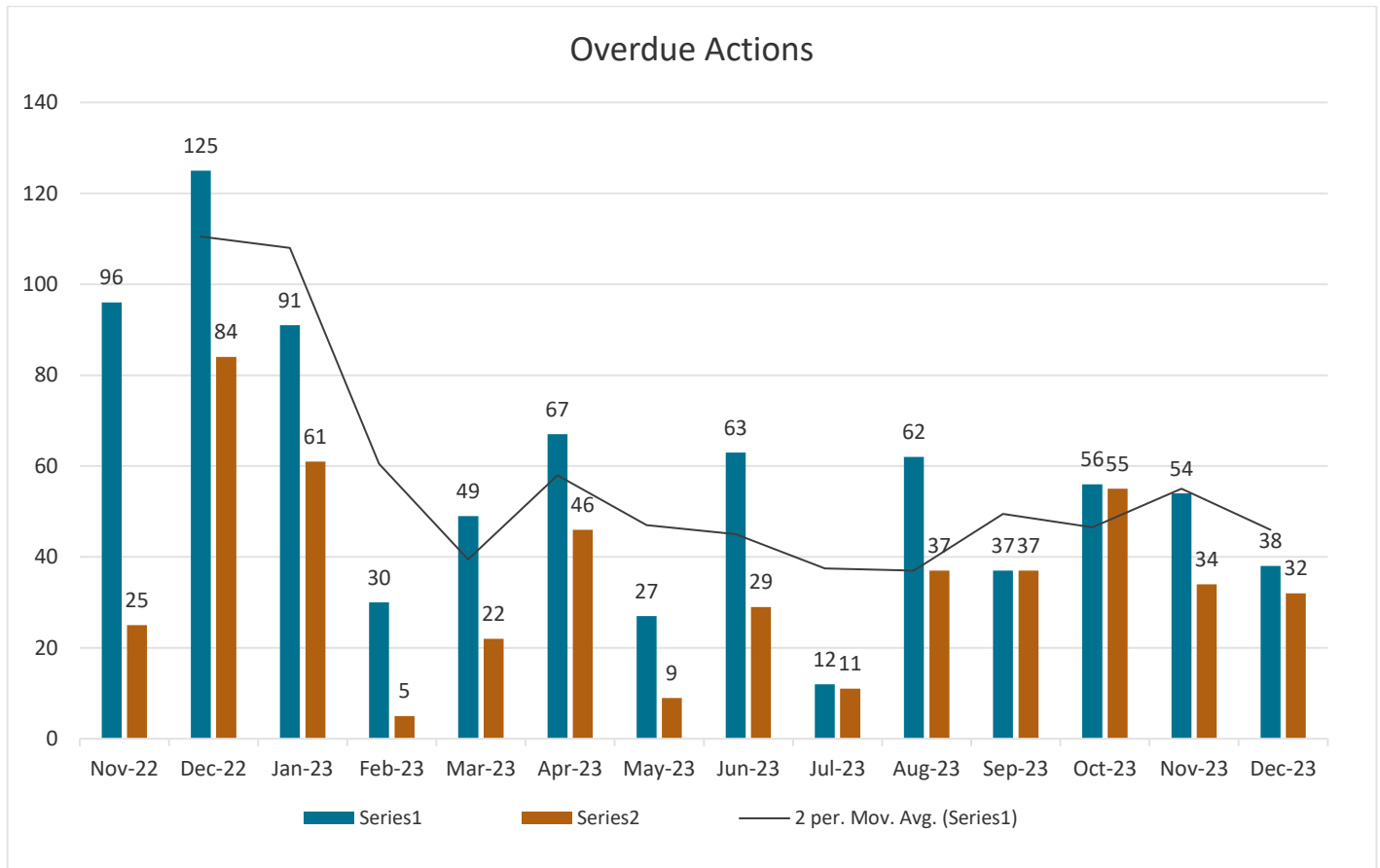
Expired actions from Event Management and Forms modules, as well as the number of actions overdue >30 days. A focus on training and email reminders will continue.

OBJECTIVE Ensure identified corrective actions followed to completion.

TARGET 0 actions greater than >30 days overdue

SAFETY AND RESILIENCE MONTHLY REPORT

STATUS Total 38 overdue actions, 32 overdue >30 days. This is a significant improvement for overdue actions from last month, whilst noting the number above >30 days remains static and continues to receive attention.



8. EMPOWERING AND SUPPORTING LEADERSHIP

This is further verification to ensure that resourcing, monitoring, and compliance activities completed and recorded.

OBJECTIVE Establish LPIs for individual managers.

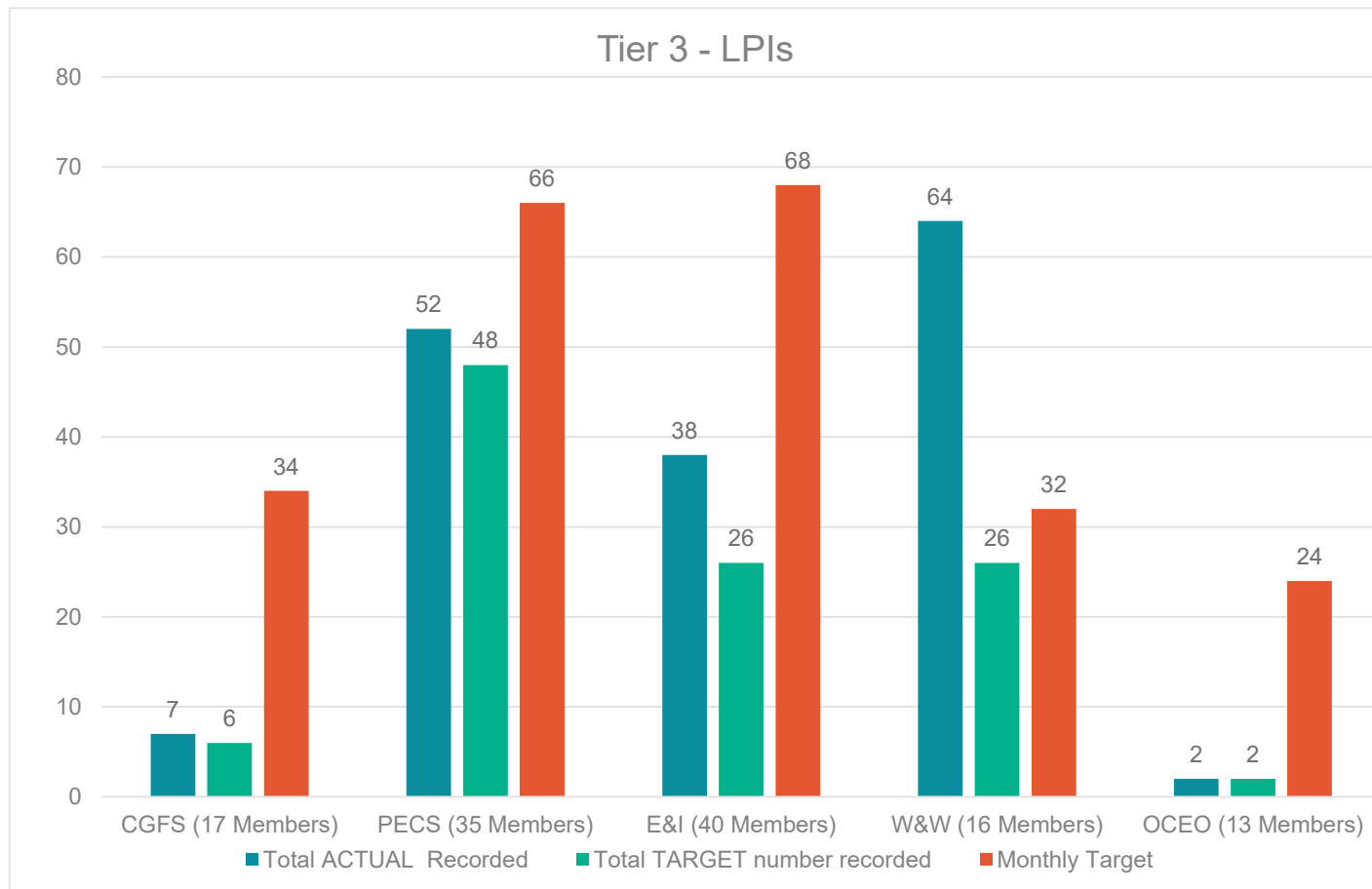
The monthly report will capture tier 3 LPIs, with the annual report capturing the Tier 1 and Tier 2 achievements against objective. Monitored monthly by ELT.

TIER 3 LPIs – ELT, SLT & OLT Members

Each month, every ELT, SLT, and OLT member must complete two of the below LPIs.

TIER 3 LEAD PERFORMANCE INDICATORS ELT, SLT and OLT members - 2 per month - 24 per year									
Lead a Team Talk with your team	Lead a Prestart Talk with your team	Conduct and record a Safety Chat	Provide feedback on HSW procedure or policy	Conduct and record a Post Project Supplier Evaluation form	Conduct and record a Project Monitoring Inspection form	Conduct and record a Site Hazard Inspection	Conduct and record a Wellness Chat	Conduct a coaching session	Conduct a Leadership Activities Report

SAFETY AND RESILIENCE MONTHLY REPORT



It is noted that vacancies and leave have impacted on the monthly results, and it is noted that allowances for leave are made when looking at annual targets.

MEETING DETAILS

Ordinary Meeting

Wednesday 24 January 2024

AUTHOR

Michael Krulic

AUTHOR POSITION

Manager Financial Services

10.3

NOT-FOR-PROFIT – RATES CONCESSION UPDATE

EXECUTIVE SUMMARY

As per Resolution No. 7460, Council adopted a Rates Concession – Not-for-Profit Policy that came into effect on 25 August 2021. This report outlines subsequent organisations that have submitted the appropriate documentation and outlines the concession entitlements as per the adopted Policy, for the approval of Council, along with the updated register.

OFFICER'S RECOMMENDATION

That Council:

- 1. Approves the addition of seven (7) new eligible organisations and removal of one (1) organisation (due to change of ownership) for rates concessions, being the highlighted organisations in the attached proposed register for the Rates Concession - Not-for-Profit Policy.***
- 2. Adopts the Updated Rates Concession Register for Not-For-Profit organisations as per the Rates Concession – Not-for-Profit Policy, in-line with section 122 of the Local Government Regulation 2012.***

BACKGROUND

The purpose of the report is to advise Council on subsequent organisations who have submitted appropriate documentation in line with the Rates Concession – Not-for-Profit Policy. Council has received 7 new eligible application and one application to be removed (due to transfer of ownership) that meet the necessary criteria from relevant organisations within the community since its last report to Council.

The properties proposed to be added and removed have been highlighted in the attached updated Rates Concession Register which also identifies the proposed concession to be granted in line with the Rates Concession – Not-for-Profit Policy and section 122 of the *Local Government Regulation 2012* whereby a Local Government may grant the concession only by a resolution to a stated ratepayer.

The updated Rates Concession Register is presented for Council's consideration in granting concessions to these not-for-profit community organisations.

IMPLICATIONS

Community Groups

As a result of the adopted policy, Attachment 1 details the organisations where Council has received appropriate correspondence and the concession applications to be granted in line with the Rates Concession – Not-for-Profit Policy.

Budget / Financial

Council grants considerable relief to organisations that provide useful social and economic benefits to our community. For the 2022/2023 Financial Year, approximately 100 Not-For-Profit organisations received concessions totalling more than \$390,000 in rates relief.

Attachment 1 outlines all the organisations and their concession entitlements inclusive of the subsequent applications.

CONSULTATION

- Senior Rates Administrator

BASIS FOR RECOMMENDATION

Support the implementation of the Rates Concession - Not-for-Profit Policy and provide support to the community groups of the Isaac Region in delivering social, recreational and other services to the community.

ACTION ACCOUNTABILITY

Manager Rates and Accounts to maintain the Rates Concession Register in accordance with the Rates Concession – Not-for-Profit Policy.

KEY MESSAGES

Adopt this report to grant concessions as per Section 122 of the *Local Government Regulation 2012* demonstrating that Council is transparent in its decision making and is committed to supporting not for profit groups in the Isaac Region.

Report reviewed by:

MICHAEL KRULIC
Manager Financial Services

Date: 9 January 2024

Report authorised by:

DARREN FETTEL
Director Corporate, Governance and Financial Services

Date: 10 January 2024


ATTACHMENTS

- Attachment 1 – Rates Concession Register – January 2024

REFERENCE DOCUMENT

Rates Concession – Not-for-Profit Policy (CORP-POL-025)

RATES CONCESSION REGISTER – as at 1 January 2024

**  Denotes new / updated / removed NFP applications

Property ID	Organisation Name	Property Location	Application Received	Category	General Rate concession	Water Infrastructure Concession	Sewerage Infrastructure Concession
202992	Australian Christian Churches Queensland Ltd	Middlemount	Yes	A	N/A	100%	100%
201685	Broadsound Coastal Community Development Association	Carmila	Yes	A1	100%	100%	N/A
203738	Clarke Creek Campdraft Association Inc	Clarke Creek	Yes	A	100%	N/A	N/A
103336	Clermont and District Senior Citizens Assn. Inc	Clermont	Yes	A	100%	100%	100%
210649	Clermont Artslink Inc	Clermont	Yes	A	100%	100%	100%
103838	Clermont Bowls Club Incorporated	Clermont	Yes	A	100%	100%	100%
103211	Clermont Clay Target Club Inc	Clermont	Yes	A	100%	100%	N/A
104829	Clermont Community Housing and Other Services	Clermont	Yes	A	100%	100%	100%
100207	Clermont Hospital Auxiliary Inc	Clermont	Yes	A	100%	100%	100%
100100	Clermont Hospital Auxiliary Inc	Clermont	Yes	A	100%	100%	100%
104995	Clermont Hospital Auxiliary Inc	Clermont	Yes	A	100%	100%	100%
104576	Clermont Junior Motorcycle Club Inc	Clermont	Yes	A	100%	100%	N/A
208329	Clermont Men's Shed Inc	Clermont	Yes	A	100%	100%	100%
100991	Clermont Pony Club Inc	Clermont	Yes	A	100%	100%	N/A

Property ID	Organisation Name	Property Location	Application Received	Category	General Rate concession	Water Infrastructure Concession	Sewerage Infrastructure Concession
103745	Clermont Rifle Association Inc.	Clermont	Yes	A	100%	N/A	N/A
103153	Clermont Rodeo & Show Society Inc	Clermont	Yes	A	100%	100%	N/A
201947	Dysart Amateur Boxing Club Inc	Dysart	Yes	A	100%	N/A	N/A
202232	Dysart Arts Inc	Dysart	Yes	A	100%	100%	100%
206691	Dysart BMX Club Inc	Dysart	Yes	A	100%	N/A	N/A
204552	Dysart Bowls Club Inc	Dysart	Yes	C	50%	0%	0%
206530	Dysart Gun Club Inc	Dysart	Yes	A	100%	N/A	N/A
203845	Dysart Horse Performance Association Inc	Dysart	Yes	A	100%	100%	N/A
204152	Dysart Junior Motocross Club Inc	Dysart	Yes	A	100%	N/A	N/A
201943	Dysart Junior Rugby League Club	Dysart	Yes	A1	N/A	100%	100%
201942	Dysart Junior Soccer Club	Dysart	No	A1	N/A	100%	100%
204558	Dysart Kindergarten Inc.	Dysart	Yes	A1	100%	100%	100%
201624	Dysart Owners & Trainers Association Inc & Dysart Rodeo Club Inc	Dysart	Yes	A1	100%	100%	N/A
203967	Dysart Pony Club Incorporated	Dysart	Yes	A1	100%	100%	N/A
202231	Dysart Pottery Club Inc	Dysart	Yes	A	100%	100%	100%

Property ID	Organisation Name	Property Location	Application Received	Category	General Rate concession	Water Infrastructure Concession	Sewerage Infrastructure Concession
201948	Dysart Rugby League Football Club Inc	Dysart	Yes	A1	100%	100%	100%
102971	Emergency & Long Term Accommodation in Moranbah	Moranbah	Yes	A	100%	100%	100%
102193	Emergency & Long Term Accommodation in Moranbah Inc	Moranbah	Yes	A	100%	100%	100%
200260	Glenden Junior Motocross Inc.	Glenden	Yes	A	100%	100%	100%
200268	Glenden Pony Club Inc	Glenden	Yes	A1	100%	100%	N/A
200270	Glenden Rodeo Association Inc	Glenden	Yes	A1	100%	100%	N/A
210402	Glenden Rural Interest Inc	Glenden	Yes	A	100%	N/A	N/A
101658	Guides Queensland – Moranbah	Moranbah	Yes	A	N/A	100%	100%
206253	Gymnastics Moranbah Inc	Moranbah	Yes	A	100%	100%	100%
202294	Hinterland Community Care Inc	Dysart	Yes	A	100%	100%	100%
102975	Hinterland Community Care Inc	Moranbah	Yes	A	100%	100%	100%
204452	Ilbilbie Hall Management Association Inc	Ilbilbie	Yes	A	100%	N/A	N/A
103776	Kilcummin Group Selector's Assoc Inc	Kilcummin	Yes	A	100%	N/A	N/A
203217	Landscapes Queensland Limited As Trustee/s	Avoid Island, The Percy Group	Yes	A	100%	N/A	N/A
202374	Middlemount Boxing & Fitness Incorporated	Middlemount	Yes	A	100%	100%	100%

Property ID	Organisation Name	Property Location	Application Received	Category	General Rate concession	Water Infrastructure Concession	Sewerage Infrastructure Concession
202418	Middlemount Community Sports Association Inc	Middlemount	Yes	A	100%	100%	100%
210219	Middlemount Fellowship A O G	Middlemount	Yes	A	N/A	100%	100%
202452	Middlemount Golf Club Inc	Middlemount	Yes	C	50%	0%	0%
203880	Middlemount Horse & Pony Club Inc	Middlemount	Yes	A	100%	100%	N/A
203881	Middlemount Race Club Inc	Middlemount	Yes	A	100%	100%	N/A
203876	Middlemount Rodeo Association Inc	Middlemount	Yes	A	100%	100%	N/A
202417	Middlemount Rugby League Football Club Inc	Middlemount	Yes	A1	100%	100%	100%
202419	Middlemount Touch Football Association Incorporated	Middlemount	Yes	A1	100%	100%	100%
202674	Middlemount Youth Support Incorporated	Middlemount	Yes	A	100%	100%	100%
210255	Moranbah Arts Council Inc	Moranbah	Yes	A	100%	100%	100%
210256	Moranbah Arts Council Inc	Moranbah	Yes	A	100%	100%	100%
206704	Moranbah Arts Council Inc	Moranbah	Yes	A	100%	100%	100%
210294	Moranbah Australian Football Association Inc	Moranbah	Yes	A	100%	100%	100%
206689	Moranbah B.M.X Club Incorporated	Moranbah	Yes	A1	100%	100%	N/A
210221	Moranbah Bowhunters & Field Archers Inc	Moranbah	Yes	A	100%	100%	100%
101125	Moranbah Bowls Club Inc	Moranbah	Yes	B1	50%	50%	50%

Property ID	Organisation Name	Property Location	Application Received	Category	General Rate concession	Water Infrastructure Concession	Sewerage Infrastructure Concession
104661	Moranbah Boxing and Sporting Association Inc	Moranbah	Yes	A	100%	100%	100%
206708	Moranbah Gelsoft Club Inc	Moranbah	Yes	A	100%	N/A	N/A
210250	Moranbah Hawks Football Federation Incorporated	Moranbah	Yes	A1	100%	100%	100%
206252	Moranbah Hockey Association Inc	Moranbah	Yes	A	100%	100%	100%
206711	Moranbah Horse and Pony Club Inc	Moranbah	Yes	A	100%	N/A	N/A
207810	Moranbah Junior Dirt Drag Club Inc	Moranbah	Yes	A1	100%	100%	N/A
206709	Moranbah Kart Club Association Inc	Moranbah	Yes	A	100%	100%	N/A
206707	Moranbah Motorcycle Riders Club Inc	Moranbah	Yes	A1	100%	100%	N/A
100686	Moranbah Neighbourhood Centre Association Inc	Moranbah	Yes	A	100%	100%	100%
101118	Moranbah Neighbourhood Centre Association Inc	Moranbah	Yes	A	100%	100%	100%
210382	Moranbah Netball Association Inc	Moranbah	Yes	A	100%	100%	100%
206706	Moranbah Pistol Club Inc	Moranbah	Yes	A	100%	N/A	N/A
101100	Moranbah Race Club Incorporated	Moranbah	Yes	A1	100%	100%	N/A
206712	Moranbah Rodeo Association Inc & Moranbah Campdrafting Assoc Inc	Moranbah	Yes	A1	100%	100%	N/A
101350	Moranbah Rugby League Football Club Inc	Moranbah	Yes	C	50%	0%	0%

Property ID	Organisation Name	Property Location	Application Received	Category	General Rate concession	Water Infrastructure Concession	Sewerage Infrastructure Concession
206710	Moranbah Speedway Association Inc	Moranbah	Yes	A	100%	100%	N/A
206759	Moranbah Tennis Association Incorporated	Moranbah	Yes	A	100%	100%	100%
210291	Moranbah Touch Football Association Inc	Moranbah	Yes	A	100%	N/A	N/A
210290	Moranbah X-Fit Inc	Moranbah	Yes	A	100%	N/A	N/A
200515	Nebo Community Sport & Recreation Club Inc.	Nebo	Yes	A1	100%	100%	100%
100422	Returned & Service League of Australia (Qld Branch) Clermont	Clermont	Yes	A	100%	100%	100%
206531	Sporting Shooters Association Australia Dysart Branch Inc	Dysart	No		100%	N/A	N/A
203864	Sporting Shooters Association of Australia (Middlemount Branch) Inc	Middlemount	Yes	A	100%	N/A	N/A
210604	St Lawrence Public Sportsground Committee Inc	St Lawrence	Yes	A	100%	100%	N/A
102673	St Vincent De Paul Society Queensland	Clermont	Yes	A	N/A	100%	100%
103245	The Clermont Race Club Inc.	Clermont	Yes	A1	100%	100%	N/A
202229	The Corporation of The Diocesan Synod of North Queensland	Carmila	Yes	A	N/A	100%	N/A
200571	The Corporation of The Diocesan Synod of North Queensland & The Roman Catholic Trust Corporation for the Diocese of Rockhampton	Glenden	Yes	A	100%	100%	100%
204490	The Corporation of the Synod of the Diocese of Rockhampton	St Lawrence	Yes	A	N/A	100%	N/A

Property ID	Organisation Name	Property Location	Application Received	Category	General Rate concession	Water Infrastructure Concession	Sewerage Infrastructure Concession
101076	The Corporation of the Synod of the Diocese of Rockhampton	Moranbah	Yes	A	N/A	100%	100%
202259	The Roman Catholic Trust Corporation for the Diocese of Rockhampton	Carmila	Yes	A	N/A	100%	N/A
102039	The Roman Catholic Trust Corporation for The Diocese Of Rockhampton	Clermont	Yes	A	N/A	100%	100%
100714	The Corporation of the Trustees of The Grand Lodge of the Royal Antediluvian Order of Buffaloes	Moranbah	Yes	A	100%	100%	100%
206082	The Creche and Kindergarten Association Limited	Moranbah	Yes	A	100%	100%	100%
202853	The Creche and Kindergarten Association Limited	Middlemount	Yes	A	100%	100%	100%
201767	The Gowrie (QLD) Inc	Dysart	Yes	A	100%	100%	100%
200011	The Queensland Country Women's Association	Nebo	Yes	A	N/A	100%	100%
100389	The Scout Association of Australia Queensland Branch Inc.	Clermont	Yes	A	100%	100%	100%
202233	The Scout Association of Australia Queensland Branch Inc.	Dysart	Yes	A	100%	100%	100%
102012	The Scout Association of Australia Queensland Branch Inc	Moranbah	Yes	A1	100%	100%	100%
100865	The Trustees of the Moranbah Lodge No. 516 of Antient Free and Accepted Masons of Queensland	Moranbah	Yes	A	100%	100%	100%
103336	The Trustees of Peak Downs Lodge No. 32 of Antient Free and Accepted Masons of Queensland	Clermont	Yes	A	100%	100%	100%

Property ID	Organisation Name	Property Location	Application Received	Category	General Rate concession	Water Infrastructure Concession	Sewerage Infrastructure Concession
203861	The Trustees of The Middlemount Moto Cross Club	Middlemount	Yes	A	100%	N/A	N/A
206705	Theresa Creek Water Sports Club Inc	Clermont	Yes	A	100%	N/A	N/A
103677	Twin Hills Campdraft Association In	Frankfield	Yes	A	100%	N/A	N/A

MEETING DETAILS

Ordinary Meeting

Wednesday 24 January 2024

AUTHOR

Robert Kane

AUTHOR POSITION

Chief Information Officer

10.4

EXCEPTION BASED CONTRACTUAL ARRANGEMENTS - LOCAL GOVERNMENT REGULATION 2012 - CIVICA

EXECUTIVE SUMMARY

The purpose of this report is to seek endorsement via Council resolution for the usage of the Civica Software products as an exception to the Default Contracting Procedures within s235 of the *Local Government Regulation 2012* until 30 June 2024 to maintain access to legacy data and there only being 1 supplier who is reasonably available. Officers will further investigate any alternate options moving forward.

OFFICER'S RECOMMENDATION

That Council:

- 1. Endorse the exception, to enter into a medium sized contractual arrangement with Civica as per Section 235 (b) of the Local Government Regulation 2012, including the existing historical arrangements, given the need to maintain access to legacy data and only 1 supplier who is reasonably available.***

BACKGROUND

Civica software was used for the "ERP" system prior to transferring over to TechOne in 2012. The ongoing "PPLUS licence fees" are therefore purely to allow access to the system used as data retention. This system is mostly used by records and Payroll staff to visit historical data before Council amalgamation. There is a rolling annual licence fee circa \$8,300. Currently Civica is not covered under any contract, however Council continues to use Civica's services.

Around 2015, Council investigated what Road Maintenance Management Systems were available and made the decision to replace the Shepherd Services program with the Asset Edge Reflect program. Recover and Signum programs were later installed in the suite. Asset Edge was bought out by Civica several years later. These programs have been used for local and main roads defect collection, reporting and programming, DRFA capture and evidence and for temporary sign controls and records throughout this time.

DISCUSSION

ERP System

With the purchase of any critical IT system, Isaac Regional Council enters into a maintenance agreement to safeguard against major business disruption, should the system fail. From a financial perspective, these agreements normally constitute annual license fee payments for the term of the agreement. The current agreement with Civica ended in 2021, and annual payments of around \$9,000 will be required ongoing to cover data maintenance.

As Civica is the owner of the legacy software, it is therefore an appropriate use of the exception provisions of Section 235 of the *Local Government Regulations 2012*, whereby a local government may enter into a medium-sized contractual arrangement or large-sized contractual arrangement without first inviting written quotes or tenders if;

- (a) the local government resolves it is satisfied that there is only 1 supplier who is reasonably available.

Reflect, Recover and Signum Programs

Council currently uses the programs Reflect, Recover and Signum programs on a daily basis. A lot of time has been invested in setting up the programs, tailoring them to our needs and collecting current and concise defect data. As well as being used by our roads team members, team leaders and overseers, we also have a dedicated road inspection team who use these programs for defect collection, upgrading, programming and proof of completion. The data from Reflect forms our RMPC and local road operational backlog lists and road programs.

- **REFLECT** – We have separate databases for local roads and main roads defect reporting. There are also databases that assist with data collection for items such as road water points, grids, playground inspections and floodway/culvert inspections. An annual agreement is required for renewal of this program. Costing is based on the amount of devices using the program within Council and is calculated each year.
- **RECOVER** – This program is used purely for DRFA works. It is used for initial defect collection and reporting, programming by work teams conducting works and captures evidence of completed works. This is currently entered into on a 3 year lump sum basis that allows for unlimited flood events during that time.
- **SIGNUM** – This program captures placement and removal of temporary signs within our Main Road and Council road networks. It is used for evidence of signage for DRFA and insurance claims as well as providing reports for internal monitoring. This program is based on an annual agreement and lump sum payment.

IMPLICATIONS

The request for approval via Council Resolution will thereafter allow officers to continue to utilise Civica for maintaining the data and accessing documentation from the ERP system used prior to Council amalgamation, without concern for potential non-compliance to legislation whilst allowing Council officers to investigate all available options moving forward.

It will also allow for the continued database use and support of Reflect, Recover and Signum programs for our road maintenance management, RMPC defect logging and contract/claim requirements and DRFA works during the time Council officers investigate all available options moving forward in order to meet Procurement legislation guidelines.

CONSULTATION

Manager Contracts and Procurement.

Senior Project and Administration Services Officer

Acting Director Corporate, Governance and Financial Services

BASIS FOR RECOMMENDATION

Compliance with s235 of the *Local Government Regulations (2012)*.

ACTION ACCOUNTABILITY

Manager – Contracts and Procurement; is accountable for compliance with s235 of the Local Government Regulations (2012), and the Procurement Policy.

KEY MESSAGES

The exceptions to the *Local Government Regulations 2012* under s235 (a) require Council resolution to ensure compliance.

Report prepared by:

ROBERT KANE
Chief Information Officer

Date: 21 December 2023

Report authorised by:

DARREN FETTEL
Director Corporate Governance and Financial
Services

Date: 10 January 2024

ATTACHMENTS

- Nil

REFERENCE DOCUMENT

- *Local Government Regulations 2012*
- Isaac Regional Council Procurement Policy

MEETING DETAILS

Ordinary Meeting

Wednesday 24 January 2024

AUTHOR

Alexis Coutts

AUTHOR POSITION

Manager Safety and Resilience

10.5

ISAAC REGIONAL COUNCIL LOCAL DISASTER MANAGEMENT PLAN

EXECUTIVE SUMMARY

This report is to seek final endorsement of the Local Disaster Management Plan (LDMP) as amended. The latest annual review of LDMP mainly resulted in the refreshing of all URL links to relevant resources and added Community Noticeboard locations. The plan has been endorsed by the District Disaster Coordinator in December 2023 and the plan is also required to be endorsed by Council under the Queensland Disaster Management Arrangements (*Disaster Management Act 2003*, Part 5, Section 80, 1 (b)).

OFFICER'S RECOMMENDATION

That Council:

1. **Endorse the Isaac Regional Council Local Disaster Management Plan 2023.**

BACKGROUND

As part of the Queensland Disaster Management Arrangements (*Disaster Management Act 2003*) Council is required to update the Local Disaster Management Plan (LDMP) annually. This review and update was completed in July 2023 through the Local Disaster Management Group (LDMG).

The key changes to the LDMP resulting from the review were refreshing of all URL links to relevant resources and added Community Noticeboard locations.

The plan has been endorsed by the District Disaster Coordinator in December 2023 and the plan is also required to be endorsed by Council under the Queensland Disaster Management Arrangements (*Disaster Management Act 2003*, Part 5, Section 80, 1 (b)).

For the information of Council only, minutes of the LDMG meetings for 2023 have been provided as reference documents.

IMPLICATIONS

To meet legislative requirements that the Local Disaster Management Plan is reviewed and endorsed appropriately in accordance with the Queensland Disaster Management arrangements (*Disaster Management Act 2003*).

CONSULTATION

- Local Disaster Management Group
- District Disaster Management Group
- Local Disaster Management Group Chair
- Local Disaster Coordinator
- Deputy Local Disaster Coordinator
- Senior Disaster and Emergency Resilience Partner
- District Disaster Coordinator
- Executive Officer Mackay District Disaster Management Group
- SES Local Controller

BASIS FOR RECOMMENDATION

Endorsement of the LDMP to comply with the Queensland Disaster Management Arrangements (*Disaster Management Act 2003*), and to note the LDMG meeting minutes for the information of Council.

ACTION ACCOUNTABILITY

Safety and Resilience team in consultation with the Local Disaster Coordinator and the Chair of the Local Disaster Management Group to ensure the plan is reviewed and tested annually, and all confirmed minutes from meetings are sent to all members of the Isaac Local Disaster Management Group.

KEY MESSAGES

- The Local Disaster Management Plan is up to date and communicated.
- The current plan is available to the public via the Isaac Council website.
- Regular reporting to meet good Governance.

Report Prepared By:

ALEXIS COUTTS
Manager Safety and Resilience

Date: 9 January 2024

Report Authorised By:

DARREN FETTELL
Director Corporate, Governance and Financial Services

Date: 10 January 2024

ATTACHMENTS

- Attachment 1 - Local Disaster Management Plan 2023 (LDMP)

REFERENCE DOCUMENT

- Local Disaster Management Plan 2022
- LDMG Meeting minutes – 23 March 2023

- LDMG Meeting minutes – 13 July 2023
- LDMG Meeting minutes – 23 November 2023

LOCAL DISASTER MANAGEMENT PLAN

Presented by: Local Disaster Management Group
Adopted: 13 July 2023
Resolution No:
Current as at: 13 July 2023

ISAAC
REGION

HELPING TO ENERGISE THE WORLD

FIRST NATIONS ACKNOWLEDGEMENT

Isaac Regional Council acknowledges the Koinjmal, Widi, Birriah, Barada Kabalbara Yetimarala, Jangga, Barada Barna, Wangan and Jagalingou peoples as the Traditional Owners of the lands and waterways throughout the Isaac region and their enduring cultural connection to country and community. We pay our respects to elders past, present and emerging for they hold the stories, culture and traditions of Aboriginal and Torres Strait Island People.

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FOREWORD

This Local Disaster Management Plan (LDMP) has been prepared to assist the Isaac Local Disaster Management Group (LDMG). The LDMP is designed to detail the preparation of mitigation measures to protect the community and community assets by the Prevention of, Preparedness for, Response to and Recovery from one or a combination of the potential disasters which may impact and effect all or parts of the Isaac Region.

To assist in the above process, the Isaac LDMG has prepared specific Sub Plans to address the many facets of Disaster Management likely to arise as a result of activation of the LDMG prior to any disaster impacting the Isaac Region.

In accordance with the Queensland Disaster Management Guidelines and s59 of the *Disaster Management Act 2003*, the LDC and the Isaac LDMG may review or renew the plan when appropriate however, the effectiveness of the plan must be tested and reviewed annually. This plan will be tested to ensure currency of information and familiarity of members of the LDMG with the plan, to ensure disaster management arrangements within the Isaac Regional are effective.

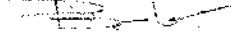
PLAN ENDORSEMENT

The preparation of this LDMP has been undertaken in accordance with the *Disaster Management Act 2003* (the Act) and the Queensland State Disaster Management Plan to provide for effective disaster management in the Isaac Region.

Cr Mayor Anne Baker

Chair of Local Disaster Management Group

Isaac Regional Council

Sign 

Date 02/10/2023

Darren Fettell

Local Disaster Coordinator

Isaac Regional Council

Sign 

Date 11/10/2023

Graeme Paine

District Disaster Coordinator

Queensland Police Service – Mackay Police District

Sign 

Date 7/12/23

DOCUMENT CONTROL

AMENDMENT CONTROL

This LDMP is a controlled document. The controller of the document is the Isaac Local Disaster Coordinator. Any proposed amendments to this plan should be forwarded by email to ldcc.isaac@isaac.qld.gov.au or in writing to:

Local Disaster Coordinator
C/- Isaac Regional Council
PO BOX 97
Moranbah QLD 4744

Any changes to the intent or content of the document must be approved and endorsed by the LDMG and as per endorsement above. An amendment register will be maintained below.

AMENDMENT REGISTER

VERSION	DATE	AMENDMENT PLAN UPDATED	
V 14	November 2021	LDC & team	Review by LDMG, with endorsement from LDMG on 25 November 2021.
V 15	September 2022	LDC & team	Review by LDMG, with endorsement from LDMG on 10 November 2022.
V16	July 2023	LDC & team	Review by the LDMG, with endorsement from LDMG on 13 July 2023,

DISTRIBUTION

Distribution of the plan complies with Section 60 of the *Disaster Management Act 2003* which requires the LDMP to be available for inspection, free of charge, to members of the public.

Electronic copies of the plan shall also be made available to the public on Isaac Regional Council's website.

A full and complete copy of the plan will be distributed in accordance with this list.

POSITION	AGENCY
Chairperson Isaac LDMG	Isaac Regional Council
Deputy Chairperson Isaac LDMG	Isaac Regional Council
Chief Executive Officer	Isaac Regional Council
Local Disaster Coordinator	Isaac Regional Council
Deputy Local Disaster Coordinator	Isaac Regional Council
Local Recovery Coordinator	Isaac Regional Council
Isaac Public Website (external)	Isaac Regional Council
Isaac Staff Intranet (internal)	Isaac Regional Council
Customer Service Counters (hardcopy)	Isaac Regional Council
Isaac Local Disaster Management Group	Isaac Membership
Isaac Local Disaster Coordination Centre Staff	Isaac Regional Council
Community Advisory Sub Group Members	Various

PURPOSE

The LDMP details the arrangements within the Isaac Regional Council area to plan and coordinate capability in disaster management and disaster operations. Striving to safeguard people, property and the environment from disaster impacts in line with the objectives set out in the Queensland Disaster Management 2016 Strategic Policy Statement.

The main direct threats to the Isaac Region have been identified as a mixture of naturally occurring weather events (e.g., cyclones, storms) or disasters that occur following a weather event (e.g., fires, storm surges, storm tides and flooding). Due to the nature of the economy and the industries supporting it, there are increased chances of manmade disasters, such as hazardous material accidents, animal disease management or major transport accident (road, rail or air) that exceeds the capacity of hazard specific agencies to manage.

Other identified hazards that are less likely to occur, but still require planning, include earthquakes, tsunamis, landslides, epidemics/pandemics, and terrorism. Further, the failure of critical infrastructure, such as electricity, communications or water and sewerage infrastructure are also factored into disaster management planning.

The Isaac LDMG is responsible for developing hazard specific plans that effectively manage disaster across a range of priorities, often with opposing events occurring in various locations of the region.

The Isaac LDMG approach is to use a comprehensive, all agencies, all hazards approach that reflects management of risks, effective planning, a scalable structure, and a continuous improvement philosophy.

SCOPE

This plan details arrangements necessary to undertake disaster management within the Local Government Area of Isaac Regional Council.

OBJECTIVES OF THE PLAN

The key objective is to implement effective disaster management strategies and local operational arrangements. Local area capability and leadership is recognised as the frontline for successful disaster management.

PRIMARY OBJECTIVES INCLUDE

To assess risk to the community:

- To preserve lives and keep residents and visitors to the Isaac region as safe as possible from disasters.
- Ensure there is a clear and consistent approach to disaster management and response across the Isaac region and one which aligns with State requirements.
- Protect essential services and infrastructure during an event.
- Collaboratively work with District and State disaster support groups and State agencies during events.
- During normal times, undertake planning and source effective investment into disaster prevention and mitigation activities and works that will build and improve community resilience.
- The development, review, and assessment of effective disaster management for the Isaac region, including arrangements for mitigating, preventing, preparing for, responding to and recovering from a disaster.
- An all-agencies approach which recognises that the development, implementation and monitoring of priorities for disaster management for the local government area.

- Compliance with the Queensland Disaster Management Committee (QDMC) the Strategic Policy Statement; the State Disaster Management Plan; the Local Disaster Management Guidelines, and any other Guidelines relevant to local level disaster management and disaster operations.
- Hasten community and business recovery post an event.
- Incorporate risk-based planning into disaster management decision making.
- Continuously improve disaster management through implementation of innovation, research and lessons learned.

DISASTER MANAGEMENT ARRANGEMENTS

STRATEGIC POLICY STATEMENT

The development of a Strategic Policy Framework for Disaster Management is the responsibility of the State Disaster Management Group as per s18 of the *Disaster Management Act 2003*. The local government's responsibility under the Act is outlined in s30 and states that the local government is to ensure that Disaster Management and disaster operations in the area are consistent with the State's Strategic Policy Statement for disaster management. https://www.disaster.qld.gov.au/__data/assets/pdf_file/0022/337234/2016-Strategic-Policy-Statement.pdf

The development of the LDMP and establishment of the LDMG enhances community preparedness and capacity to respond and recover after experiencing a disaster. Local government has a key role in identifying and understanding the hazards and risks that could threaten the safety of their communities. This includes the development and implementation of strategies that prevent, prepare, respond and recover from disasters, within their human, financial and physical resource capacities.

DISASTER MANAGEMENT IN QUEENSLAND

Queensland Disaster Management Arrangements (QDMA) are characterised by and implemented through strong partnerships between government, government-owned corporations, NGOs, commerce and industry sectors and the local community.

https://www.disaster.qld.gov.au/__data/assets/pdf_file/0029/339509/Queensland-Disaster-Management-Arrangements-Participant-Guide.pdf

The arrangements recognise and promote collaboration to ensure comprehensive disaster management through the effective coordination of disaster risk planning, services, information and resources.

Queensland's Disaster Management Arrangements comprise of four-tiered system: 3 levels of government – local, state and federal – and an additional state government tier between local and state levels known as disaster districts. These disaster districts enable a more efficient and effective operational service delivery in support of local communities and address the size, complexity and diversity of Queensland.

DISASTER MANAGEMENT STRUCTURES

Queensland Disaster Management Arrangements (QDMA) enable a progressive escalation of support and assistance through the four tiers as required. These arrangements comprise several key management and coordination structures for achieving effective disaster management in Queensland.

The Act provides the legislative basis for the Queensland Disaster Management arrangements (QDMA).

The QDMA is based on five main principles:

- The Comprehensive approach
- The all-hazards approach
- All agencies approach

- Local disaster management capability.
- A prepared, resilient community.

It is also based on a tiered system incorporating all three levels of government (Australian, State and Local). The key disaster response focus rests with Local Government, underpinned by support from the District and State Disaster Groups (see Figure 1). The State Government has a primary responsibility to ensure effective disaster management is developed and implemented for the State, and to identify and coordinate additional external assistance and resources relating to disaster management and disaster operations.

The Act provides the following clear guiding principles that disaster management must be planned for:

- To implement preventative measures that reduce the likelihood of an event occurring
- To implement preventative measures that reduce the severity of an event if, and when it occurs
- To prepare the community to cope with the effects of an event – education, resources, services
- To capably respond to an event, and minimise its disruptive and costly effects
- To recover from an event – including social support, reconstruction and restoration of assets and the environment.

QUALITY ASSURANCE FRAMEWORK

Disaster management and disaster operations within the Isaac Regional Council aim to be consistent with IGEM Emergency Management Assurance Framework.

<https://www.igem.qld.gov.au/assurance-framework>

This is achieved by following the framework objectives to:

- Direct, guide and focus work of all entities, including all tiers of government, to achieve key disaster management outcomes for the community
- Promote cooperation between entities responsible for disaster management in the State
- Support emergency services, other entities and the community to identify and improve disaster management capabilities
 - Identify opportunities for cooperative partnerships to improve disaster management outcomes
 - Support continuous improvement in disaster management
 - Provide consistency and reinforce “cultural interoperability” based on “shared responsibilities”



FUNCTIONS OF THE LOCAL DISASTER MANAGEMENT GROUP

The functions of the Local Disaster Management Group are outlined in Section 30 of the *Disaster Management Act 2003*.

MEMBERSHIP

Membership is as in accordance with Section 33 and 34 of the Act. The LDMG will advise QFES and the Chair of the Mackay District Disaster Management Group annually of the membership of the LDMG.

In accordance with Section 33 of the Act, the relevant local government should appoint a Chairperson to the LDMG. The Chairperson must be a Councillor of the Local Government.

The following are the **EXECUTIVE MEMBERS** of the Isaac LDMG:

This is the core membership of the executive of the LDMG, from time-to-time additional persons are included such as the CEO and Director of Planning, Environment & Community Services for non-activation meetings.

Position within Isaac Regional Council	LDMG Role
Mayor	LDMG Chair
Deputy Mayor	LDMG Deputy Chair
Director Corporate Governance & Financial Services	Local Disaster Coordinator
Manager Safety & Resilience	Deputy Local Disaster Coordinator
Disaster Resilience Partner	Disaster Management Officer

The following are **MEMBERS** of the Isaac LDMG:

Agency	Position
Isaac Regional Council	Chief Executive Officer
Isaac Regional Council	Director Planning, Environment & Community Services - Local Recovery Coordinator
Isaac Regional Council	Manager Engaged Communities
Isaac Regional Council	Disaster Resilience Partner
Queensland Police Service	QPS/Mackay DDMG
Queensland Fire & Emergency Services	Area Representative
Queensland Police Service	Officer in Charge Moranbah
Queensland Ambulance Service	Officer in Charge Moranbah
Queensland Health	Mackay Hospital & Health Service Emergency Management Coordinator
Isaac Regional Council	SES Local Controller
Isaac Regional Council	Safety & Resilience Support (Secretariat)

The following are example **ADVISORY MEMBER** Agencies:

Government agencies

Australian Red Cross	Department of Communities	Department of Education
Department of Transport & Main Roads	Ergon Energy	North Queensland Primary Health Network
Mackay Hospital and Health Service	Queensland Fire & Rescue Service	Queensland Reconstruction Authority
Industry & other local agencies	Other industries/organisations may be invited as relevant	
Anglo American	Arrow Energy	Aurizon
BHP	Bravus Mining	Civeo
Dyno Nobel	Glencore	Peabody
Fitzroy	Vitrinite	Terracom
First Nations Representatives		

ADMINISTRATION

Local Disaster Management Group meetings are mandated in section 12 of the Disaster Management Regulation 2014. The Local Disaster Management Group must meet at least once every six months.. The Isaac LDMG meets at least three times a year at the Isaac Regional Council offices across the region. Attendance at meetings can be either in person, video or teleconference, and minutes are recorded and retained.

The Local Disaster Coordinator is responsible for the administration of the group. The following administrative tasks are to be undertaken for the group:

- keep minutes of meetings
- maintain contact lists
- maintain membership lists
- update local disaster management plan
- register correspondence
- prepare reports (as listed below)
- coordinate meetings.

The LDMG utilises the Guardian Incident Management System (IMS) to control all records during a disaster, and information is managed in accordance with Isaac Regional Council document management procedures. This ensures that document protection, confidentiality, and waste disposal of information in the LDCC is adequately managed.

Guardian IMS is widely used throughout Queensland local governments as their preferred disaster management software and provides interoperability between LDMGs. It provides a full state-wide view in a secure and scalable, cloud-hosted environment allowing Council to manage incidents, intelligence, and reporting.

MEETINGS

The Isaac Local Disaster Management Group will meet:

- under normal circumstances – three times per calendar year
- under emergency/disaster conditions - at the request of the Chairperson or LDC of the Isaac LDMG or their delegate or the request of the DDC.

The quorum for LDMG meetings is half of the core group plus one.

AGENCY STATUS REPORTS

Written status reports on behalf of member agencies are used to update LDMG members on the status of agency disaster management initiatives, projects, training, community awareness, disaster management plans, operations and contact information.

This information assists the LDMG to evaluate the status of disaster management and disaster operations for the Isaac Region. Member status reports are provided in writing at all regular LDMG meetings.

Advisory member agencies are to provide a verbal update at LDMG meetings only.

ANNUAL REPORTS

The LDMG is required to complete a status report as requested and provide the completed report to the District Disaster Coordinator, Mackay Disaster District. This review may be conducted in conjunction with other local government areas with the Mackay district. The Local Disaster Coordinator is responsible for the development of the report if requested.

COMMUNITY ADVISORY SUB GROUPS

The role of the Community Advisory Sub Groups is to provide information and assistance to the Isaac Local Disaster Management Group (LDMG) and the communities they represent in relation to the potential or actual impact of disasters. These groups will provide great value during normal times, as they bring forward knowledgeable local community representatives that can assist the LDMG in preventative and preparedness activities to build resilience.

A term of reference has been developed for the Community Advisory Groups and which will be reviewed by the group and endorsed by the LDMG.

In addition to the legislated members of the LDMG, the LDMG Chairperson may appoint community advisory group representatives to provide specialist advice relevant to their community.

Appointed committee members may from time to time be invited to attend LDMG meetings and participate in discussion, but do not form part of the Isaac LDMG core membership. They have no decision-making power, nor do they have voting rights. Community Advisory group input is considered valuable to the LDMG decision making however meeting resolutions will only be carried by member consensus and advisors will not be included in the calculation of the quorum.

The Community Advisory Sub Groups are chaired by elected representatives of the Isaac Regional Council and have been established at:

- | | |
|---------------|------------------|
| • Isaac Coast | • Glenden & Nebo |
| • Clermont | • Middlemount |
| • Dysart | • Nebo |

SUB GROUP MEMBERSHIP

Membership of the Community Advisory Sub Group is dependent upon local resources, but should include:

- | | |
|-------------------------------------|----------------------------------|
| • Elected member/s (Chair) | • LDC/Deputy/DMO |
| • Local agencies (QPS/QAS/QFES/SES) | • Local advisory members of LDMG |
| • Local school principals | • Hospitals |
| • IRC Community Relations Officer | • Other local stakeholders |

LDMG MEMBER ROLES AND RESPONSIBILITIES

All members of the LDMG have the following common roles and responsibilities:

- Are available to attend and actively participate in LDMG activities, including meetings, exercises and training opportunities.
- Can capably represent their Agency.
- Have full knowledge of the services and resources their Agency can provide.
- Understand and are appropriately briefed on their Agencies expectations and can therefore actively participate in LDMG activities.
- Will actively contribute Agency input into LDMG plans, projects and activities.
- Of suitable classification level or authority level to be able to commit Agency resources.
- Have nominated an acceptable deputy, also appropriately qualified to take on their responsibilities should they be unavailable, or to provide additional support during extended operations.

MEMBER RESPONSIBILITIES

The LDMG Executive have specific responsibilities:

LDMG POSITION	RESPONSIBILITIES / ACCOUNTABILITIES
CHAIRPERSON In accordance with s. 34 of the Act the relevant local government should appoint a Chairperson to the LDMG.	Manage and coordinate the business of the group. Activate the LDMG when conditions warrant. Ensure, as far as practicable, that the group performs its functions. To report regularly to the relevant district group, and the chief executive of the department, about the performance by the local group of its functions In accordance with <i>Disaster Regulations 2014</i> s16(2), the Chairperson is to preside at LDMG meetings.
DEPUTY CHAIRPERSON In accordance with s. 34 of the Act the relevant local government should appoint a Deputy Chairperson to the LDMG.	Section 16(2) The Deputy Chairperson is to preside at LDMG meetings if the Chairperson is absent from the meeting.
LOCAL DISASTER COORDINATOR In accordance with s. 35 of the Act, the Chair of the LDMG must, after consultation with the QFES	Advise the Mayor (Chair), the CEO IRC, and the Isaac LDMG on disaster related matters, during normal times and during disasters. In doing this, the LDC will also work within the organisational structure using direct access to senior staff, with higher financial delegations and authority to deploy specific resources as required.

Commissioner, QFES, appoint a local disaster coordinator (LDC) for the group.

Maintain normal position reporting relationships within the organisational structure outside times of disaster.
Report regularly to the LDMG about disaster operations
Undertake public awareness and education activities on disaster preparedness during normal times – schools, business, and residents.
Facilitate the preparation and review of the IRC Local Disaster Management Plan, its sub-plans, and maintain currency of same
Maintain the operational readiness of the local disaster control centre.
Induction, training, and sourcing staff and agency representatives to operate the disaster control centre.
Ensure an appropriate level of staffing and expertise in the LDCC.
Activate the LDCC
Ensure, as far as practicable, that any decisions of the LDMG about disaster operations are implemented.
Determine rosters and manage operations fatigue so that there is continuous leadership, authority and responsibility in key positions in the LDCC.
Manage the governance and reporting requirements of the Counter Disaster Operations Claims component of the Disaster Recovery Funding Arrangements (DRFA) and to the IRC Finance Department
The LDC has authority to incur expenditure during a disaster event for disaster related matters in addition the LDC is authorised under a number of disaster sub-plans to direct staff and coordinate resources necessary for particular functions necessary and appropriate for responding to the event.
The LDC will make effective use of delegation during a disaster event and maintain clear lines of communication with the Chair and CEO.

LOCAL RECOVERY COORDINATOR

The LRC and LDC should liaise regularly during disaster operations. The role of a LRC, where appointed, is to chair the Local Recovery Group (LRG), liaise with functional lead agency representatives, and work with agencies and the community to assist the LDMG to implement their Recovery Sub-Plan and coordinate a recovery strategy during disaster operations

SECRETARIAT

The Secretariat is not a legislated position, therefore should be appointed by, and report to the Executive Team.

If the appointed Secretariat is not a member of the LDMG, this position should not be included in the calculation of a quorum.

A Secretariat may provide support to the LDMG including:

- Managing legislative requirements relating to administration and meetings
 - Managing the LDMG meeting cycle and associated responsibilities including monitoring action items and resolutions
 - Maintaining member contact details in accordance with information privacy principles
 - Managing information, record keeping, decision making and administrative requirements
 - Monitoring member induction and training records.
-

STATE AGENCY ROLES AND RESPONSIBILITIES

Refer to the State Disaster Management Plan for the roles and responsibilities as per the State Disaster Management Plan:

https://www.disaster.qld.gov.au/_data/assets/pdf_file/0027/339336/Interim-2023-QSDMP-V1.2.pdf

LOCAL RECOVERY SUB COMMITTEES

The recovery subcommittee is formed during disaster activities as required by the LDMG to support the transition from disaster response to recovery and ensure that appropriate meeting minutes are documented with respect to all recovery group activities. Members of the established Community Advisory Subgroups will be invited to participate in recovery activities relevant to their local communities. The activities, meetings and reports are to be coordinated by the Local Recovery Coordinator.

ISAAC COMMUNITY CHARACTERISTICS

The Isaac local government area spans an area of approximately 58,000 km². The Isaac region is bordered by the local government areas of Mackay, Whitsunday, Rockhampton, Livingstone, Barcaldine, Banana, Charters Towers and Central Highlands.

Located in Central Queensland, from the coast to the coalfields, Isaac is 1,000km north-west of Brisbane and 900km south of Cairns, with access to world class export infrastructure.

Isaac Regional Council was formed in March 2008, as part of Queensland's reform process to local government. The process amalgamated three Shires; Belyando, Broadsound and Nebo. The region has an estimated population of 22,046 residents (2021 Census) living in 17 townships and communities. Major towns include Clermont, Dysart and Moranbah with smaller townships located at Coppabella, Glenden, Middlemount, Nebo and St Lawrence. Our small communities consist of those at Carmila, Clairview, Clarke Creek, Greenhill, Ilbilbie, Kilcummin, Mackenzie River, Mistake Creek and Valkyrie.

The region is characterised by a mix of strong industries, including coal and gas mining, cattle grazing, sugar cane and grain farming (ABS, 2016). The Isaac region has several new renewable energy projects such as solar farms and wind farms under construction or pending approval. Expanding industries include aquaculture, fruit and vegetable growing. Including non-residential workers on shift, the full-time equivalent population is estimated to be 32,990 (Bowen Basin Population Report 2021).

The Isaac region consists of a variety of topographies ranging from those associated with coastal lowlands to hills and mountain ranges. The overall topography is a relatively flat landscape associated with areas of the central highlands. The coastline is made up of sandy beaches, estuaries and rocky outcrops. Moving inland the area remains low lying and tidal. Further west the flat areas give way to gently rolling hills, some areas of flat fertile land and rough hilly country. The land rises dramatically at the foothills of the Connors Range which forms a natural boundary between the coastal landscape and the western highlands.

The major river systems in the region are the Connors and Isaac Rivers which are upstream tributaries of the Fitzroy Basin with flows through the Isaac townships of Nebo, Middlemount, Moranbah and Clermont. The Belyando River located in the west of the region is an upstream tributary of the Burdekin catchment.

ESTIMATED RESIDENT POPULATION BY AGE

LGA / STATE	AGE GROUP									
	0-14		15-24		25-44		45-64		65+	
ISAAC (R)	4,691	21.3%	2,580	11.7%	7,759	35.2%	5,514	25%	1,496	6.8%
QLD	964,319	18.7%	637,245	12.4%	1,389,541	26.9%	1,289,431	25%	875,603	17%

INDIGENOUS STATUS

LGA / STATE	INDIGENOUS PERSON						INDIGENOUS STATUS NOT STATED		NON-INDIGENOUS PERSON		TOTAL PERSONS
	ABORIGINAL		TORRES STRAIT ISLANDER		BOTH						
ISAAC (R)	927	4.2%	136	0.6%	37	0.4%	4,520	20.5%	16,364	74.2%	22,046
QLD	139,405	3.7%	21,772	0.4%	22,122	0.4%			4,635,042	89.9%	5,156,138

In the 2021 Census, there were 22,046 people in Isaac (R) (Local Government Areas) of these 56.2% were male and 43.8% were female.

Aboriginal and Torres Strait Islander people made up 5.3% of the population.

The median age of people in Isaac (R) (Local Government Areas) was 34 years. Children aged 0 – 14 years made up 21.3% of the population and people aged 65 years and over made up 6.8% of the population.

ESTIMATED RESIDENT POPULATION BY LOCALITY

*Census data unavailable for this locality due to no people or very low population

COMMUNITY	POPULATION	COMMUNITY	POPULATION	COMMUNITY	POPULATION
BELYANDO	307	ELPHINSTONE	9	MISTAKE CREEK	36
BLUE MOUNTAIN	*	FRANKFIELD	100	MORANBAH	9,425
BURTON	83	GEMINI MOUNTAINS	65	MOUNT BRITTON	4
CARMILA	340	GLENDEN	477	NEBO	857
CLAIRVIEW	167	HAIL CREEK	179	OXFORD	43
CLARKE CREEK	32	ILBILBIE	358	PASHA	75
CLERMONT	2,952	KILCUMMIN	228	PEAK VALE	40
COLLARROY	*	LOTUS CREEK	113	ST LAWRENCE	245
COPPABELLA	594	MACKENZIE RIVER	84	VALKYRIE	71
DYSART	2,918	MAY DOWNS	93	WOLFANG	84
ELGIN	52	MIDDLEMOUNT	1,899		

EMPLOYMENT BY INDUSTRY

* source REMPLAN Isaac Economy Profile October 2022.

INDUSTRY	NUMBER	%
AGRICULTURE, FORESTRY AND FISHING	1,160	5.4%
MINING	12,080	60.9%
MANUFACTURING	423	2.0%
ELECTRICITY, GAS, WATER AND WASTE SERVICES	158	0.7%
CONSTRUCTION	848	4.0%
WHOLESALE TRADE	197	0.9%
RETAIL TRADE	537	2.5%
ACCOMMODATION AND FOOD SERVICES	947	4.4%
TRANSPORT, POSTAL AND WAREHOUSING	591	2.8%
INFORMATION MEDIA AND TELECOMMUNICATIONS	3	0.2%
FINANCIAL AND INSURANCE SERVICES	39	0.2%
RENTAL, HIRING AND REAL ESTATE SERVICES	146	0.7%
PROFESSIONAL, SCIENTIFIC AND TECHNICAL SERVICES	237	1.1%
ADMINISTRATIVE AND SUPPORT SERVICES	777	3.6%
PUBLIC ADMINISTRATION AND SAFETY	48	2.3%
EDUCATION AND TRAINING	806	3.8%
HEALTH CARE AND SOCIAL ASSISTANCE	492	2.3%
ARTS AND RECREATION SERVICES	62	0.3%
OTHER SERVICES	440	2.1%
Total (a)	21,462	100%

INDUSTRY

Much of the region's economic output is attributable to the resource sector. As at March 2022, Isaac LGA had 26 of the 43 coal operations in the Bowen Basin, along with four other resource operations and six projects under construction. 72% of Queensland's total metallurgical coal and generates \$4.5 billion in royalty shared across Queensland. (QGSO Bowen and Galilee Basins Non-resident Population Projects, 2022 to 2026)

Agriculture is another key industry for the region. The local value of Isaac Commodities produced is \$656.36 million, with \$572.74 million from livestock, \$81.64 million from crops, \$1.73 million from livestock products, and \$0.26 million from fruit and nuts. The Queensland Agricultural Land Audit identifies two important agricultural areas within the Isaac LGA, East Coast and The Golden Mile. An important agricultural area is described as an area that has all the requirements for agriculture to be successful and sustainable, is part of a critical mass of land with similar characteristics and is strategically significant to the region or the state.

Tourism also features on the economic landscape with the Isaac coast identified as an emerging tourism precinct for development in the Mackay Destination Tourism Plan. The coast also hosts commercial fishing and aquaculture operations.

HEALTH AND MEDICAL

The Isaac region's Public Hospital services are provided by the Mackay Hospital and Health Service (MHHS). There are hospital facilities in Moranbah, Clermont and Dysart and a range of specialist and allied health services across the region. The Clermont Multipurpose Health Service also provides residential aged care. Private medical and a range of Home and Community Services organisations also operate across the region.

FACILITY TYPE	LOCATION	FACILITY ADDRESS	DETAILS
Hospitals	Clermont	26 Francis Street	10 acute beds with 24-hour emergency care 22 residential aged care beds
	Moranbah	142 Mills Avenue	12 beds with 24-hour emergency care
	Dysart	30 Queen Elizabeth Drive	9 beds with 24-hour emergency care
Community Health Centres	Glenden	Bell Place	Nurse led clinic facilities from Monday – Friday
	Middlemount	7 Burns Court	Nurse led clinic facilities from Monday – Friday

CEMETERY SITES

LOCATION	PLOT AVAILABILITY	ADDITIONAL NOTES
Blair Athol Cemetery		Currently closed to new burials – as required, a large capacity exists for new burials
Clermont Cemetery - Old Section	154	Capacity is very limited; the lawn section includes 2 new rows with 154 plots
Copperfield Cemetery	NIL	Closed to burials at this time. There are many unmarked graves that have not been located
Dysart Lawn Cemetery	22-30	
Glenden Cemetery		Large capacity available
Middlemount Lawn Cemetery		Large capacity available
Moranbah Lawn Cemetery	24	
Nebo Cemetery		Large capacity available
St Lawrence Cemetery		Large capacity available

MORGUE FACILITIES

BODY CAPACITY

Clermont Hospital	2
Central Highlands Funeral Services, Emerald	10
Central Highlands Funeral Services, Sarina	20
Dysart Hospital	2
Moranbah Hospital	2

TEMPORARY COOL ROOM FACILITIES

APPROXIMATE BODY CAPACITY

Glenden Recreation Centre	4
Moranbah Community Centre	8
Dysart Community Centre	4
Clermont Community Centre	4
Middlemount Community Centre	4
Nebo Undercover Arena	20

EMERGENCY SERVICES

	POLICE	FIRE (URBAN)	FIRE (RURAL)*	AMBULANCE	SES
CARMILA					
CLERMONT					
DYSART					
GLENDEN					
GREENHILL					
ILBILBIE					
MIDDLEMOUNT					
MORANBAH					
NEBO					
ST LAWRENCE					

*There are additional 29 Rural Fire Service (RFS) primary producer brigades located across the Isaac region which are equipped with slip on units.

REFERRABLE DAMS

There are three referable dams located within the IRC LGA. Each of the respective referable dam's owners are currently reviewing their dam Emergency Action Plan (EAP) and risk studies. Where an EAP has been completed, a copy of the EAP has been requested by the LDMG for reference.

Information as per <https://data.qld.gov.au/dataset/referable-dams-register>

DAM NAME	DAM OWNER	DETAILS
Burton Gorge	Peabody	Located 54km south-west of Glenden Full Supply Capacity 14,829 ML
Theresa Creek Dam	Isaac Regional Council	Located 22km south-west of Clermont Full Supply Capacity 9,200 ML
Environmental Dam	TerraComm	Located at Blair Athol Mine, Clermont Full Supply Capacity

WATER

Isaac Regional Council operates eight (8) water treatment plants and networks across our 58,862 square kilometre region:

LOCATION	RAW WATER SUPPLY SOURCE
Carmila	Two shallow bores located near the Carmila Creek approx. 1km from the Water Treatment Plan.
Clermont	Theresa Creek Dam.
Dysart	Bingegang Weir in the Mackenzie River which can be re-filled from Fairbairn Dam, through Bedford Weir.
Glenden	Bowen River which can be refilled from Gattonvale off-stream storage and Eungella Dam.
Middlemount	Bingegang Weir on the Mackenzie River approximately 60km away. The weir can be re-filled from Fairbairn Dam through Bedford Weir.
Moranbah	Burdekin Dam through the Burdekin to Moranbah pipeline, and Eungella Dam through either BMA or SunWater's pipelines.
Nebo	Raw water is supplied from six bores.
St Lawrence	Through high lift pumps from the St Lawrence Creek approximately 500m upstream from the creek weir.

These facilities have been designed and are continually upgraded to effectively treat water supplied from a range of different sources as water quality can be subject to periodic change throughout the year.

WASTEWATER

Isaac Regional Council operates six (6) wastewater treatment facilities and sewer reticulation systems at Moranbah, Middlesbrough, Dysart, Glenden, Nebo and Clermont. Sewer is transported through the sewer networks by 42 sewer pumping stations across the region to the treatment facilities for treatment and storage in effluent storage dams (ESD) for reuse. Bio-solids from all sites are stockpiled at Moranbah for more than 12 months and then collected by mining entities for environmental rejuvenation projects.

Isaac Regional Council has recycled water treatment facilities that treat stored effluent to Class A standard and pump through pressurised reticulation systems at Moranbah, Dysart, and Middlesbrough. Clermont, Glenden, and Nebo treat recycled water to Class B standard and pump the recycled water direct from the ESD. All recycled water is used for parks, sporting fields, government facilities, local businesses and on-site at the wastewater treatment facility.

POWER

High voltage (275 000, 132 000, 11 000) and low voltage (66 000, 32 000) power reticulation including SWER lines traverse the area

Substations owned by Powerlink and Ergon at Carmila (fed from Alligator Creek), St Lawrence and Clairview (fed from Rockhampton), Middlesbrough & Dysart (fed from Tieri)

Power outages could be 4-24 hours depending upon location and severity of damage for our western areas, whilst our coastal communities may have power outages for several days.

Refer to: ECM_4786229 - DM Plans - Isaac Region - Power Restoration Planning - Critical Services

COMMUNICATIONS

National, local and commercial radio and television reception pay TV; Limited mobile phone reception. Isaac coastal communities have intermittent access to local television stations and only receive local ABC Radio.

ROADS

Major arterial roads passing through the region include:

- Bruce Highway
- Gregory Highway
- Peak Downs Highway
- Fitzroy Developmental Road
- Sutor Developmental Road
- Middlesbrough-Dysart-Moranbah Road
- Clermont-Alpha Road
- Marlborough-Sarina Road

Many of these roads become compromised by flooding during wet seasons and heavy rain periods as do many of the local roads providing access to the towns for residents from outlying areas and on properties. There are two major vehicle transport corridors through the region:

- Bruce Highway runs north-south through the coastal area of the region, linking Mackay to Rockhampton.
- Peak Downs Highway runs east-west linking Nebo, Moranbah, and Clermont.
- Several other road corridors link the smaller towns to the major centres:
- The Gregory Developmental Road runs north-south linking Charters Towers to Emerald through Clermont.
- The Peak Downs Dysart and Fitzroy Developmental Roads run south from the Peak Downs Highway linking Dysart and Middlesbrough to the major transport corridors.

- The Suttor Developmental Road runs north-west out of Nebo to Glenden and then onto the northern sector of the region linking the Gregory Development Road and Peak Downs Highway.

AIRPORTS

Moranbah Airport is a commercial airport owned and operated by BMA. Middlemount airport is privately owned and operated and licensed to operate Dash 8 type aircraft. Clermont airport is also licenced to operate Dash 8 aircraft and is owned and operated by Isaac Regional Council. Dysart has an Aircraft Landing Area (ALA).

Middlemount and Clermont airports all have private charters and private planes using them. Dysart ALA is not available for private use however all airports and the Dysart ALA receive regular medical flights including Royal Flying Doctor Service, CQ Rescue and Capricorn Rescue.

Helipads are in Nebo, Glenden, Dysart and Clermont. All other communities have council managed air strips for private and emergency use, as well as emergency helicopter landing spots. Many rural properties also have private landing strips for business and emergencies.

RAIL NETWORK

There is an extensive rail network in the Isaac Region including:

- The Tilt train operates between Brisbane and Cairns, as a high-speed passenger and freight network passing through the Isaac Coastal region.
- The Central Qld Coal Network (CQCN) services the Bowen basin primarily to transport coal from mines to ports, this includes the Newlands and Goonyella systems which deliver coal Abbot Point, Dalrymple Bay, and Hay Point. Some grain is transported from Mt McLaren Grain Depot near Clermont when the system allows.
- The Central Western System operates between Emerald and Clermont, primarily carrying cattle trains from the Clermont Saleyards.
- The Galilee Basin proposed railway network is in development, with a State Development Area declared over parts of the Galilee Basin.

HAZARD SPECIFIC ARRANGEMENTS

A number of natural and non-natural hazards that have potential to impact the Isaac region have been considered, as summarised below:

NATURAL HAZARD	NON-NATURAL HAZARD
Meteorological	Human Caused
Cyclone	Major Transport Infrastructure Outage
Flood	Terrorist Incident
Storm Tide	Marine Oil Spill
Bushfire	Arson
Severe Storm	Sabotage of Essential Services
Heatwave	Severe Civil Unrest
Drought	Bombing
Geological	Supply Chain Failure
Earthquake	Infrastructure
Landslide	Building Collapse
Tsunami	Failure of Essential Infrastructure
Biological	Hazardous Materials Incident
Human Epidemic	Bridge Collapse
Animal and Plant Disease	Dam Failure
Insect or Vermin Plague	Industrial Incident

HAZARDOUS SITES

Hazardous sites including service stations, swimming pools and pool chemical suppliers, chemical and gas suppliers, coal and coal seam gas mining sites and a range of other locations are included in Council's all hazards risk register via QERMF. Hazardous fuels being transported across and through the region include but are not limited to: ammonium nitrate; FX water gel; high energy fuel. fuel; and ULD and diesel.

HAZARD SPECIFIC PLANNING

In accordance with the State Disaster Management Plan (SDMP), Functional Lead Agencies are allocated for a range of identified hazards and are responsible for the development of a hazard specific plan. These plans are to support the functional agency to manage the hazard specific event.

Conducting assessments under the (QERMF) in conjunction with the district and relevant agencies.

Participating in fire management group specific to our region and working with other government bodies to manage fire risks.

RISK ASSESSMENT MANAGEMENT

The hazards detailed above are routinely considered as part of ongoing risk assessment activities. Isaac Regional Council and partner agencies will develop a detailed risk assessment of the hazard events considered most likely to impact the Mackay region. The events assessed will be confirmed based on historical events and emerging risks.

In order to ensure a contemporary and consistent methodology, Isaac Regional Council has adopted the process of the Queensland Emergency Risk Management Framework (QERMF).

<https://www.disaster.qld.gov.au/qermf/Pages/default.aspx>

The outcomes of the risk assessment inform the basis of this plan and associated sub plans. The risk assessment documentation is provided to the LDMG and partner agencies in order to assist them in the formation of their own respective operational and response plans.

In summary, the risk assessment process examines the risk of the hazard seriously disrupting the community and requiring a significant coordinated response by the LDMG.

The process specifically considers the following:

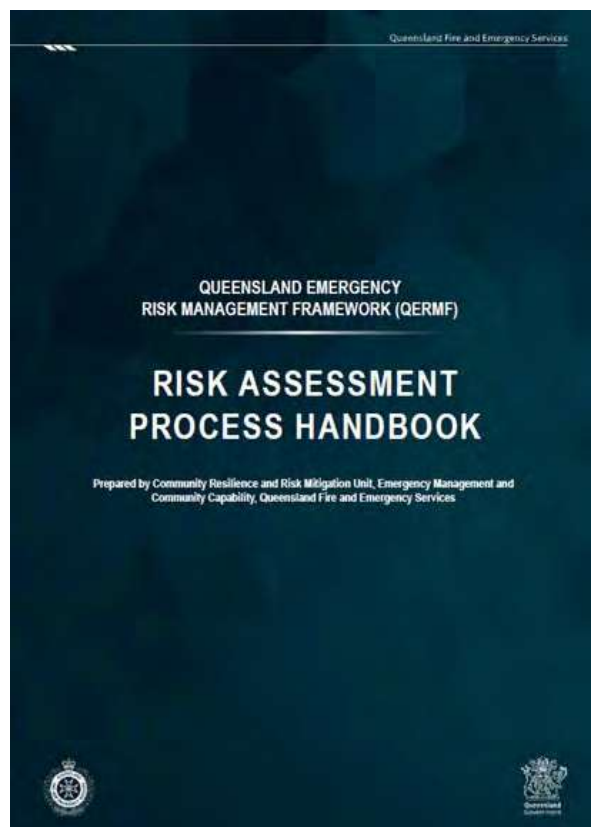
- The hazard
- The exposed elements
- Treatment options
- Capability and capacity of the local government and partner agencies to respond
- Residual risk rating

After identification of any residual risk, it is imperative to communicate with the relevant stakeholders the intended strategies that will be employed to either,

- Accept the risk
- Treat the risk
- Manage the risk.

Communicating gaps in capacity that may lead to residual risk ensures those either accepting the management of the residual risk or looking to share the residual risk can clearly plan to address the identified gaps.

Any plans or strategies developed to manage residual risk will need to be complementary between the relevant agencies at each level within the QDMA.





PREVENTION

PREVENTION ARRANGEMENTS

The Isaac LDMG is committed to reducing disaster risks wherever possible, by reducing the likelihood and/or consequence of disaster events.

The following strategies are promoted by the group to reduce disaster risk to the community:

- Compliance with Legislation, Regulations and Standards
- The LDMG is committed to implementing and promoting knowledge and awareness within the group's members in respect to their applicable legislation/s.
- The various acts, regulations and standards include provisions which work to reduce the risks associated with disasters and have been considered in the preparation of this LDMP.

COMMUNITY ENGAGEMENT

- To ensure that disaster resilience is built within community.
- Through promotion of the Get Ready Queensland activities, radio updates, community group engagement activities.
- Maintain and communicate Council's Disaster Dashboard, which provides real time updates for awareness for disasters with access to current weather warnings, road closures, power outages – <https://dashboard.isaac.qld.gov.au/>
- Isaac Local Disaster Coordination Centre Facebook page is another platform for sharing community messaging using the toolkits provided by Get Ready Queensland which ensures consistent messaging, and other relevant communications sources such as posts from the Bureau of Meteorology, Queensland Health, Queensland Fire and Emergency Services.
<https://www.facebook.com/IsaacLDCC>

AGENCY ENGAGEMENT ACTIONS

Throughout the year the LDMG participates in regional activities:

- Fire Management Group meetings facilitated by Rural Fire Service
- Disaster Management Officer Forums – with district and regional LGA's
- Resilient Queensland strategies facilitated by Queensland Reconstruction Authority
- Infrastructure Resilience Working Group facilitated internally by Isaac Regional Council
- Community Advisory Subgroup's which are facilitated regionally by Isaac Regional Council via the LDMG.



DISASTER MANAGEMENT ACTIVITIES CALENDAR

<div></div> <div>PREVENTION</div> <div>Key Activities</div> <div>Reporting, Assessing, Planning, Training & Exercising</div>	<div></div> <div>PREPAREDNESS</div> <div>Key Activities</div> <div>Reviewing, Planning, Training, Exercising, Cabinet Submission & Community Awareness</div>	<div></div> <div>RESPONSE</div> <div>Key Activities</div> <div>Responding, Recovering, Meetings & Reporting</div>	<div></div> <div>RECOVERY</div> <div>Key Activities</div> <div>Post Event Series i.e. Meetings Assurance Activities Review & Assess</div>
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Reference: Queensland State Disaster Management Plan





PREPAREDNESS

PREPAREDNESS ARRANGEMENTS

SUB PLANS

NAME	INTERNAL DOCUMENT NUMBER
Sub Plan 1 – Severe Weather	ECM 4479062
Sub Plan 2 - Bushfire	ECM 3643414
Sub Plan 3 - Pandemic / Epidemic	ECM 711023
Sub Plan 4 – Activation & Operations of the LDCC	ECM
Sub Plan 5 - Community Recovery Plan	ECM 4683695

These plans address specific hazards where State departments or agencies have primary management responsibility to ensure that an effective plan is prepared. Hazard specific plans address the hazard actions across all PPRR phases and include information on how the QDMA links with the hazard specific arrangements and support the primary agency to manage the hazard specific event. Specific planning is required to ensure appropriate coordination and operational procedures are developed for specific hazards; these may be different to those for disaster management.

COMMUNITY PREPAREDNESS

With 17 unique communities and arrange of differing lifestyles, economic drivers, historical impacts and a vast distance to cover, it is essential that the communities of the Isaac region are resilient and able to cope with a range of potential natural and manmade disasters.

Most of the Isaac communities have thriving local sports groups, volunteer organisations and community groups. The majority have active Rural Fire and SES services with a wealth of local knowledge, as well as teams on all mine sites specifically trained to manage on site mine disasters.

With most events, a combined community and industry response, led by the LDMG and appropriate government agencies, would be forthcoming to prevent, prepare for, respond to and recover from an event.

IRC has worked to develop Disaster Management capacity within the region, with 1.5 full time staff employed in Disaster Management, and a full time SES Local Controller. Council's disaster management team is continually gaining capacity through training and exercises. Council employs approximately 450 staff across all major locations in the region.

COMMUNITY EDUCATION

In accordance with s30 (e) of the Act, the LDMG undertakes several place-based and regional campaigns to promote the key themes in alignment with Get Ready Queensland.

Communications Strategy:

- Annual regional media campaigns.
- Disaster dedicated preparation messages released through social media, during storm, cyclone and fire season, event based.
- Dedicated messaging during events via press releases, public notices and social media via the Isaac Local Disaster Coordination Centre page. <https://www.facebook.com/IsaacLDCC>
- Isaac's Disaster Dashboard. <https://dashboard.isaac.qld.gov.au/>

- Participation in local and regional events promoting Get Ready Queensland, and other disaster management messaging.
- Conducting preparedness educational programs at the local primary schools in the Isaac Region each year.
- Targeted community awareness at a grass roots level for development of contact lists and registers, focussed on most likely event/hazard/risk.

COMMUNICATION

Communicating with the LDMG about events is via email and SMS (via Guardian IMS).

If the primary means of communications fails, then Telstra and the various Lead and Support Agencies will attempt to restore communications or provide alternative means of communications.

All Lead and Support Agencies involved in the disaster response shall provide their own communication links between the LDCC and their agency.

Council will use the most efficient and appropriate means to warn the community before, during and after a disaster event. These means may include:

- Media warnings including the utilisation of radio stations and ABC local radio
- Personal visit to property by Police, Emergency Services members or Council employees
- Emergency Alert - EA provides a platform for local and state agencies to issue warnings. EA is a way to deliver messages directly to a person's mobile or landline phone, it should complement other forms of public information or warning delivery such as traditional media, social media and website updates.
- Disaster Dashboard (via Latest Updates)
- LDCC Facebook page

[Refer to Communication Approvals – LDMG/LDCC – Appendix C](#)

WEBSITE UPDATES

The Communications Officer in conjunction with the Web Coordinator is responsible for editing, where necessary and lodging the contents of any routine updates or situation reports to the Disaster Dashboard (Latest Updates). The Communications Officer is also responsible for the drafting of any messages to be lodged on the website and advising the community of imminent threats, changes to threat states, recommended actions and precautions.

MEDIA MANAGEMENT

Information is the basis of timely and appropriate decisions. The best use of information will follow a systematic handling of information.

All information must be evaluated before communications are developed. At all-time consideration will be given to sharing ONLY from the single point of truth (the responsible agency).

The key steps are:

- Collection – from multiple sources (history and real time)
- Collation – the sorting of information by interested parties
- Confirmation – the verification of information collected and collated
- Interpretation – suitably skilled and authorised personnel make sense of the information
- Act – response to the above actions

- Record/store/file

These actions are repeated constantly during disaster operations, and result in substantial quantities of information. The sign of good information management is the capture and recording of all the information, to enable it to be shared with as many interested personnel as possible – both during an event.

When this is done well all personnel involved will have far greater ‘situational awareness’ and, after the event, will be able to reconstruct what happened, and when.

This facilitates organisational learning, by continuous improvement, through analysis of past operations. It will also ensure information is not lost and is processed in a thorough and systematic manner. Personnel needing to make decisions can be assured they have the most up-to-date and complete information with which to work.

LOCAL DISASTER COORDINATION CENTRE

The primary functions of the Local Disaster Coordination Centres (LDCC) revolve around three key activities:

- Forward planning
- Resource management
- Information management.

Local Disaster Coordination Centres are either permanent or temporary facilities within each local government area, or combined local government area, established to support the LDMG during disasters.

Primary Location – Disaster Management Complex, 38 Bacon Street Moranbah QLD

Secondary Location – Council Chambers, Batchelor Parade, Moranbah QLD

LDCCs operationalise LDMG decisions, as well as plan and implement strategies and activities on behalf of the LDMG during disaster operations.

Representatives from the media are not permitted in the LDCC.

TRAINING FOR LDMG

- Training for LDMG, staff and operations personnel facilitated by QFES Emergency Management Coordinator to occur a minimum of once per calendar year.
- Training for the LDMG, staff and operations personnel shall be in accordance with the Queensland Disaster Management Training Framework.
- Members of the IRC disaster management team, who shall assist in the event of a disaster, shall be trained in the use of Guardian IMS.

EXERCISES

In accordance with the Act s59 (2) a Local Government must review the effectiveness of their LDMP at least once a year and this is normally achieved through an exercise.

Exercises can enhance capacity and confidence of the people that participate in them. The conduct of an exercise is one way in which the LDMG can undertake a review of the Local Plan. The development and enactment of scenarios to evaluate the effectiveness of plans is key to good governance and assurance.

Analysing plan effectiveness – both in times of exercise and post-incident response – enhances planning outcomes and enables the implementation of lessons identified.

Accordingly, plans must be adjusted where necessary. Flexibility and agility in planning, rather than rigidity, ensures plans remain relevant, realistic and risk-based.

<https://knowledge.aidr.org.au/media/3547/handbook-3-managing-exercises.pdf>

An exercise determined by the LDC which is designed to evaluate the Isaac LDMG response and coordination capability should be facilitated annually.

This exercise can be any of the following types:

- Discussion
- Functional
- Field
- Seminars
- Practice Functions
- Simulated realistic event
- Agency Presentations
- Real Time
- Hypothetical
- Syndicate Progressive
- Workshop based
- Skills based



LESSONS MANAGEMENT

Lessons management is a key element of continuous improvement and disaster management stakeholders in Queensland are urged to apply this learning practice. It involves the identification of learning of lessons captured through evaluation activities (including debriefing, monitoring and reviews) occurring before, during and after emergencies. It includes the establishment of a learning culture to support the monitoring, debriefing and review activities, which are then analysed for trends, risk, and lessons. Lessons are then assessed for action, which are then in turn implemented and monitored for change and improvement.

<https://www.disaster.qld.gov.au/dmg/Pages/DM-Guideline.aspx>

It is strongly recommended that the strategy applied by disaster management stakeholders be consistent with The Australian Resilience Handbook for Lessons Management.

<https://knowledge.aidr.org.au/resources/handbook-8-lessons-management/>

ACTIVATIONS & TRIGGERS

The Chairperson of the LDMG is responsible for the decision to activate the LDMG, in consultation with the Local Disaster Coordinator as required. Should the Chairperson be unavailable, the Deputy Chairperson of the LDMG is responsible for the decision. Should neither of the above members of Council be available, the decision may be taken by the Local Disaster Coordinator, who will advise the Chair, LDMG as soon as is practicable.

Timely activation, across all levels of Queensland's Disaster Management Arrangements, is critical to an effective disaster response. This relies on a clear understanding of the indicators used in Queensland's disaster management arrangements to monitor and provide situational awareness of events.

Disaster management arrangements in Queensland are activated using an escalation model based on the following levels:

ACTIVATION LEVEL	DEFINITION
PRE-ACTIVATION	A state of awareness of a potential situation or threat, generally during bush fire and severe weather seasons. Watching and gathering information with the LDMG Chair and LDC consultation to determine activation to the next level
ALERT	A heightened level of vigilance and preparedness due to the possibility of an event in the area of responsibility. Some action may be required, and the situation should be monitored by staff capable of assessing and preparing for the potential hazard.
LEAN FORWARD	An operational state prior to 'Stand Up', characterised by the heightened level of situational awareness of a disaster event (either current or impending) and state of operational readiness. Disaster coordination centres are on standby – prepared by not activated.
STAND UP	The operational state following 'Lean Forward' where resources are mobilised, personnel are activated, and operational activities commenced. Disaster coordination centres are activated.
STAND DOWN	Transition from responding to an event back to normal core business and/or recovery operations. The event no longer requires a coordinated operational response.
DEBRIEF	This stage is the close out of the activation ensuring that lessons identified are captured.

https://www.disaster.qld.gov.au/_data/assets/pdf_file/0029/339428/RG1157-DMG-Activation-Triggers-Reference-Guide.pdf

DECLARATION OF A DISASTER SITUATION

Section 64 of the *Disaster Management Act 2003* gives the legislative authority for declaring a disaster situation. The declaration of a disaster situation provides additional powers to nominated officers.

A disaster situation will normally only be declared when it is necessary to exercise those additional powers to prevent or minimise:

- Loss of human life
- Illness or injury to humans
- Property loss or damage
- Damage to the environment

If a District Disaster Coordinator believes the disaster or impending disaster is likely to require specific disaster powers, then the DDC may, after consultation with the DDMG and relevant local governments and with the approval of the Minister declare a disaster situation for all or part of the district in the Isaac Region.

FINANCIAL MANAGEMENT

All agencies are responsible for meeting and recording their own operational expenses incurred during a disaster event, and for claiming reimbursement of any expenses allowed refer to:

<https://www.gra.qld.gov.au/funding/drfa>

Financial cost codes are activated for cost recovery and staff operations. IRC is required to discharge financial management responsibilities in accordance with the Financial Accountability Act 2009.

LOGISTICS SUPPORT & RESOURCE ALLOCATION

Isaac Regional Council is required to manage the purchasing of resources and support in accordance with Local Government Regulations 2012.



RESPONSE

RESPONSE ARRANGEMENTS

RESUPPLY

Reference: https://www.disaster.qld.gov.au/data/assets/pdf_file/0022/339421/M1205-Queensland-Resupply-Manual.pdf

The LDMG is responsible for the management of and community education and awareness in relation to the resupply of isolated communities and isolated rural properties.

Resupply operations are not intended to ensure retailers can continue to trade nor are they a substitute for individual and retailer preparation and preparedness. Resupply operations are expensive and logistically challenging and must be considered as a last resort.

When local and district operations require additional resources, QFES coordinates the acquisition and management of resupply through the SDCC Logistics (if activated) or the SDCC Watch Desk (if not activated).

There are three types of resupply operations undertaken in Queensland:

1. RESUPPLY OF ISOLATED COMMUNITIES

This operation occurs when people residing in a community have access to retail outlets, but those outlets are unable to maintain the level of essential goods required due to normal transport routes being inoperable as a result of a natural disaster event. In this scenario, the state government contributes to the cost of transporting goods by alternate methods.

This operation ensures essential goods are available to the community through the normal retail facilities within that community. This maintains the safety and wellbeing of humans and domestic animals during the period of isolation.

2. RESUPPLY OF ISOLATED RURAL PROPERTIES

Isolated rural properties are groups of individuals isolated from retail facilities due to normal transport routes being inoperable as a result of a natural disaster event. This may include primary producers, outstations or small communities that have no retail facilities and require resupply. The aim of resupply operations to isolated rural properties is to maintain access to essential goods, including medications.

Isolated rural property owners are responsible for placing and paying for their orders with retailers. The LDCC and DDCC facilitate and meet the cost of transport only. Resupply to isolated rural properties may continue for some time after resupply to isolated communities is no longer required.

LDMG whose area of responsibility contains rural properties that are subject to isolation should ensure that all rural properties are aware of the resupply process, protocols and contacts.

3. RESUPPLY OF STRANDED PERSONS

This operation provides essential goods to individuals who are isolated from retail facilities due to normal transport routes being inoperable as a result of a natural disaster event and are not at their normal place of residence. This is usually stranded travellers and campers.

The resupply or evacuation of stranded persons is coordinated by the QPS. QPS may also use the resources of the LDCC if it is activated in response to a disaster event in the local government area.

QPS determines the most appropriate course of action: whether to resupply stranded individuals or to evacuate them to a safer environment. If the LDCC is not activated, QPS will resupply or evacuate stranded individuals and report through the normal police reporting system.

EVACUATION

Evacuation is a risk management strategy that may be used to reduce loss of life or lessen the effects of an emergency on a community, prior to the onset of, or during, an emergency. It involves the movement of people threatened by a hazard to a safer location and, typically, their eventual safe and timely return. For an evacuation to be as effective as possible, it must be appropriately planned and implemented.

Reference:

<https://knowledge.aidr.org.au/resources/handbook-evacuation-planning/>

Stages of the evacuation process

The key consideration in evacuation planning is to address the five -stage evacuation process:

1. **Decision to evacuate**
2. **Warning**
3. **Withdrawal**
4. **Shelter**
5. **Return**

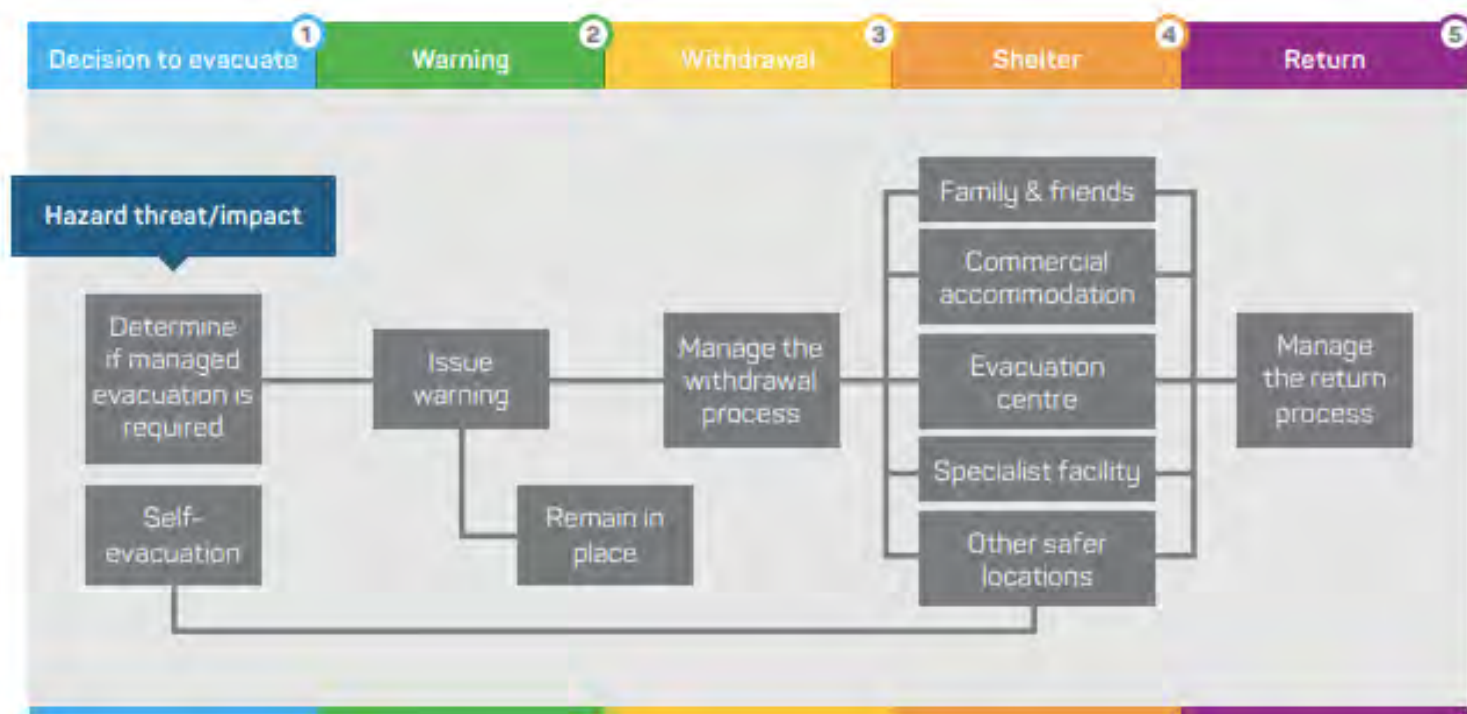
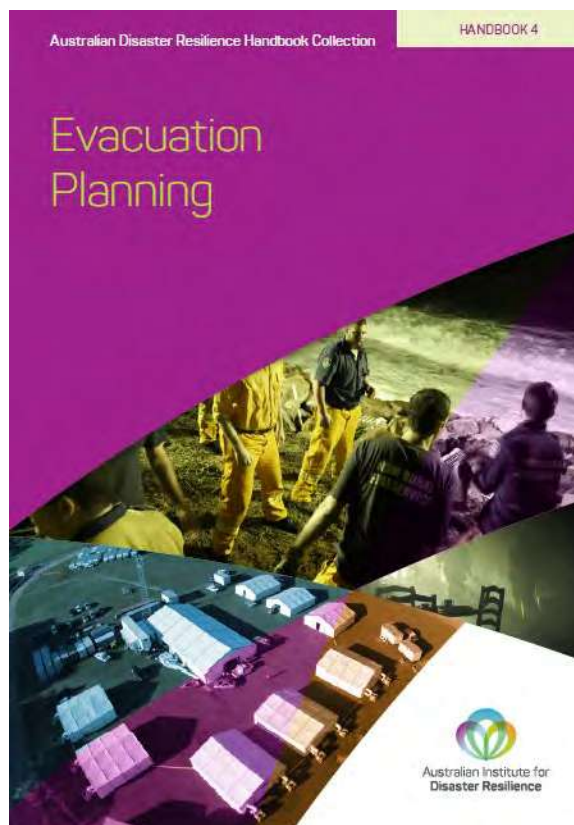


Figure 1 Evacuation process

1. Decision to Evacuate

During evacuation planning, decision makers analyse event specific information and intelligence and make an assessment on the necessity to evacuate exposed persons.

Considerations

- Is evacuation the best option?
- Are there other alternatives?
- Is it possible to evacuate?
- Has a risk assessment been undertaken to inform the decision to evacuate?
- Will it be a staggered evacuation?
- Have any special arrangements for the vulnerable population been considered?

Authority to evacuate

The decision to authorise an evacuation may occur under the following conditions or authorities:

- QPS under the Public Safety Preservation Act 1986
- QFES under the Fire and Rescue Service Act 1990
- LDMG may recommend a voluntary self-evacuation of a community or portions of a community
- LDMG may recommend that the Mackay DDC declare a Disaster Situation under the *Disaster Management Act 2003* to affect a managed evacuation of a community or portions of a community

Disaster Management Act 2003 (the Act) requires the declaration of a disaster situation. During a disaster situation, the DDC and Declared Disaster Officers are provided with additional powers under sections 77-78 of the Act. These powers may be required to give effect to a directed evacuation.

2. Warning

All warnings should be timed to allow sufficient time for the community to evacuate the impending danger area. Timing will depend upon information and intelligence received on the impending threat.

Time of issue of warning = Warning time + evacuees' reaction time + travel time to a shelter.

Warning dissemination and methods

The following table (page 41) documents the agencies' responsible for the dissemination of evacuation warnings to exposed populations.

EXPOSED POPULATION	ACTIVATION / RISK LEVEL	WARNING METHOD	WHO
GENERAL POPULATION	Minor	Mass media:	LDMG – Public Information Officers.
		Media releases	
		Social Media	
		Disaster Dashboard	
		Interviews with approved officers.	
	Moderate	Door Knocking.	QPS with assistance from SES
		Information / letter drop.	LDMG - Public Information Officers
	Major	Emergency Alert	LDMG to formally request through DDMG to SDCC.
HOSPITALS NURSING HOMES, AGED CARE	All	Notification of LDMG Activation via QH and Hospital Services and Department of Communities, Child Safety and Disability Services.	LDMG via contact lists
		Mass Media.	Public Information Officers
SCHOOLS DAY CARE CENTRES KINDERGARTEN	All	Notification of LDMG Activation via Department of Education	LDMG via contact lists
		Mass Media.	Public Information Officers
TOURISTS	All	Via Tourism Operators, Accommodation Providers etc.	LDMG via contact lists
		Mass Media.	Public Information Officers
OFFSHORE ISLANDS	Middle Island has two caretakers in residence and there may be campers / recreational vessels in the area.	Warning via Maritime Safety Queensland (MSQ) and mass media.	LDMG contacts MSQ
CARAVAN PARKS, CAMPING GROUNDS	All	Signage at camp grounds.	LDMG contact to IRC
		Information to camping ground / caravan park managers.	
NON-ENGLISH SPEAKING	All	Nominated central point of contact within community for interpretation and distribution to relevant ethnic group.	
PEOPLE WITH A DISABILITY	All	Notification of event to community service providers.	LDMG via contact lists
MARINE USERS	All	Marine Radio and Distress Systems and Networks via Maritime Safety Queensland.	LDMG contacts MSQ
HOMELESS		Mobile Public Address System at known hot spots.	

Standard messages to the community

The standard 'wording' content contained in evacuation orders and media release statements should be further populated with the details relevant to the event and then utilised across all warning methods to ensure consistent messages are provided to all sectors of the community. For some events there are Standard Emergency Alert messages that have been preformatted and lodged with the SDCC.

3. Withdrawal

Transport

Transportation of evacuees will be via their own vehicles or with friends and family. Public transport is limited in the Isaac region however pre-agreements with bus contractors can be investigated. Details of transportation will be included in the localised planning.

SUBURB / LOCATION	PLANNING ARRANGEMENTS	TRANSPORT MODE	TRANSPORT PROVIDER	NUMBER OF SERVICES	PICK UP POINT	DESTINATION
IRC COAST	No shelters or places of refuge.	Own vehicles				Mackay / Rockhampton
	Clients of Broadsound Community Care.	Private Bus	Broadsound Community Care.	1	To be advised	

Pets and animals

Pets and animals are the responsibility of the owner. Should the household be required to evacuate they are to take their domestic animals with them or make arrangements with someone in a safe place to care for them.

4. Shelter

Evacuation Centres

There are no Evacuation Centres located within the Isaac region. Refer below to places of refuge. Residents should consider Self-Shelter options first where possible.

Self-Shelter Options

Residents are encouraged to make their own arrangements away from the hazard impact area. Some options that should be considered are:

- Using a holiday home
- Staying with family and friends
- Using commercial accommodation (hotels, motels)

Places of Refuge

For our residents located in our coastal communities, refer to 'Summary of Safer Locations for Coastal Residents' table below. Noting these centres are considered places of refuge as Council does not have supplies, without the request for assistance.

SUMMARY OF SAFER LOCATIONS FOR COASTAL RESIDENTS

LOCATION	NAME	KNOWN COMMUNITY GATHER POINTS	CYCLONE	FLOOD	STORM TIDE	BUSHFIRE	TSUNAMI	PANDEMIC	EARTH- QUAKE	HAZMAT
CARMILA	Carmila Memorial Hall	Broadsound Community Care				✓		✓		
CLAIRVIEW	Clairview Community Centre					✓		✓		
CLARKE CREEK	Clarke Creek Community Hall					✓		✓		
CLERMONT	Clermont Community Centre					✓		✓		
DYSART	Dysart Civic Centre					✓		✓		
FLAGGY ROCK	Flaggy Rock Community & Recreation Centre					✓		✓		
ILBILBIE	Ilbilbie Community Centre					✓		✓		
MIDDLEMOUNT	Middlemount Community Hall					✓		✓		
MORANBAH	Moranbah Community Centre					✓		✓		
NEBO	Nebo Memorial Hall					✓		✓		
ST LAWRENCE	Broadsound Centenary Hall					✓		✓		

PLACES OF REFUGE

Council Owned Community Facilities

Should Council be asked to assist external agencies or local businesses in providing a temporary space for a place of refuge the following Council facilities can be made available.

LOCALITY	ADDRESS	CAPACITY	AMENITIES	
			TOILET	SHOWER
Broadsound Centenary Hall	7 Railway Street, St Lawrence	50	M/F	
Carmila Hall	Music Street, Carmila	50	M/F	
Clarke Creek Hall	44 May Downs Road, Clarke Creek	50	M/F	
Clermont Civic Centre	Daintree Street, Clermont	200	M/F	
Dysart Civic Centre	Queen Elizabeth Drive, Dysart	200	M/F	
Dysart Recreation Centre	Queen Elizabeth Drive, Dysart	200	M/F	Yes
Glenden Recreation Centre	Ewan Drive, Glenden	200	M/F	
Middlemount Community Hall	27 James Randall Drive, Middlemount	200	M/F	
Moranbah Community Centre	Batchelor Parade, Moranbah	Hall 1 – 600 Hall 2 – 200 Chapel – 100		
Nebo Memorial Hall	Reynolds Street, Nebo	Capital Works underway on the Hall. Possibility to offer 50- 100 capacity	M/F	
Nebo Recreation Centre	Bowen Street, Nebo	100	M/F	
Nebo Medical Centre	Kemmis Street, Nebo	Under lease to a medico. Capacity for 10	M/F	

Council Owned Fatigue Accommodation

Council has accommodation options that may be available at the following locations across the region.

LOCALITY	ADDRESS	CAPACITY
Dysart	2 Nolan Street	3 bedrooms
	2 Singleton Street	3 bedrooms
	1 Fisher Street	3 bedrooms
	Bradford St	4 rooms (donga style with private ensuite)
Middlemount	Nolan St	7 rooms (donga style with ensuite)
Clermont	Wattle Hill Road	20 rooms (donga style with ensuite)
St Lawrence	1-3/6 Wilangi Street	2-bedroom units
	7 Arthur Street	3 bedrooms
	14A Arthur Street	2 bedrooms
	31 Macartney Street	3 bedrooms
	36 Macartney Street	3 bedrooms
	Railway Parade	23 Rooms (donga style with shared bathroom facilities)
Nebo	Bowen St	4 Rooms (donga style with ensuite)
	Unit 2/8 Bovey Street	1-bedroom unit
Glenden	3 Dinang Crescent	3-bedroom house
Moranbah	Acacia Street	16 rooms (donga style with private ensuite, and back-up generator power on site)

5. Return

Timely return of evacuees is critical; however, safety should not be compromised, all issues need to be considered and the area deemed safe for return. The decision for the return of evacuees and the development of a return strategy will be undertaken by the LDMG and local emergency service representative on the ground. This decision will be based on the information provided by agencies and organisations, such as:

- Queensland Police Service
- Electricity provider
- Communications provider
- Local government operational business units as relevant (may include environmental health, engineering and infrastructure, water, and sewerage).



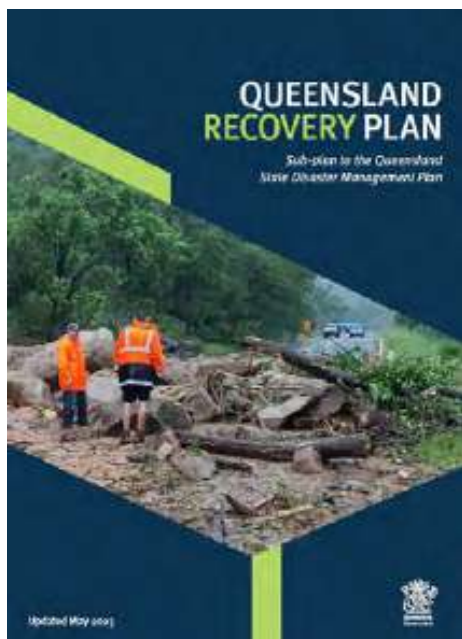
RECOVERY

RECOVERY ARRANGEMENTS

LOCAL RECOVERY STRATEGY

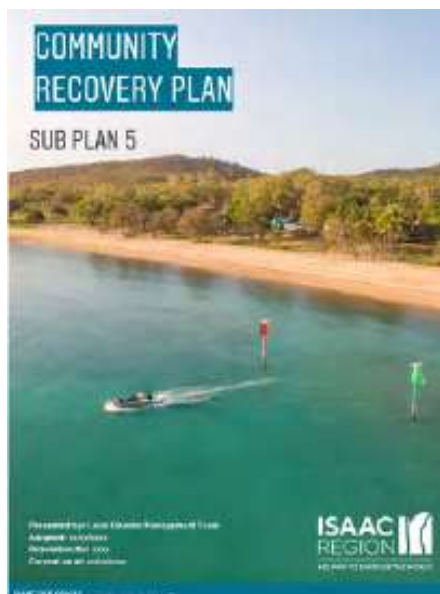
Isaac's LDMG recovery strategy reflects the Queensland Recovery Plan which provides detailed information on the roles, responsibilities and reporting requirements of Queensland's recovery groups, committees and positions. <https://www.qra.qld.gov.au/recovery/recovery-governance/queensland-recovery-plan>

As per the Act, IRC has appointed a Local Recovery Coordinator (LRC) to conduct planning and ensure Council is prepared and equipped to assist the community's recovery needs. IRC have facilitated recovery training and workshops in the area during 2016-2018. The Local Recovery Group was established and have applied learnings from significant local events which impacted communities in the region.



LOCAL RECOVERY PLAN

The Community Recovery Plan has been adopted by the LDMG.



FUNCTIONAL RECOVERY GROUPS

FUNCTION	DETAILS	LEAD AGENCY
HUMAN AND SOCIAL RECOVERY	Human and social recovery relates to the emotional, social, physical and psychological health and well-being of individuals, families and communities following a disaster.	Department of Treaty, Aboriginal and Torres Strait Islander Partnerships, Communities and the Arts
ECONOMIC RECOVERY	The effects of a disaster on the economic environment can be classified in terms of direct and indirect impacts. The tangible impacts can usually be given a monetary value and may include loss of tourism, employment opportunities and reduction in cash flow for businesses.	Department of State Development, Infrastructure, Local Government and Planning
ENVIRONMENT RECOVERY	The effects of a disaster on the natural environment may be a direct result of the disaster or through a secondary impact or flow on from the disaster response or recovery process. Impacts to the environment may include damage or loss of flora and fauna, poor air quality, reduced water quality, land degradation and contamination, or damage to heritage listed places.	Department of Environment and Science
BUILDING RECOVERY	The effects of a disaster on the built environment often result in damage and disruption which inhibits the capacity of essential services and services such as housing, accommodation, education, and health facilities.	Department of Energy and Public Works
ROADS AND TRANSPORT	The effects of a disaster on transport networks, including road, rail, aviation and maritime normally result in difficulty accessing communities and disruption to critical supply chains (both within and outside of the impacted area). Restoration of these networks, or the identification of alternatives, is a priority in disaster recovery.	Department of Transport and Main Roads

APPENDIX A – AGENCY RESPONSIBILITIES BY HAZARD

HAZARD / RESPONSE	DESCRIPTION	LEAD AGENCY	STATE AND NATIONAL PLANS
Flood	A flood is an overflow of water that submerges land that is usually dry.	Local Disaster Management Group Queensland Fire and Emergency Services Queensland Police Service	State Disaster Management Plan. Queensland Recovery Plan.
Storm	A storm is very bad weather, with heavy rain, strong winds, and often thunder and lightning.		
Storm Tide	Storm tide is the total observed seawater level during a storm, which is the combination of storm surge and normal high tide.		
Earthquake	An earthquake is the result of a sudden release of stored energy in the Earth's crust that creates seismic waves.		
Tsunami	A tsunami is a series of waves caused by earthquakes or undersea volcanic eruptions.		
Landslip	A landslide is defined as the movement of a mass of rock, debris, or earth down a slope.	Department of Agriculture and Fisheries (DAF)	Australian Veterinary Emergency Plan. Australian Aquatic Veterinary Emergency Plan. Australian Emergency Plant Pest Response Plan. Biosecurity Emergency Operations Manual.
Animal & Plant Disease	A highly infectious disease that can be transmitted animals, plants and humans.		
Road Traffic Accident	An accident originated on a way or street open to public traffic and at least one moving vehicle involved.	Queensland Police Service	

HAZARD / RESPONSE	DESCRIPTION	LEAD AGENCY	STATE AND NATIONAL PLANS
Bushfire	Bushfires occur when both managed and unmanaged areas of vegetation ignite and burn through reserves, national parks, private property and urban corridors and are most likely to occur when the weather is very hot and dry.	Queensland Fire and Emergency Services	Wildfire Mitigation and Readiness Plans (Regional). Queensland Recovery Plan.
Chemical	Defined as the uncontrolled release of a hazardous chemical, either as a solid, liquid or a gas.		State of Queensland Multi-agency Response to Chemical, Biological, Radiological Incidents.
Aircraft Accident	Associated with the operation of an aircraft that affects or could affect the safety of operation.	Asset owner and Queensland Police Service	
Rail Accident	A train wreck, crash or derailment is a type of disaster involving one or more trains.		
Hazardous Material Accident	Hazardous materials come in the form of explosives, flammable and combustible substances, poisons and radioactive materials. Hazards can occur during production, storage, transportation, use or disposal.		
Epidemic / Pandemic	An outbreak of disease that attacks many peoples at the same time and may spread through one or several communities / throughout the world.	Queensland Health	Queensland Pandemic Influenza Plan. National Action Plan for Human Influenza. Pandemic.
Heatwave	A period of excessively hot weather, which may be accompanied by high humidity.		Heat Stress Response Plan.
Biological (Human)	Refers to substances that pose a threat to the health of living organisms, primarily that of humans.		State of Queensland Multi-agency Response to Chemical, Biological, Radiological Incidents.
Radiological			

HAZARD / RESPONSE	DESCRIPTION	LEAD AGENCY	STATE AND NATIONAL PLANS
Animal and Plant Disease	Containment and eradication of emergency animal and plant diseased, plant and animal pests, invasive plants and animals, residue and contaminates in agricultural commodities and emergency animal welfare incidents.	Department of Agriculture and Fisheries Search	Biosecurity Emergency Operations Manual
Terrorist Attack	A surprise attack involving the deliberate use of violence against civilians.	Queensland Police Service	Queensland Counter-Terrorism Plan. National Counter-Terrorism Plan. Queensland Recovery Plan.
Ship-Sourced Pollution	Refers to substances discharged into the sea that pose a threat to the health of living organisms.	Dept. Transport and Main Roads	Queensland Coastal Contingency Action Plan. National Plan for Maritime Environmental Emergencies.
Mass Casualty Management	QH is response for the provision of an integrated response. A mass casualty event is an incident or event where the location, number, severity or type of live casualties requires extraordinary resources.	Queensland Health Queensland Ambulance Service Queensland Police Service	Domestic Response Plan for Mass Casualty Incidents of National Consequence.
	QH and QPS has joint responsibility for the management of deceased.	Queensland Police Service	
	May Support recovery hubs to provide initial grant payments for personal hardship assistance, psychological first aid and access to a range of support and information services to enable transition into post-event recovery.	Department of Treaty, Aboriginal and Torres Strait Islander Partnerships, Communities and the Arts	

APPENDIX B – TRIGGERS AND ACTIVATIONS

ACTIVATION LEVEL	THREAT / TRIGGER	REQUIRED PERSONNEL	ACTIONS	COMMUNICATION METHOD
Note: 'Alert' and 'Lean Forward' stages may not be possible if the emergency/disaster strikes without warning.				
PRE-ACTIVATION	<p>Localised agency event – no community impact. Watching and gathering of information.</p> <p>The LDC and the LDMG Chair will consult on whether the LDMG should be activated to the "Alert Stage" regardless of the event or the identification of a lead agency.</p>	LDMG Executive	<p>Maintain a watching brief to monitor the situation.</p> <p>Liaise with required personnel.</p>	<p>Chair and LDC on mobile remotely.</p> <p>Public messaging from Council for awareness.</p>
ALERT	<p>Awareness of a hazard that has the potential to affect the local government area. Organisations will be alerted to ensure readiness to act if required.</p> <p>The LDC and the LDMG Chair will consult on whether the LDMG should be activated to the "Lean Forward Stage" regardless of the event or the identification of a lead agency.</p>	LDMG Executive	<p>Activate Guardian IMS</p> <p>Ensure the LDCC is in a basic state of readiness</p> <p>Determine required LDCC staff and seek permission from OCEO for release</p> <p>Establish contact with the XO</p> <p>Provide initial advice to relevant stakeholders identified in the LDMG contact list</p> <p>Identify potential risks of imminent hazard and outline strategies and planning in anticipation of escalation</p> <p>Establish contact with community relations officers as required</p>	<p>Chair and LDC on mobile remotely.</p> <p>Identified stakeholders will receive an email stating "LDMG/LDCC @ Alert Stage". The email will contain non-sensitive information about the event.</p>

ACTIVATION LEVEL	THREAT / TRIGGER	REQUIRED PERSONNEL	ACTIONS	COMMUNICATION METHOD
LEAN FORWARD	<p>There is a likelihood that threat may affect the local government area. The threat is quantified but may not yet be imminent. The Lead Agency / LDMG are alerted to "Lean Forward" being placed on standby and ready to deploy resources and respond.</p> <p>The Chairperson of the LDMG will, in consultation with the LDC, make the decision to activate to the "Stand Up Stage."</p>	<p>LDMG Executive</p> <p>LDCC Membership</p> <p>LDMG members as required.</p>	<p>Confirm the level of potential threat</p> <p>Conduct meeting with core and available LDMG members regarding briefing, future planning and response strategies</p> <p>Determine trigger point to stand up</p> <p>maintain contact with XO</p> <p>Inform relevant stakeholders of "Lean Forward" stage</p> <p>Ensure the LDCC is fully established & set up ready for operation</p> <p>Release public advice (via media officer) of any relevant public information and warnings, approved by the LDC</p> <p>Commence financial management processes of internal cost codes</p> <p>Chair and LDC to arrange record decisions in Guardian IMS.</p>	<p>Identified stakeholders in LDMG Contacts List will receive an email stating "LDMG/LDCC – Lean Forward Stage".</p> <p>Chair and LDC face to face or via mobile</p>

ACTIVATION LEVEL	THREAT / TRIGGER	REQUIRED PERSONNEL	ACTIONS	COMMUNICATION METHOD
STAND UP	<p>LDMG Chairperson and LDC decide to activate to the “Stand Up” Stage when a trigger point is reached e.g.:</p> <p>A warning or advice of an impending threat.</p> <p>The community will be or already have been impacted.</p> <p>Multi agency response will be required.</p> <p>Request is made by other agency to provide assistance.</p>	<p>LDMG executive</p> <p>LDMG members as required</p> <p>LDCC membership group</p> <p>Recovery Coordinator.</p>	<p>LDCC is activated in Stand Up:</p> <p>Maintain contact with the Mackay DDC, XO & EMC</p> <p>Commence SITREPs as required by DDMG</p> <p>Scale LDCC staffing levels as required with rosters planned and implemented and core LDMG members located in LDCC</p> <p>Call LDMG meetings with the lead agency and all LDMG Members</p> <p>Continue providing information to the public (via the Media Liaison Officer) including IRC phone contacts</p> <p>LDCC remains operational until all tasks have been completed.</p>	<p>Maintain contact with XO by telephone or otherwise as determined by the LDC</p> <p>Advice of the LDMG and LDCC activating to ‘Stand Up’ stage will be sent to identified stakeholders LDMG contacts list.</p> <p>All core members to be physically located in the LDMG meeting from this stage.</p> <p>Communications officer will maintain the flow of notifications and warnings to the public as approved by the LDC and Chairperson via social media</p>

ACTIVATION LEVEL	THREAT / TRIGGER	REQUIRED PERSONNEL	ACTIONS	COMMUNICATION METHOD
STAND DOWN	<p>LDMG Chairperson and LDC in consultation with the lead Agency (if applicable) determine at when “Stand Down” is initiated to conclude an operation.</p> <p>The ‘Stand Down’ stage is the point that the response to the emergency/disaster event is completed and the coordination of operations transitions to Recovery.</p>	<p>LDMG Executive</p> <p>Recovery coordinator</p> <p>LDMG members as required</p> <p>LDCC staff</p>	<p>Upon being advised of the conclusion of an operation the LDC will:</p> <p>Coordinate stand down of participating organisations</p> <p>Notify XO, EMC of stand down</p> <p>Ensure completion and collation of all paperwork and financial management within LDCC and DRFA</p> <p>Conduct hot debrief</p> <p>Close LDCC – transition to Recovery.</p>	<p>Contact with the XO will be by telephone or otherwise as determined by the LDC.</p> <p>LDMG and LDCC staff members will be sent an email stating “LDMG Stand Down” and provide details of final meeting times and LDCC closure process.</p> <p>Advice of response operations ceasing will be forwarded to identified stakeholders with advice pertaining to required debriefs and post operation reporting.</p>
DEBRIEF	<p>To be undertaken on conclusion of the activation.</p>	<p>All personnel involved Internal/ external.</p>	<p>Questions:</p> <p>What went well?</p> <p>What did not go well?</p> <p>Where can we improve for next time?</p> <p>Conduct formal debrief and Collate into lessons identified.</p>	<p>Hot Debrief</p> <p>Formal debrief</p> <p>Confidential feedback.</p>

APPENDIX C – COMMUNICATION APPROVALS – LDMG/LDCC

COMMUNICATION APPROVALS – LDMG/LDCC

ACTIVATION LEVEL	TYPE	PLATFORM	EXAMPLE	SOURCE	APPROVAL REQUIREMENTS
Pre-activation	Education and resilience posts	Disaster Dashboard LDCC Facebook	<ul style="list-style-type: none"> • Road Conditions • Severe weather warnings • Weather Updates • Get Ready Toolkit resources 	<ul style="list-style-type: none"> • IRC • Disaster Dashboard • BOM • Get Ready 	NIL
Pre-activation	Situational awareness posts	Disaster Dashboard LDCC Facebook, with share to IRC Facebook	<ul style="list-style-type: none"> • Road Conditions • Severe weather warnings • Weather Updates • Get Ready Toolkit resources 	<ul style="list-style-type: none"> • IRC • Disaster Dashboard • BOM • QFES • QPS • QAS • Get Ready Queensland 	NIL
Alert Lean Forward Stand Up Stand Down	LDMG status updates	Disaster Dashboard (activation status function) LDCC Facebook	LDCC activation – noting simplified messaging for public		Deputy LDC LDC Mayor

Approved by: Darren Fettell

Date: 14 June 2022

APPENDIX D - ACRONYMS & ABBREVIATIONS

ABS	Australian Bureau of Statistics
AHD	Australian Height Datum
BOM	Bureau of Meteorology
CEO	Chief Executive Officer
DACC	Defence Aid to Civil Community
DDC	District Disaster Coordinator
DDMG	District Disaster Management Group
DDMP	District Disaster Management Plan
DRFA	Disaster Recovery Funding Arrangements
DTMR	Department of Transport & Main Roads
EA	Emergency Alert
EMAF	Emergency Management Assurance Framework
GIS	Geographic Information System
HAT	Highest Astronomical Tide
IGEM	Inspector General of Emergency Management
IRC	Isaac Regional Council
LDC	Local Disaster Coordinator
LDCC	Local Disaster Coordination Centre
LDMG	Local Disaster Management Group
LDMP	Local Disaster Management Plan
LGAQ	Local Government Association of Queensland
LRC	Local Recovery Coordinator
LRG	Local Recovery Group
MHHS	Mackay Hospital Health Service
MSQ	Maritime Safety Queensland
NEMA	National Emergency Management Agency
NGO	Non-Government Organisation
NQPHN	North Queensland Primary Health Network
PPRR	Prevention, Preparedness, Response and Recovery
PSBA	Public Safety Business Agency
QAS	Queensland Ambulance Service
QCS	Queensland Corrective Services
QDMA	Queensland Disaster Management Arrangements

QDRA	Queensland Disaster Recovery Arrangements
QERMF	Queensland Emergency Management Risk Framework
QFES	Queensland Fire and Emergency Services
QHEALTH	Queensland Health
QLDMG	Queensland Local Disaster Management Guidelines
QPS	Queensland Police Service
QRA	Queensland Reconstruction Authority
RFA	Request for Assistance
RFDS	Royal Flying Doctor Service
RFS	Rural Fire Service
SDCC	State Disaster Coordination Centre
SDMG	State Disaster Management Group
SDMG	State Disaster Management Group
SDR	State Recovery Coordinator
SDRA	State Disaster Relief Arrangements
SES	State Emergency Service
SEWS	Standard Emergency Warning System
SHECC	State Health Emergency Coordination Centre
SITREP	Situation Report
SOP	Standard Operating Procedures
XO	District Executive Officer

APPENDIX E – COMMUNITY SIGNAGE LOCATIONS

TOWN	SIGN LOCATION	ADDRESS
CARMILA	Carmila SES	6 Music Street
	Carmila Ambulance Station	18 Music Street
	Carmila Police Station	7 Music Street
	Carmila Hall	16 Music Street
CLAIRVIEW	BarraCrab Caravan Park	21 Colonial Drive
CLARKE CREEK	Clarke Creek Community Hall	May Downs Road
	Clarke Creek Campdraft Grounds	May Downs Road
	The Homestead @ Lotus Creek	Marlborough - Sarina Road
CLERMONT	Council Office & Library	24-26 Herschel Street
	Clermont Hospital	26 Francis Street
	Clermont Ambulance Station	40 Sirius Street
	Clermont Police Station	6 Capella Street
	Theresa Creek Dam Kiosk	Theresa Creek Dam
COPPABELLA	Civeo Camp	Peak Downs Highway
	Coppabella Store	76 Lee Street
DYSART	Council Office & Library	Shannon Crescent
	Dysart Civic Centre	Queen Elizabeth Drive
	Dysart Police Station	43 Queen Elizabeth Drive
	Dysart Ambulance Station	47 Queen Elizabeth Drive
GLENDEN	Council Office & Library	Dalton Place
	Glenden Police Station	8 Bell Place
	Glenden Ambulance Station	4 Bell Place
GREENHILL	Greenhill Rural Fire Shed	Greenhill Road
	Greenhill bus shelter	Pacific Avenue
KOUMALA	Koumala Post Office	Bruce Highway
MIDDLEMOUNT	Council Office	11 Carter Place
	Middlemount Shopping Centre	Leichhardt Drive
	Middlemount Library	Leichhardt Drive
MORANBAH	Council Office & Library	Grosvenor Complex, Batchelor Parade
	Town Square Noticeboards	
	Moranbah Youth Centre	Appleton Street
	Moranbah Fair	St Francis Drive
	Moranbah Community Workers Club	49-55 Mills Avenue
	Moranbah Miners Leagues Club	185 Mills Avenue
NEBO	Council Office & Library	Reynolds Street
	Nebo Hotel	Reynolds Street
	Service Station	Cnr Bowen Street & Peak Downs Highway
ST LAWRENCE	Council Office	36 Macartney Street
	St Lawrence Hotel	19 Railway Parade
	Broadsound Memorial Hall	7 Railway Parade
	St Lawrence Recreation Grounds	St Lawrence Connection Road



MEETING DETAILS

Ordinary Meeting

Wednesday 24 January 2024

AUTHOR

John Nyawo

AUTHOR POSITION

Manager Governance and Corporate Services

10.6

AUDIT AND RISK COMMITTEE MEETING MINUTES – TUESDAY 14 NOVEMBER 2023 AND THURSDAY 7 DECEMBER 2023

EXECUTIVE SUMMARY

The purpose of this report is to present to Council the minutes of the Audit and Risk Committee Meetings held on Tuesday, 14 November 2023 and the minutes of the Out of Session Meeting that was held on Thursday 7 December 2023.

OFFICER'S RECOMMENDATION

That Council:

1. *Receives and notes the Minutes of the Audit and Risk Committee Meetings held on 14 November 2023 and 7 December 2023.*
2. *Adopts the recommendations of the Audit and Risk Committee meetings held on 14 November 2023, specifically:*
 - *The Committee requested that the following actions for the Enterprise Risk Management Register are to be undertaken:*
 - *That all controls in place are to be reviewed and consider if the right controls are in place to mitigate the outlined risks.*
 - *The Committee requested that the risk appetite needs to be escalated and prioritised.*
 - *The Committee requested that all risks considered 'high' and 'extreme' are to be highlighted and included in the report body as well as being captured in the report attachment.*
 - *The Committee requested that an Integrated Management System (IMS) overview is to be provided by Water and Waste Team at the 6 March 2024 meeting.*

BACKGROUND

Pursuant to section 211 of the *Local Government Regulation 2012* an Audit Committee must as soon as practicable after a meeting of the committee, give the local government a written report about the matters reviewed at the meeting and the committee's recommendations about the matters.

The Audit and Risk Committee (ARC) met on 14 November 2023 for their fifth scheduled meeting for the 2023 calendar year in accordance with Council's audit workplan. As the Final Queensland Audit Office Management Letter and Closing Report with attachments were late submissions, the Committee did not have adequate time to review and consider the documents in full.

It was decided that an Out of Session Meeting was to take place so the Committee could further review and consider the documents in a realistic timeframe, this was held on Thursday 7 December 2023, to primarily further discuss the External Audit Report and three Internal Audit Reports. The minutes for both meetings are attached for Council's information and consideration.

IMPLICATIONS

The proposed actions ensure compliance with the *Local Government Act 2009* and relevant Regulations related to audit committees and internal audit.

CONSULTATION

- Audit and Risk Committee Chairperson
- Audit and Risk Committee
- Director Corporate, Governance and Financial Services
- Governance and Corporate Services Officers

BASIS FOR RECOMMENDATION

Consideration and adoption of Audit and Risk Committee Minutes is required by the *Local Government Regulation 2012*.

ACTION ACCOUNTABILITY

The Manager Governance and Corporate Services will ensure the approved Minutes are stored in corporate memory and the actions recorded and registered for follow-up.

KEY MESSAGES

Council is committed transparent decision making, identifying and managing its risks and continuous improvement.

Report prepared by: JOHN NYAWO Manager Governance and Corporate Services Date: 9 January 2024	Report authorised by: DARREN FETTELL Director Corporate, Governance and Financial Services Date: 10 January 2024
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ATTACHMENTS

- CONFIDENTIAL Attachment 1 - Unconfirmed Minutes - Audit and Risk Committee Meeting – Tuesday 14 November 2023.
- CONFIDENTIAL Attachment 2 - Unconfirmed Minutes - Audit and Risk Committee Out of Session Meeting – Thursday 7 December 2023.

REFERENCE DOCUMENT

- Nil

UNCONFIRMED MINUTES FOR THE AUDIT AND RISK COMMITTEE MEETING OF ISAAC REGIONAL COUNCIL HELD TUESDAY 14 NOVEMBER 2023 COUNCIL CHAMBERS, MORANBAH

AUDIT AND RISK COMMITTEE MEETING OF

ISAAC REGIONAL COUNCIL

HELD ON TUESDAY 14 NOVEMBER 2023

COUNCIL CHAMBERS, MORANBAH

1. OPENING MEETING

The Chairperson declared the meeting open, the time being 8:46am and welcomed all in attendance.

2. ATTENDANCE

COMMITTEE

Mr Stephen Coates	Independent Chairperson (Sustainable Strategy Deployment)
Mr Peter Sheville	External Member (PSSP Company Limited)
Ms Kerry Phillips	External Member (Kerry Ann Phillips)
Cr Anne Baker	Mayor (Ex Officio) (Alternate Member) (Via videoconference)
Cr Sandy Moffat	Councillor (Division 2) (Via videoconference)
Cr Gina Lacey	Councillor (Division 3) (Via videoconference)

OBSERVERS

Mr Scott Casey	Director Water and Waste
Mr Robert Perna	Director Engineering and Infrastructure
Mr Daniel Wagner	Director Planning, Environment and Community Services
Mr Paul Simonds	Head of People and Capability (Via videoconference)
Mr John Nyawo	Manager Governance and Corporate Services
Ms Teika Kirkman	Minute Taker (Executive Assistant – Office of the CEO)

ATTENDANCE

Cr Anne Baker, Mayor, was not present when the meeting commenced in the Council Chambers.

Mr Sam Spellacy, Pitcher Partners (External Auditor) was present via videoconference when the meeting commenced in the Council Chambers at 8:46am.

Mr Allan Diano, Queensland Audit Office (QAO) (External Auditor) was present via videoconference when the meeting commenced in the Council Chambers at 8:46am.

MEETING MINUTES

14 November 2023

3. APOLOGIES

Resolution No.: A001318 **Action:** Acting Chief Executive Officer

Mover: Stephen Coates **Seconded:** Agreed by consensus

That the Audit and Risk Committee recommends:

- To accept the apology received from Mr Ken Gouldthorp, Chief Executive Officer, and Mr Darren Fettell, Director Corporate, Governance and Financial Services.***

Carried

4. DECLARATION OF CONFLICT OF INTEREST

Declaration of Material Personal Interest

Cr Sandra Moffat declared a material personal interest for the discussion relating to the Isaac Affordable Housing Trust for Item 15.3, as defined by *Local Government Act 2009*, section 175B. Cr Moffat is a board member of the Affordable Housing Trust (IAHT).

Members will declare their conflict of interest at the time of the discussion of the agenda item.

5. CONFIRMATION OF MINUTES

Minutes of the Audit and Risk Committee from Tuesday, 26 September 2023.

Receipt and confirmation of minutes from the Audit and Risk Committee Meeting held on Tuesday, 26 September 2023, at the Council Chambers, Bachelor Parade, Moranbah.

Resolution No.: A001319 **Action:** Minute Secretary

Mover: Stephen Coates **Seconded:** Agreed by Consensus

That the Audit and Risk Committee recommends:

- To confirm the Minutes of the Isaac Regional Council Audit and Risk Committee Meeting held on Tuesday, 26 September 2023, at Isaac Regional Council, Council Chambers, Batchelor Parade, Moranbah.***

Carried

Note: The Committee requested to amend Item 9.4 recommendation 'To receive and note the insurance report' to 'To receive and note the report update.'

The Committee requested that the spelling errors in Paul Simonds name be corrected throughout the minutes.

MEETING MINUTES

14 November 2023

ATTENDANCE

Mr Michael Krulic, Manager Financial Services, entered the Council Chambers at 8:54am.

Cr Anne Baker, Mayor, entered the meeting via videoconference at 8:54am.

Ms Donna Sinanian, Crowe (Internal Auditor) entered the meeting at 9:01am.

7. EXTERNAL AUDIT

7.1 Status Update Report – Final Management Letter and Status Report

To provide the Audit and Risk Committee the Final Management Letter and External Audit closing report for Financial Year ending 30 June 2023.

Resolution No.: A001320

**Action: Pitcher Partners & Queensland
Audit Office**

Mover: Stephen Coates

Seconded: Agreed by consensus

That the Audit & Risk Committee recommends:

- 1. That Final Management Letter and External Audit closing report 2022-23 Closing Report be received and noted.***

Carried

Note: Mr Stephen Coates, Chairperson, requested Ms Teika Kirkman, Minute Taker, to organise an out of session meeting prior to end of the year with Mr Ken Gouldthorp (CEO), Mr Darren Fettell (Director Corporate Governance and Financial Services) Committee Members and Internal/External Audit representatives to discuss the following:

- 7.1 Final Management Letter and Closing Report with attachments (late submission to November 2023 meeting).***
- Final External Audit Findings report and attachment(s) for Controlled Entities Audit.***
- Final Internal Audit Finding Reports and attachments for; Financial Sustainability, Legislative Compliance and Legislative Compliance – Regulatory Services Audits.***

MEETING MINUTES

14 November 2023

6. INTERNAL AUDIT

6.3 Internal Audit Progress Report – Financial Sustainability and Legislative Compliance (Verbal Update)

To provide the Audit and Risk Committee with a verbal update regarding the Internal Audit report for Financial Sustainability and Legislative Compliance.

Resolution No.: A001321 **Action:** Internal Auditors – Donna Sinanian (Crowe)

Mover: Stephen Coates **Seconded:** Agreed by consensus

That the Audit & Risk Committee recommends:

1. *To receive and note the verbal Internal Audit report for Financial Sustainability and Legislative Compliance.*

Carried

Note: *The Committee requested that Mr John Nyawo, Manager Governance and Corporate Services to work with Mr Peter Sheville, External Member throughout the process of engaging a single internal audit service provider via tender process. This will ensure there is transparency when evaluating the submissions. Mr Peter Sheville will include Mr Stephen Coates, Chairperson and Ms Kerry Phillips, External Member as independent members throughout the evaluation process accordingly.*

ATTENDANCE

Mr Scott Casey, Director Water and Waste, left the Council Chambers at 9:37am.

Ms Donna Sinanian, Crowe (Internal Auditor) left the meeting at 9:39am. Provision through

6.1 Internal Audit Strategy and Plan Update

To update the Audit & Risk Committee on progress of the FY2023/2024 Internal Audit Plan and potential changes to the rolling three (3) year Strategic Internal Audit Plan for the 2022-2025 period.

Resolution No.: A001322

Action: Manager Governance & Corporate Services

Mover: Stephen Coates

Seconded: Agreed by consensus

That the Audit & Risk Committee recommends:

- 1. To note the progress of internal audit activities against the internal Audit Plan.**
- 2. To receive and note the attached 2022-2025 Internal Audit Plan as requested by the Committee.**

Carried

Note: The Committee Requested that the Internal and External Audit Registers are to be merged into one register.

The Committee requested that the age of individual risks is to be captured and tracked in internal/external audit register.

The Committee requested that when outstanding internal/external audit matters become 'redundant' on the register, that they are presented to the Committee first for discussion prior to being removed from the register. This will give the Committee confidence that all outstanding internal/external audit matters have been managed correctly.

The Committee requested that a summary of the internal/external audit process be presented, accompanied by the revised internal/external audit register and any internal/external framework documents to the out of session meeting in December 2023. The Committee suggested that this information is also to be provided to the Executive Leadership Team, to ensure that management understand the process and know what their obligations are.

MEETING MINUTES

14 November 2023

6.2 Register Updates – External Audit

To provide an overview and update of status update on the External Audit Register.

Resolution No.:	A001323	Action:	Manager Governance & Corporate Services
Mover:	Stephen Coates	Seconded:	Agreed by consensus
That the Audit & Risk Committee recommends:			
1. To receive and note the report update.			
			Carried

ATTENDANCE

Mr Sam Spellacy, Pitcher Partners (External Auditor) left the meeting at 9:45am.

Mr Allan Diano, Queensland Audit Office (QAO) (External Auditor) left the meeting at 9:45am.

Mr Scott Casey, Director Water and Waste, entered the Council Chambers at 9:52am.

MEETING MINUTES

14 November 2023

8 FINANCIAL COMPLIANCE AND INTERNAL CONTROLS

8.1 2022/2023 Financial Reporting

To provide, for the information of the committee, the latest monthly financial report received by Council.

Resolution No.: A001324 Action: Manager Financial Services

Mover: Stephen Coates Seconded: Agreed by consensus

That the Audit & Risk Committee recommends:

- To receive the statutory financial and treasury reports for the period ending 31 October 2023.***

Carried

8.2 Financial Performance Monitoring - Analytics

To provide the Audit and Risk Committee with financial analytics for period 1 September to 31 October 2023.

Resolution No.: A001325 Action: Manager Financial Services

Mover: Stephen Coates Seconded: Agreed by consensus

That the Audit & Risk Committee recommends:

- To receive and note the status report.***

Carried

MEETING MINUTES

14 November 2023

8.3 2022/2023 Audited Financial Statement and Variance Analysis

To provide the committee with the 2022/23 Audited Financial Statements in accordance with the Local Government Regulation 2012 along with a variance analysis between the Unaudited and Audited Financial Statements.

Resolution No.: A001326 **Action:** Manager Financial Services

Mover: Stephen Coates **Seconded:** Agreed by consensus

That the Audit & Risk Committee recommends:

- 1. Receive and note the final audited financial statements for the year ended 30 June 2023 and variance analysis of the unaudited to audited financial statements.*

Carried

8.4 30 June 2023 Management Representation Letter

To provide the Audit and Risk committee the signed Representation Letter to External Audit.

Resolution No.: A001327 **Action:** Manager Financial Services

Mover: Stephen Coates **Seconded:** Agreed by consensus

That the Audit & Risk Committee recommends:

- 1. To receive and note the status report.*

Carried

MEETING MINUTES

14 November 2023

9. AUDIT COMMITTEE MEMBERS & AUDITORS SESSION

The External Auditor and Audit and Risk Committee Members did not have anything to discuss.

Resolution No.:	A001328	Action:	Audit and Risk Committee Members
Mover:	Stephen Coates	Seconded:	Agreed by consensus
That the Audit & Risk Committee recommends:			
1. To accept that no closed session took place and meeting has been deferred to the 6 March 2023 meeting.			
2. Arrange Audit Committee Members and Auditors pre-meeting at 8:30am prior to Audit and Risk Committee Meeting being held on 6 March 2023 commencing at 9am.			
			Carried

ATTENDANCE

The meeting was adjourned in the Council Chambers for morning tea at 10:20am

The meeting re-commenced in the Council Chambers at 10:32am.

Mr Michael Krulic, Manager Financial Services left the Council Chambers at 10:34am.

The meeting was adjourned in the Council Chambers due to a digital disruption at 10:38am.

The meeting recommenced in the Council Chambers at 10:43am.

Mr Dan Wagner, Director Planning, Environment and Community Services was not present when the meeting recommenced in the Council Chambers.

Cr Anne Baker, Mayor was not present when the meeting recommenced in the Council Chambers.

Mr Dan Wagner, Director Planning, Environment and Community Services entered the Council Chambers at 10:48am.

10. BUSINESS ARISING FROM PREVIOUS MEETING

10.1 Emerging Risk / Ongoing Issues (Verbal)

- Global Emerging Risk Survey - A survey was distributed globally, requesting feedback on what emerging risks have been identified in the present environment. This survey received 100 respondents, including heads of audit. Cyber security, business continuity, digital disruption, climate change and resilience arose as the top emerging risks identified.

MEETING MINUTES

14 November 2023

- Artificial Intelligence (AI) - AI should be considered when assessing the general landscape of risk in business. Whilst considering AI, businesses should also take the time to gain a general understanding of how AI works. The lack of understanding AI's full potential could pose as a large threat to a business. What level of control could a business start implementing to mitigate these risks?
- ChatGPT - All members and observers are encouraged to look at ChatGPT – Chatbot developed by OpenAI and gain a general understanding of how it works. Some lessons learnt and interesting information discovered after a committee member used it are: The database is aged; the data is only up to date as of 2021. If the database does not have an answer, it will craft an answer with the outdated data it has access to and create incorrect information. What is put on the data base cannot be removed.
- KPMG Enterprises use AI technology - KPMG Enterprises are creating a database that uses AI functionality for their internal audit database operation, primarily for an internal resource. The Committee encourages members and observers to think how a database like this could work internally for other organisations.
- Bushfire Preparedness – The Committee encouraged everyone to look at their readiness for responding to bushfires as it is bushfire season.

The Local Disaster Management Group (LDMG) are meeting regularly, discussing the risk profile regarding bushfires, being proactive working with Local SES, Emergency Services, and neighbouring Councils to be up to date with taking place on the frontline.

The EA negotiations have incorporated time allocation for emergency services employees to take time out of their workday to attend emergency callouts and recovery when needed.

Resolution No.: A001329

Action:

**Audit and Risk Committee
Chairperson**

Mover: Stephen Coates

Seconded: Agreed by consensus

That the Audit and Risk Committee recommend:

1. ***To receive and note the verbal update provided on the emerging risks and/or ongoing issues arising since the last Audit and Risk Committee Meeting.***

Carried

MEETING MINUTES

14 November 2023

10.2 Action List

The Audit and Risk Committee noted the status update on Actions and the completed items as per the items on the agenda.

Resolution No.:	A001330	Action:	Manager Governance and Corporate Services
Mover:	Stephen Coates	Seconded:	Agreed by consensus

That the Audit and Risk Committee recommends:

- 1. The attachment "Audit and Risk Action Item List" be received and noted.***

Carried

Note: The Committee discussed that a risk appetite survey should go out to all members prior to caretaker period commencing to ensure that corporate knowledge is captured. These finding will also go to the next Council meeting before the end of January 2024.

10.3 Audit and Risk Committee Annual Work Plan

Noted that this agenda item is used as a tracking tool, capturing all the matters the Committee wish to cover and tied to the relevant IRC Policy and Charter and guidance from the QAO to set out a work plan.

Resolution No.:	A001331	Action:	Manager Governance and Corporate Services
Mover:	Stephen Coates	Seconded:	Agreed by consensus

That the Audit and Risk Committee recommends:

- 1. To note the Annual Work Plan.***

Carried

MEETING MINUTES

14 November 2023

11 LEGAL AND LEGISLATIVE MATTERS

11.1 Legal and Legislative Matters Update (Verbal)

Resolution No.:	A001332	Action:	Audit and Risk Committee Chairperson
Mover:	Stephen Coates	Seconded:	Agreed by consensus
That the Audit and Risk Committee recommend:			
1. <i>To accept that the verbal update on legal and legislative matters update did not take place and has been deferred to 6 March 2023 meeting.</i>			
			Carried

11.2 CEO Report (Verbal)

Resolution No.:	A001333	Action:	Audit and Risk Committee Chairperson
Mover:	Stephen Coates	Seconded:	Agreed by consensus
That the Audit and Risk Committee recommend:			
1. <i>To accept that the verbal CEO report did not take place and has been deferred to 6 March 2023 meeting.</i>			
			Carried

ATTENDANCE

Cr Anne Baker, Mayor, entered the meeting via videoconference at 10:52am.

Mr Scott Casey, Director Water and Waste left the Council Chambers at 10:59am.

Mr Scott Casey, Director Water and Waste entered the Council Chambers at 11:00am.

MEETING MINUTES

14 November 2023

12 GOVERNANCE

12.1 Governance Update

To provide an overview and update of Governance activities and other corporate matters since September 2023 and future priorities.

Resolution No.: A001334 **Action:** Manager Governance and Corporate Services

Mover: Stephen Coates **Seconded:** Agreed by consensus

That the Audit & Risk Committee recommends:

1. *To receive and note the report update.*

Carried

12.2 Enterprise Risk Management Register Update

To provide an overview and update of Risk Management as per the work plan.

Resolution No.: A001335 **Action:** Manager Governance and Corporate Services

Mover: Stephen Coates **Seconded:** Agreed by consensus

That the Audit & Risk Committee recommends:

1. *To receive and note the report update.*

Carried

Note: *The Committee requested that all controls in place are to be reviewed and consider if the right controls are in place to mitigate the outlined risks.*

The Committee requested that the risk appetite needs to be escalated and prioritised.

The Committee requested that all risks considered 'high' and 'extreme' are to be highlighted and included in the report body as well as being captured in the report attachment.

MEETING MINUTES

14 November 2023

12.3 Insurance Update – As at 31 October 2023

To provide the Audit and Risk Committee with claims status report for the period 1 September 2023 to 31 October 2023.

Resolution No.: A001336 **Action:** Manager Governance and Corporate Services

Mover: Stephen Coates **Seconded:** Agreed by consensus

That the Audit & Risk Committee recommends:

- To receive and note the insurance report.*

Carried

12.4 Register Updates – Complaints (Verbal)

To provide an overview and update of the Corporate Policies Register.

Resolution No.: A001337 **Action:** Manager Governance and Corporate Services

Mover: Stephen Coates **Seconded:** Agreed by consensus

That the Audit & Risk Committee recommends:

- To receive and note the verbal Internal Audit report for the Register update on complaints.*

Carried

13.1 Capital Project Expenditure as at 31 October 2023

To provide the Audit and Risk committee an overview of all the Directorates capital projects as at 31 October 2023.

Resolution No.: A001338 **Action:** Manager Financial Services

Mover: Stephen Coates **Seconded:** Agreed by consensus

That the Audit & Risk Committee recommends:

- The status report be received and noted.*

Carried

MEETING MINUTES

14 November 2023

13.1.1 Capital Project Delivery – Corporate Governance & Financial Services – As at 31 October 2023

To provide an update on the Capital Expenditure for Corporate, Governance and Financial Services Directorate as at 31 October 2023, on an exception basis.

Resolution No.:	A001339	Action:	Director Corporate, Governance and Financial Services
Mover:	Stephen Coates	Seconded:	Agreed by consensus
That the Audit & Risk Committee recommends:			
1. That the status report be received and noted for the Capital Expenditure for Corporate, Governance and Financial Services Directorate as at 31 October 2023.			
			Carried

MEETING MINUTES

14 November 2023

13.1.2 Capital Project Delivery – Planning Environment & Community Services – As at 31 October 2023

To provide an update on the Capital Expenditure for Planning, Environment and Community Services Directorate as at 31 October 2023, on an exception basis.

Resolution No.:	A001340	Action:	Director Planning, Environment and Community Services
Mover:	Stephen Coates	Seconded:	Agreed by consensus
That the Audit & Risk Committee recommends:			
1. To receive and note the status report the Capital Expenditure for Planning, Environment and Community Services Directorate as at 31 October 2023.			
			Carried

ATTENDANCE

Mr Robert Kane, Chief Information Officer, joined the meeting via videoconference at 11:29am.

Cr Anne Baker, Mayor, left the meeting at 11:35am.

MEETING MINUTES

14 November 2023

11.1.3 Capital Project Delivery – Water & Waste – As at 31 October 2023

To provide an update on the Capital Expenditure for Water and Waste Directorate at 31 October 2023, on an exception basis.

Resolution No.: A001341 **Action:** Director Water and Waste

Mover: Stephen Coates **Seconded:** Agreed by consensus

That the Audit & Risk Committee recommends:

- 1. That the status report be received and noted for the Capital Expenditure for the Water and Waste Directorate as at 31 October 2023.*

Carried

Note: The Committee requested that an Integrated Management System (IMS) overview is to be provided by Water and Waste Team at the 6 March 2024 meeting.

The Committee requested that the Drinking Water Management Plan prepared by Bligh Tanner to be provided at the 6 March 2024 meeting for everyone's information.

ATTENDANCE

Ms Maria Borg, Acting Manager Safety and Resilience entered the Council Chambers at 11:41am.

13.1.4 Capital Project Delivery – Engineering & Infrastructure – As at 31 October 2023

To provide an update on the Capital Expenditure for Engineering and Infrastructure Directorate as at 31 October 2023, on an exception basis.

Resolution No.: A001342 **Action:** Director Engineering and Infrastructure

Mover: Stephen Coates **Seconded:** Agreed by consensus

That the Audit & Risk Committee recommends:

- 1. That the status report be received and noted for Engineering and Infrastructure as at 31 October 2023.*

Carried

ATTENDANCE

Cr Gina Lacey left the meeting at 11:50am.

Mr Paul Simons left the meeting and rejoined via videoconference at 11:51am.

MEETING MINUTES

14 November 2023

Mr Beau Jackson, Manager of Strategic Advocacy and Communications entered and left the Council Chambers at 11:55am.

Cr Anne Baker, Mayor joined the meeting via videoconference at 11:57am

Mr Rob Kane, Chief Information Officer, left the meeting at 11:56am.

14. PEOPLE AND CAPABILITIES, SAFETY & ICT

14.1 ICT – Status Update

To provide the Audit and Risk Committee an ICT Status Update.

Resolution No.: A001343 Action: Chief Information Officer

Mover: Stephen Coates Seconded: Agreed by consensus

That the Audit & Risk Committee recommends:

- 1. That the report be received and noted.***

Carried

Note: The Committee requested that a copy of last cyber security update to be circulated to both new external members for their information. Strategies that are to be drafted regarding cyber security, are to come to the Audit and Risk Committee.

ATTENDANCE

Cr Anne Baker, Mayor left the meeting at 11:59am

Mr Paul Simonds, Head of People and Capability left the meeting at 11:58am.

MEETING MINUTES

14 November 2023

14.2 Safety and Resilience Update Report

To provide an update and overview on Health, Safety and Wellbeing as well as Disaster Management activities.

Resolution No.:	A001344	Action:	Acting Director Corporate, Governance and Financial Services
Mover:	Stephen Coates	Seconded:	Agreed by consensus
That the Audit & Risk Committee recommends:			
1. <i>That the status report be received and noted.</i>			
			Carried

ATTENDANCE

Maria Borg, Acting Manager Safety and Resilience left the Council Chambers at 12:00pm.

15. GENERAL BUSINESS

15.1 Annual Self-Assessment

To present to the Audit & Risk Committee the Isaac Affordable housing Trust Financial Report as at 31 October 2023.

Resolution No.:	A001345	Action:	Manager Governance & Corporate Services
Mover:	Stephen Coates	Seconded:	Agreed by consensus
That the Audit & Risk Committee recommends:			
1. <i>That the Manager Governance and Corporate Services forward the Audit & Risk Committee Self-Assessment to Members and alternates of the Audit & Risk Committee who have participated in Committee activities since February 2023, with a due date of Monday, 28 November 2023.</i>			
			Carried
<i>Note: The Committee requested that Mr John Nyawo, Manager Governance and Corporate Services circulate the current Annual Self-Assessment Form to all members and observers for feedback. The feedback received will be considered and incorporated into the new version of the Annual Self-Assessment Form.</i>			

MEETING MINUTES

14 November 2023

15.2 Proposed 2024 Annual Work Plan and Proposed 2024 Calendar of Meetings and Deadlines

To present to the Audit & Risk Committee the Isaac Affordable housing Trust Financial Report as at 31 October 2023.

Resolution No.: A001346 **Action:** Manager Governance & Corporate Services

Mover: Stephen Coates **Seconded:** Agreed by consensus

That the Audit & Risk Committee recommends:

1. *That the 2024 Calendar of Meetings and Deadlines for the Audit & Risk Committee be adopted as per discussions.*
2. *That the Manager Governance & Corporate Services schedule calendar invitations as per the 2024 Calendar of Meetings and Deadlines for the Audit & Risk Committee.*
3. *That the Annual Work Plan for 2024 be adopted, as per discussions.*

Carried

Note: *The Committee requested that the 20 February 2023 meeting is to be changed to 6 March 2024, Minute Secretary to send out date claimers for all meetings and pre-meetings.*

15.3 Controlled Entities/Community Boards - Isaac Affordability Housing Trust

To present to the Audit & Risk Committee the Isaac Affordable housing Trust Financial Report as at 31 October 2023.

Resolution No.: A001347 **Action:** Chief Executive Officer

Mover: Stephen Coates **Seconded:** Agreed by consensus

That the Audit & Risk Committee recommends:

1. *To receive and note the Isaac Affordable Housing Trust Financial report as at 31 October 2023.*

Carried

Note: *The Committee requested that the October 2023 financial statements are to be presented at the 6 March 2024 meeting.*

MEETING MINUTES

14 November 2023

15.4 Controlled Entities/Community Boards - Moranbah Early Learning Centre

To present to the Audit & Risk Committee the Moranbah Early Learning Centre Financial Report as at 31 October 2023.

Resolution No.: A001348 **Action:** Chief Executive Officer

Mover: Stephen Coates **Seconded:** Agreed by consensus

That the Audit & Risk Committee recommends:

1. *To receive and note the Moranbah Early Learning Centre Financial Report as at 31 October 2023.*

Carried

Note: The Committee requested that the October 2023 financial statements are to be presented at the 6 March 2024 meeting.

16. NEXT MEETING & CLOSURE

16.1 Next Meeting – Tuesday, 14 November 2023 to commence at 8:30am.

Resolution No.: A001349 **Action:** Acting Chief Executive Officer

Mover: Stephen Coates **Seconded:** Agreed by consensus

That the Audit & Risk Committee recommends:

1. *That the next Audit and Risk Committee Meeting scheduled for Tuesday 6 March 2023.*

Carried

Note: The Chairperson proposed that an item be included at the end of every meeting to request feedback from the Committee Members on what adds value to the Committee Meetings. The feedback received in this meeting:

- *It has been beneficial to have an extra independent member in the meeting, this allows the Committee to have a diverse set of views and brings more knowledge to the table.*
- *Encouraging the Committee Members and Observers to look at emerging risks is beneficial; this will prompt everyone to be more vigilant.*

MEETING MINUTES

14 November 2023

- *It is beneficial that the Committee Members work with Governance to achieve a common goal, of maintaining and successfully completing the internal audit process.*
- *It has been identified that there is a large amount of generosity around the table to the new members. The Executive Leadership Team provided comprehensive overviews of their directorates and current matters to refresh the new members, this was well received.*
- *The new perspectives brought to the table from the new external members will deepen the conversations about risk.*

There being no further business the Chair closed the meeting at 12:15PM.

UNCONFIRMED MINUTES FOR THE OUT OF SESSION

AUDIT AND RISK COMMITTEE MEETING

OF ISAAC REGIONAL COUNCIL

HELD THURSDAY 7 DECEMBER 2023

2:00 – 3:30PM

TEAMS AND COUNCIL CHAMBERS, MORANBAH

AUDIT AND RISK COMMITTEE MEETING OF

ISAAC REGIONAL COUNCIL

HELD ON THURSDAY 7 DECEMBER 2023

TEAMS AND COUNCIL CHAMBERS, MORANBAH

1. OPENING MEETING

The Chairperson declared the meeting open, the time being 2:02pm and welcomed all in attendance.

2. ATTENDANCE

COMMITTEE

Mr Stephen Coates	Independent Chairperson (Sustainable Strategy Deployment) (Via videoconference)
Mr Peter Sheville	External Member (PSSP Company Limited) (Via videoconference)
Ms Kerry Phillips	External Member (Kerry Ann Phillips) (Via videoconference)
Cr Anne Baker	Mayor (Ex Officio) (Alternate Member) (Via videoconference)
Cr Sandy Moffat	Councillor (Division 2) (Via videoconference)

OBSERVERS

Mr Ken Gouldthorp	Chief Executive Officer (Via videoconference)
Mr Darren Fettell	Director Corporate Governance and Financial Services
Mr Michael Krulic	Manager Financial Services
Cr Viv Coleman	Councillor (Division 8) (Via videoconference)
Mr John Nyawo	Manager Governance and Corporate Services
Ms Teika Kirkman	Minute Taker (Executive Assistant – Office of the CEO)

ATTENDANCE

Ms Donna Sinanian, Internal Auditor (Crowe) was present via videoconference when the meeting commenced in the Council Chambers at 2:02pm.

Ms Sarah Trende, Internal Auditor (Crowe) was present via videoconference when the meeting commenced in the Council Chambers at 2:02pm.

MEETING MINUTES

7 December 2023

3. APOLOGIES

Resolution No.:	A001350	Action:	Acting Chief Executive Officer
Mover:	Stephen Coates	Seconded:	Agreed by consensus
That the Audit and Risk Committee recommends:			
1. To accept the apology received from Cr Gina Lacey, Sam Spellacy, Pitcher Partners (External Auditor) and Lisa Fraser, Queensland Audit Office (External Auditor).			
			Carried

4. DECLARATION OF CONFLICT OF INTEREST

Declaration of Material Personal Interest

Cr Sandra Moffat declared a material personal interest for the discussion relating to the Isaac Affordable Housing Trust Board for Item 7.2, as defined by *Local Government Act 2009*, section 175B. Cr Moffat is a board member of the Affordable Housing Trust (IAHT).

Cr Anne Baker declared a material personal interest for the discussion relating to the Isaac Affordable Housing Trust and Moranbah Early Learning Boards for Item 7.2 and Item 7.3, as defined by *Local Government Act 2009*, section 175B. Cr Baker is the Chairperson of both the Affordable Housing Trust (IAHT) and Moranbah Early Learning (MELC) Boards.

Members will declare their conflict of interest at the time of the discussion of the agenda item.

5 GOVERNANCE

5.1 Register Updates - Complaints

To provide an overview and update of status update on the Complaints Register since May 2023.

Resolution No.:	A001351	Action:	Manager Governance and Corporate Services
Mover:	Stephen Coates	Seconded:	Agreed by consensus

MEETING MINUTES

7 December 2023

That the Audit & Risk Committee recommends:

- To receive and note the report update on the Complaints Registers.***

Carried

5.2 ELT Briefing Note Risk Appetite Development

To provide an overview and update on the risk appetite development.

Resolution No.: A001352

**Action: Manager Governance and
Corporate Services**

Mover: Stephen Coates

Seconded: Agreed by consensus

That the Audit & Risk Committee recommends:

- Receive and note the progress update of the risk surveys and risk appetite statement development.***

Carried

Note:

- The Committee questioned and discussed the maturity of the risk appetite development presented at the meeting. The Committee requested that the Risk Appetite development be presented to the Audit and Risk Committee again after it has been workshopped more with ELT and Council.***
- The Committee noted that the risk appetite statement is normally signed off by Council rather than the CEO.***

ATTENDANCE

Mr Sam Spellacy, Pitcher Partners (External Auditor) joined the meeting via videoconference at 2:29pm.

Ms Nicole Short, Queensland Audit Office (QAO) (External Auditor) joined the meeting via videoconference at 2:29pm.

MEETING MINUTES

7 December 2023

6. INTERNAL AUDIT

6.1 Internal Audit Financial Report – Legal and Compliance - Regulatory Services

To present to the Audit and Risk Committee the Internal Audit final report for Legal and Compliance –Regulatory Services

Resolution No.: A001353

Action:

Donna Sinanian & Sarah Trende - Crowe

Mover:

Stephen Coates

Seconded:

Agreed by consensus

That the Audit & Risk Committee recommends:

- 1. To receive and note the Internal Audit final report for Legal and Compliance – Regulatory Services.***
- 2. That the auditors further review and streamline findings and recommendations.***
- 3. That management then provide responses/action plans against updated recommendations.***

Carried

Note:

- The Committee requested that further reports be presented with clearer findings and recommendations (QAO format given as an example).***
- The Committee noted the value in reports including benchmarking.***

ATTENDANCE

Mr Stephen Coates left at 2:37pm and entered the meeting via videoconference at 2:39pm.

Ms Donna Sinanian, Internal Auditor (Crowe) left the meeting at 2:41pm.

Ms Sarah Trende, Internal Auditor (Crowe) left the meeting at 2:41pm.

MEETING MINUTES

7 December 2023

6.2 Internal Audit Final Report – Legislative Compliance

To present to the Audit and Risk Committee the Internal Audit report for Legislative Compliance.

Resolution No.: A001354 **Action:** Crowe – Donna and Sarah

Mover: Stephen Coates **Seconded:** Agreed by consensus

That the Audit & Risk Committee recommends:

- 1. To receive and note the Internal Audit report for Legislative Compliance.*

Carried

7. EXTERNAL AUDIT

7.1 2023 Financial Management Letter and Closing Report

To provide the Audit and Risk Committee the 2023 Final Management Letter and External Audit closing report for Financial Year ending 30 June 2023.

Resolution No.: A001355 **Action:** Pitcher Partners & Queensland Audit Office

Mover: Stephen Coates **Seconded:** Agreed by consensus

That the Audit & Risk Committee recommends:

- 1. That Final Management Letter and External Audit closing report for 2023 FY Closing Report be received and noted.*

Carried

MEETING MINUTES

7 December 2023

7.2 Moranbah Early Learning Centre 2023 Closing Report

To present to the Audit & Risk Committee the Moranbah Early Learning Centre 2023 Closing Report for the financial year ended 30 June 2023.

Resolution No.: A001356

Action: Pitcher Partners & Queensland Audit Office

Mover: Stephen Coates

Seconded: Agreed by consensus

That the Audit & Risk Committee recommends:

- 1. To receive and note the Moranbah Early Learning Centre 2023 Closing Report for financial year ended 30 June 2023***

Carried

7.3 Isaac Affordable Housing Trust 2023 Closing Report

To present to the Audit & Risk Committee the Isaac Affordable Housing Trust 2023 Closing Report for the financial year ended 30 June 2023.

Resolution No.: A001357

Action: Pitcher Partners & Queensland Audit Office

Mover: Stephen Coates

Seconded: Agreed by consensus

That the Audit & Risk Committee recommends:

- 1. To receive and note the Isaac Affordable Housing Trust 2023 Closing Report for financial year ended 30 June 2023.***

Carried

Note:

- The Committee questioned and discussed the difference between the IAHT Trust and IAHT Fund included in the statements.***
- The Committee requested further clarification on the structure of IAHT at the next meeting.***

MEETING MINUTES

7 December 2023

16. NEXT MEETING & CLOSURE

16.1 **Next Meeting** – Wednesday, 6 March 2024 to commence at 8:30am.

There being no further business the Chair closed the meeting at 2:58pm.

MEETING DETAILS

Ordinary Meeting

Wednesday 24 January 2024

AUTHOR

Nicole Duyst

AUTHOR POSITION

Acting Manager Engaged Communities

10.7

MINOR COMMUNITY GRANTS SUMMARY DECEMBER 2023

EXECUTIVE SUMMARY

This report summarises the minor community grants approved under delegation for the period 1 December to 31 December 2023.

OFFICER'S RECOMMENDATION

That Council:

- Notes the minor community grants approved under delegation for the period 1 December to 31 December 2023.***

BACKGROUND

As per Council's Community Grants Policy, as adopted on 25 August 2021, a monthly report is to be prepared for Council regarding the administrative approval of minor grants, up to the value of \$1,000 (excluding GST), under delegation to the Manager Engaged Communities and in consultation with the relevant divisional councillor/s. 2 minor grant applications (inclusive of individual and team development grants) were received and approved for the period 1 December to 31 December 2023, summarised in the following table.

IMPLICATIONS

The table below outlines minor grants approved and funded from Community Grants operational budget/s for the applicable division/s for the period 1 December to 31 December 2023.

DIVISION	APPLICANT	VALUE	PURPOSE	BREAKDOWN
2	Ciara Storch	\$250.00	Individual application to attend Queensland State A QSPORT Awards in Brisbane on the 30 November 2023, after being awarded 2023 MM Electrical NQ Sportstar Award's Junior Sportsperson of the Year.	To cover costs towards travel and accommodation.
3,4 and 5	Moranbah Community Workers Club	\$1,000.00	The John Allen Charity Golf Day is an annual event in Moranbah since 2003 and it raises funds to be donated to local not-for-profit community Groups and emergencies services.	To cover costs of catering.

CONSULTATION

Divisional Councillors as applicable – via email and/or phone calls

Manager Budgets and Statutory Reporting

Acting Manager Engaged Communities

Engaged Communities Grants Officer

Engaged Communities Departmental Administration Officer

Community Relations Officers

BASIS FOR RECOMMENDATION

To update Council on the approval of minor community grants as per the Community Grants Policy.

ACTION ACCOUNTABILITY

Manager Engaged Communities is responsible for the administration of the Isaac Regional Council Community Grants Program.

KEY MESSAGES

Isaac Regional Council's Community Grants budget funds local projects and activities which help develop resilient, adaptive and vibrant communities while contributing to the social wellbeing of its residents, workers and visitors.

Report prepared by: NICOLE DUYST Acting Manager Engaged Communities Date: 11 January 2024	Report authorised by: DAN WAGNER Director Planning, Environment and Community Services Date: 11 January 2024
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ATTACHMENTS

- Nil

REFERENCE DOCUMENT

- Isaac Regional Council Community Grant Guidelines

MEETING DETAILS

Ordinary Meeting

Wednesday 24 January 2024

AUTHOR

Nicole Duyst

AUTHOR POSITION

Acting Manager Engaged Communities

10.8

MAJOR GRANT APPLICATIONS SUMMARY ROUND TWO FY2023/2024

EXECUTIVE SUMMARY

The purpose of this report is to consider the Community Grants Evaluation Panel's recommendations on the applications received during round two (2) of the Community Grants Program for FY2023/2024. A total of Eight applications were received for Round Two.

COMMITTEE'S RECOMMENDATION

That Council:

- Approves the following applications for the Community Grants Round One FY2023/2024 as follows:***

Application 1	Moranbah State High School P&C
Project	Financial support for ten (10) teachers to attend the Bright Minds Annual STEM teacher conference in Mackay on 19/20 July 2024. The conference includes dinner, a series of keynote speakers, and teacher professional development sessions, covering science, maths, and technology (STEM) education in classrooms. The Moranbah State High School P&C are the auspicing body on behalf of the ten Isaac teachers who have applied to attend the conference.
Officer Recommendation	
Details	Not supported, as the application is an ineligible item outlined in the Isaac Community Grants Guidelines (employee fringe benefit of an educational provider (professional development of staff).

Application 2	Moranbah BMX Club
Project	Moranbah BMX are seeking Councils support to install an irrigation system at their club. To date the watering has been a manual task for volunteers to move sprinklers around which sometimes can be missed or not done at all. In 2025 the club have its 40-year celebrations and are hoping to have the grounds looking its best to be able to celebrate a weekend of BMX.

<u>Officer Recommendation</u>	
Details	Approve \$5,000 (excluding GST)
Proposed Budget Source	Funded equally from Divisions 3, 4 and 5

Application 3	Clermont Senior Bulls (Auspicing for Kennedy Livestock)
Project	Kennedy Livestock are hosting their annual 2024 Beyond Blue Charity Gala on 24 February with Shane Webcke as guest speaker, this event is open to all the Isaac Region.
<u>Officer Recommendation</u>	
Details	Approve \$5,000 (excluding GST)
Proposed Budget Source	Division 1, 2, 6

Application 4	Clermont State High School P&C
Project	Clermont State High School P&C are seeking Councils support to hold their annual Twisted Trivia night in March 2024. This event is their annual school fundraiser.
<u>Officer Recommendation</u>	
Details	Approve \$5,000 (excluding GST)
Proposed Budget Source	Division 6

Application 5	ELAM
Project	ELAM are hosting the Debutante ball in March 2024 and seeking Councils support for a three-year agreement of \$5000 per annum for the contribution towards the band and catering. The Debutante ball has been a historical event in Moranbah for over 40 years.
<u>Officer Recommendation</u>	
Details	Approve \$5,000 (excluding GST) for round two funding in 2024. Council to consider future years funding following the 2024 Local Government election.
Proposed Budget Source	Funded equally from Divisions 3, 4 and 5

Application 6	Valkyrie State School P&C
Project	In June 2024 Valkyrie State School will turn 50 and they are seeking Councils support for the contribution to this event with the purchase of a 50 th year commemorative book. 100 copies will be printed with Council being a major sponsor on the book.

Officer Recommendation	
Details	Approve \$5,000 (excluding GST)
Proposed Budget Source	Division 8

Application 7	Moranbah Gymnastics
Project	Moranbah Gymnastics are looking to hold their annual Easter Fete on the 15 th of March 2024. This year's event will see entertainment, food and bar as well as a range of activities including a visit from the Easter Bunny. Gold sponsorship will be included for the \$5,000.
Officer Recommendation	
Details	Approve \$5,000 (excluding GST)
Proposed Budget Source	Funded equally from Divisions 3, 4 and 5

Application 8	Nebo Bushman's
Project	Nebo Bushman's are seeking Councils support of \$15,000 per annum to hold their 3 annual events- Nebo Rodeo, Nebo Campdraft and Nebo Cutting Show and to enter into a three-year agreement, with a total funding commitment of \$45,000.
Officer Recommendation	
Details	Approve \$15,000 (excluding GST) in round two in 2024. Council to consider future years funding following the 2024 Local Government election.
Proposed Budget Source	Division 8

2. ***Advises the applicants the grant constitutes sponsorship of the event and Isaac Regional Council is to be recognised in the same manner as equivalent corporate sponsors in addition to any acknowledgement requirements within the Community Grants Guidelines.***

BACKGROUND

Isaac Regional Council's Community Grants budget funds local projects and activities which help develop resilient, adaptive and vibrant communities while contributing to the social wellbeing of its residents, workers and visitors.

As of 12 December 2023, Council has received eight applications with requests to the value of \$55,000 for Round Two of the Major Community Grants Program, which have been reviewed by the Community Grants Evaluation Panel as per the attached table (Attachment 1). The panel assessed each application on its merit, with particular focus on what the funds will be used for, the target group and reach, and how the project helps to develop resilient, adaptive and vibrant communities.

Applications have been assessed by a Panel chaired by the Manager Engaged Communities, against the Community Grants Guidelines and the assessment criteria of;

- Organisational Capacity and alignment with Council's priorities;
- Alignment with Council's 2035 Community Strategic Plan;
- Demonstrated need, benefit to the broader Isaac community and demonstrated community support;
- Alignment with relevant approvals and permits to conduct event/project; and
- Financial management/accountability.

The following table summarises the applications received in Round Two FY2023-24, and further details are provided in Attachment 1.

Community Group/Organisation	Amount Applied (excluding GST)	Amount Recommended (excluding GST)	Purpose	Breakdown
Moranbah State High School P&C	\$10,000	Not supported	<p>Financial support for ten (10) teachers in the Isaac Region (Moranbah, Dysart, Nebo, and Coppabella) to attend the Bright Minds Annual STEM teacher conference in Mackay on 19/20 July 2024. The conference includes dinner, a series of keynote speakers, followed by teacher PD sessions covering science, maths, and technology (STEM) education in classrooms.</p> <p>Page 7 of the Isaac Community Grant Guidelines outlines ineligible items for community grants. The project is for provision of fringe benefits for employees of the Department of Education and such provision of employee benefits is the core responsibility of the department.</p>	The Moranbah State High School P&C are the auspicing body on behalf of the ten teachers who have applied to attend the conference.
Moranbah BMX Club	\$5,000	\$5,000	The funds will be used to contribute to costs associated with installing an irrigation system.	Quotes Provided: Irrigation quote-\$5,500.

				Total cost of project \$8,500.
Clermont Senior Bulls Cricket (auspicing for Kennedy Livestock)	\$5,000	\$5,000	Clermont Senior Bulls cricket club (auspicing for Kennedy Livestock) have applied for \$5,000 to go towards the Event hire payment.	Quotes as follows: EDE Event Hire- \$41,399.70 Total cost of event is \$96,000
Clermont State High School P&C	\$5,000	\$5,000	Clermont State High School P&C have applied for \$5,000 to go towards the overall cost of their event.	Quotes as follows: Hall Hire- \$545 Shop Isaac Cards- \$1,600 Catering- \$2,300 Eventbrite- \$400 Stationary- \$200 Total cost of event is \$7,245.00
ELAM	\$5000	\$5000	ELAM have applied for \$15,000 (\$5000 per annum) for a three-year agreement for their annual debutante ball.	Quotes as follows: Band-\$2,000 Catering- \$8,000 Total cost of event- \$21,174
Valkyrie State School P&C	\$5,000	\$5,000	Valkyrie State School P&C have applied for \$5,000 to go towards their 50 th year commemorative book.	Quotes as follows: Printed books \$6,000. Total cost of event- \$55,000
Moranbah Gymnastics	\$5,000	\$5,000	Moranbah Gymnastics have applied for \$5,000 for their annual Easter Fete	Quotes as follows: Radio advertising- \$750 Porta-loo- \$1,500 Band- \$500 Petting Zoo- \$600 Skip bins-\$1,300 Photographer- \$350 BBQ- \$500.00 Party hire- \$1,000 Total cost of event- \$25,600
Nebo Bushman's Carnival	\$15,000	\$15,000	Nebo Bushman's have applied for \$15,000 per year (total \$45,000) to cover their three major events in Nebo for a three-year agreement with Council.	Nebo Rodeo- \$5,000 to cover some of the cost of the ambulance. Nebo Campdraft- \$5,000 to cover some of the cost of stock freight.

				Nebo Cutting- \$5,000 to cover some of the cost of stock freight.
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IMPLICATIONS

The table below outlines the total expenditure per division year to date for all grants including those recommended for Round Two FY2023-24. Further details are provided in Attachment 1.

This table outlines the remaining funds if all grants are approved as recommended.

	Grant Commitments (Approved and Paid)	Proposed Round Spend (Recommended)	Remaining Funds
Division 1	\$37,006.00	\$1,666.66	\$3,327.34
Division 2	\$8,270.00	\$1,666.66	\$32,063.34
Division 3	\$25,127.37	\$4,999.98	\$11,872.64
Division 4	\$25,127.37	\$4,999.98	\$11,872.64
Division 5	\$25,127.66	\$5,000.01	\$11,872.33
Division 6	\$36,859.00	\$6,666.67	-\$1,525.67
Division 7	\$40,250.00	\$0.00	\$1,750.00
Division 8	\$12,598.00	\$20,000.00	\$9,402.00
TOTAL	\$210,365.41	\$44,999.96	\$80,634.63

CONSULTATION

Divisional Councillors relevant to each application

Acting Manager Engaged Communities

Acting Manager Community Engagement, Programs and Events

Engaged Communities Grants Officer

Engaged Communities Departmental Administration Officer

Community Relations Officers

Manager Budgets and Statutory Reporting

Director Planning, Environment and Community Services

BASIS FOR RECOMMENDATION

Applications aligns with the goals of Isaac Regional Council's Community Grants Program.

ACTION ACCOUNTABILITY

Manager Engaged Communities is responsible for the administration of the Isaac Regional Council Community Grants Program.

KEY MESSAGES

Isaac Regional Council's Community Grants budget funds local projects and activities which help develop resilient, adaptive, and vibrant communities while contributing to the social wellbeing of its residents, workers and visitors.

Report prepared by:

NICOLE DUYST
Acting Manager Engaged Communities

Date: 11 January 2024

Report authorised by:

DAN WAGNER
Director Planning, Environment and
Community Services

Date: 11 January 2024

ATTACHMENTS

- Attachment 1 - Major Grants - Summary Assessment

REFERENCE DOCUMENT

- Isaac Regional Council Community Grant Guidelines

IRC Major Grants Evaluation Summary												
Application #	Community Group/Auspice	Project Description	Division/Town	Past funding	Acquittal-Previous	Eligible project	Score	Amount requested (ex GST)	Amount Recommended (Ex GST)	Officers Recommendation	Comments	Further action
1	Moranbah State High School P&C	Financial support for ten (10) teachers in the Isaac Region (Moranbah, Dysart, Nebo, and Coppabella) to attend the Bright Minds Annual STEM teacher conference in Mackay on 19/20 July 2024. The conference includes dinner, a series of keynote speakers, followed by teacher PD sessions covering science, maths, and technology (STEM) education in classrooms. The Moranbah State High School P&C are the auspicating body on behalf of the ten teachers who have applied to attend the conference. Page 7 of the Isaac Community Grant Guidelines outlines ineligible items for community grants. The project is for provision of fringe benefits for employees of the Department of Education and such provision of employee benefits is the core responsibility of the department.	Division 2, 3, 4, 5, 8	2018- Major Grant- \$8,000- Careers Expo 2018- Minor Grant- \$877.20- Year 12 Grad 2019- Major Grant- \$8,000- Careers Expo 2021- Major Grant- \$5,000- High School Musical 2021- Major Grant- \$8,000- Careers Expo 2022- Major Grant- \$8,000- Careers Expo 2022- Minor Grant- \$1,000- Year 12 Grad 2023- Major Grant- \$8,000- Careers Expo	Yes	No		\$10,000	\$0	Not supported	Application is an ineligible item outlined in the Isaac Community Grants Guidelines (employee fringe benefit of an educational provider (professional development of staff)).	
2	Moranbah BMX Club	Moranbah BMX are seeking Councils support to install a irrigation system at their club. The irrigation is important for many reasons including dust suppression, pride in how the club looks, and families often bring chairs or picnic blankets to sit on the grass to watch their children ride. To date the watering has been a manual task for volunteers, however it means having people available to move sprinklers around which sometimes can be missed or not done at all. In 2025 the club has its 40 year celebrations and they are hoping to have the grounds looking its best to be able to celebrate a weekend of BMX. Irrigation quote- \$5,500. Total cost of project \$8,500.	Division 3, 4, 5	2018- Minor Grant- \$900.00- Movie Night 2018- Minor Grant- \$1,000- BMX Carnival 2019- Minor Grant- \$1,000- BMX Carnival 2021- Minor Grant- \$907.00- Purchase equipment 2021- Major Grant- \$10,000- Track weatherproofing 2022- Minor Grant- \$1,000- Come and Try Day 2022- Major Grant- \$4,200- Canteen Cooling	Yes	Yes	90/100	\$5,000	\$5,000	To approve	Complete application	
3	Clermont Senior Bulls Cricket (auspicating for Kennedy Livestock)	Clermont Senior Bulls Cricket are auspicating for Kennedy Livestock for their annual 2024 Beyond Blue Charity Gala on 24 February. This years guest speaker will be Shane Webcke and is open to the wider Isaac Communities. They have applied for \$5,000 to go towards the EDE/Event hire payment.. Quotes as follows: EDE Event Hire- \$41,399.70 Total cost of event is \$96.000	Division 1, 2, 6	2022- Major Grant- \$5,000- Auspicating for Kennedy Live Stock- Beyond Blue Gala 2023- Minor Grant- \$1,000- T20 Cricket Match	Yes	Yes	90/100	\$5,000	\$5,000	To approve Division 1- \$1,500 Division 2- \$1,500 Division 6- \$2,000	Complete application	
4	Clermont State High School P&C	Clermont State High School P&C are again holding their annual Twisted Trivia night in March 2024. Clermont State High School P&C are seeking Councils support of \$5,000 to go towards the costs for the night. Quotes are as follows: \$545- Hall hire \$1,600- Shop Isaac Cards \$2,300- Catering \$400- Eventbrite \$200- Stationary Total cost of event is \$7,245.00	Division 6	2019- Minor Grant- \$500.00- Movie Night 2019- Minor grant- \$761.15- Hall hire- formal 2020- Minor grant- \$700.00- Hall hire- formal 2023- Major grant- \$5,000- Trivia night fundraiser	Yes	Yes	90/100	\$5,000.00	\$5,000	\$1,600 Shop Isaac Cards \$545- Hall Hire \$2,300- Catering \$400- Event Brite costs \$200- Stationary and marketing	Complete application	
5	ELAM	ELAM are hosting their annual Debutante ball in March 2024. This event has now been a Moranbah historical event for over 40 years. ELAM are seeking Councils support of \$5,000 to go towards the following. Catering- \$8,000 Band- \$2000 Over all cost of event is \$21,174	Division 3, 4, 5	2019- Minor Grant- \$1,000- Health Expo 2019- Minor Grant- \$1,000- Merchandise 2020- Minor Grant- \$1,000- Youth activities 2021- Major Grant- \$2,300- Debutante Ball 2021- Minor Grant- \$1,000- Workshop 2022- Major Grant- \$2,300- Debutante Ball 2023- Major Grant- \$2,300- Debutante Ball	Yes	Yes	90/100	\$5,000	\$5,000	\$5,000 over a three year commitment	Complete application	

IRC Major Grants Evaluation Summary												
Application #	Community Group/Auspice	Project Description	Division/Town	Past funding	Acquittal-Previous	Eligible project	Score	Amount requested (ex GST)	Amount Recommended (Ex GST)	Officers Recommendation	Comments	Further action
6	Valkyrie State School P&C	In 2024, Valkyrie State School turns 50 years old, and the school community will celebrate this milestone with a 50 year celebration. The celebration will include a formal lunch, children's entertainment, historical displays, commemorative events including unveiling of school mural and tree planting. As the hub of the community, this event aims to bring together the wider community to celebrate the wonderful achievements over the last 50 years. Valkyrie State School P&C are seeking Councils support of \$5,000 to contribute to the commemorative book. Quote is \$6,000 Over all cost of event is \$55,000	Division 8	2018- Major Grant- \$2,500- Mini Olympic fun day 2019- Major Grant- \$2,500- Mini Olympic fun day 2020- Minor Grant- \$1,000- Christmas concert 2021- Minor Grant- \$300- Athletic carnival 2021- Minor Grant- \$1,000- Drought funding 2022- Minor Grant- \$1,000- Mini Olympic fun day 2023- Minor Grant- \$1,000- Mini Olympic fun day	Yes	Yes	90/100	\$5,000.00	\$5,000.00	To approve	Complete application	
7	Moranbah Gymnastics	Moranbah Gymnastics are looking to hold their annual Easter Fete on the 15th of March 2024. This year's event will see entertainment, food and bar as well as a range of activities including a visit from the Easter Bunny. Gold sponsorship will be included for the \$5,000. Moranbah Gymnastics are seeking Councils support of \$5,000. Quotes as follows: Radio advertising- \$750 Portaloo- \$1,500 Band- \$500 Petting Zoo- \$600 Skip bins-\$1,300 Photographer- \$350 BBQ- \$500.00 Party hire- \$1,000 Total cost of event- \$25,600	Division 3, 4, 5	2018- Major Grant- \$10,000- Flooring 2019- Major Grant- \$2,000- Lighting 2021- Major Grant- \$5,000- Casino Night 2022- Major Grant- \$4,000- Country Fete 2022- Minor Grant- \$1,000- Casino Night 2023- Minor Grant- \$1,000- Country Fete	Yes	Yes	90/100	\$5,000	\$5,000	To approve	Complete application	
8	Nebo Bushman's	Nebo Bushman's have applied for Councils support of \$15,000 to cover their three major events in Nebo for a three-year agreement, Nebo Rodeo- \$5,000 to cover some of the cost of the ambulance. Nebo Campdraft- \$5,000 to cover some of the cost of stock freight. Nebo Cutting- \$5,000 to cover some of the cost of stock freight. Historically these grants have been done individually, however to clean up the process its best for one application for the whole year over three years.	Division 8	2018- Major Grant- \$5,000- Rodeo 2018- Minor Grant- \$1,000- Cutting 2019- Minor Grant- \$1,000- Cutting 2019- Major Grant- \$5,000- Rodeo 2019- Minor Grant- \$1,000- Campdraft 2019- Major Grant- \$2,000- Cutting 2021- Major Grant- \$8,000- Slouch Hat 2021- Major Grant- \$3,000- Cutting 2022- Major Grant- \$8,000- Slouch Hat 2022- Major Grant- \$3,300- Cutting 2023- Major Grant- \$8,000- Slouch Hat 2023- Major Grant- \$3,300- Cutting	Yes	Yes	90/100	\$15,000.00	\$15,000.00	To approve \$15,000 over three years for the following events: Nebo Rodeo- \$5,000 Nebo Campdraft- \$5,000 Nebo Cutting- \$5,000	Complete application	

MEETING DETAILS

Ordinary Meeting

Wednesday 24 January 2024

AUTHOR

Sarah Lawley

AUTHOR POSITION

Program Leader Development Assessment

10.9

OTHER CHANGE TO DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE (DEVELOPMENT PERMIT) – PUBLIC UTILITY (APPROX. 392MW RENEWABLE ENERGY FACILITY (SOLAR PHOTOVOLTAIC PV FARM) AND ASSOCIATED INFRASTRUCTURE) TO INCLUDE A TEMPORARY NON-RESIDENT WORKFORCE ACCOMMODATION CONSTRUCTION CAMP (500 BEDS)

EXECUTIVE SUMMARY

On 19 September 2023, Council received an application from Iberdrola Australia Development Pty Ltd for a Request for an Other Change to Development Permit for a Material Change of Use (Development Permit) – Public Utility (approx. 392MW Renewable Energy Facility (Solar Photovoltaic PV Farm) and associated infrastructure) to include a Temporary Non Resident Workforce Accommodation Construction Camp (500) beds located at 353 Manly Access Road and 18543 Marlborough-Sarina Road, Clarke Creek, described as Lot 1 on RP801235, Lot 2 on RP801346 and Lot 8 on ROP162.

OFFICER'S RECOMMENDATION

That Council:

- Approve the Request for an Other Change to Development Permit for a Material Change of Use (Development Permit) – Public Utility (approx. 392MW Renewable Energy Facility (Solar Photovoltaic PV Farm) and associated infrastructure) to include a Temporary Non Resident Workforce Accommodation Construction Camp (500 beds) located at 353 Manly Access Road and 18543 Marlborough-Sarina Road, Clarke Creek, described as Lot 1 on RP801235, Lot 2 on RP801346 and Lot 8 on ROP162, in accordance with the below consolidated conditions package:***

6ii - Conditions imposed by the assessment manager for Material Change of Use (Development Permit) – Temporary Non-Residential Accommodation and associated facilities (construction camp 500 beds)

NO.	CONDITION	TIMING
GENERAL CONDITIONS		
20.	<i>Carry out the approved development generally in accordance with the approved drawings and documents.</i>	<i>At all times unless otherwise stated</i>
21.	<i>Maintain the approved development generally in accordance with the approved drawings and documents and any relevant</i>	<i>To be maintained</i>

NO.	CONDITION	TIMING																				
	Council engineering or other approval required by the conditions.																					
22.	Where there is any conflict between the conditions of this Decision Notice and details shown on the Approved Drawings, the conditions prevail.	At all times																				
23.	The applicant must meet the full cost of all works and any other requirements associated with this development, unless specified in a particular condition.	At all times																				
24.	The applicant must repair any damage to existing infrastructure (e.g. kerb and channel, footpath or roadway) that may have occurred during any works undertaken as part of the development. Any damage that is deemed to create a hazard to the community must be repaired immediately.	At all times																				
25.	The applicant must demonstrate to Council compliance with the conditions of the approval prior to commencement of the changed use.	Prior to commencement of use																				
APPROVED DRAWINGS AND DOCUMENTS																						
26.	<div>Except where amended by the conditions of this Decision Notice, the development is to be carried out, generally in accordance with the following approved drawings and/or documents:</div> <table><tr><th>Title</th><th>Drawing Number</th><th>Rev/Amd't</th><th>Date</th><th>Prepared by</th></tr><tr><td>Cover sheet</td><td>2329.A000</td><td>A</td><td>13/12/2023</td><td>Green Lion Design</td></tr><tr><td>500 Pax Workers Accommodation</td><td>2329.A001</td><td>E</td><td>13/12/2023</td><td>Green Lion Design</td></tr><tr><td>Site Selection</td><td>2329.A002</td><td>E</td><td>13/12/2023</td><td>Green Lion Design</td></tr></table>	Title	Drawing Number	Rev/Amd't	Date	Prepared by	Cover sheet	2329.A000	A	13/12/2023	Green Lion Design	500 Pax Workers Accommodation	2329.A001	E	13/12/2023	Green Lion Design	Site Selection	2329.A002	E	13/12/2023	Green Lion Design	At all times
Title	Drawing Number	Rev/Amd't	Date	Prepared by																		
Cover sheet	2329.A000	A	13/12/2023	Green Lion Design																		
500 Pax Workers Accommodation	2329.A001	E	13/12/2023	Green Lion Design																		
Site Selection	2329.A002	E	13/12/2023	Green Lion Design																		
27.	A legible copy of the Approved drawings and documents bearing "Council Approval" and the Conditions of this Decision Notice are to be available on site at all times during construction.	During construction																				
BUILDING WORK																						
28.	Complete all building work associated with this development approval, including work required by any of the Conditions of this Decision Notice; generally in accordance with the approved drawing(s), and/or documents. Where Building	Prior to issue of Certificate of Classification / Final Inspection Certificate or prior to commencement of																				

	<i>Work is Assessable Development, works are to be carried out in accordance with a current Development Permit.</i>	<i>use, whichever comes first and then to be maintained</i>
29.	<i>External details of the building, facade treatment and external materials, colours and finishes are to be generally in accordance with the approved drawings.</i>	<i>Prior to issue of Certificate of Classification/ Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained</i>
30.	<i>Demolish or relocate all buildings/structures on the site in accordance with the approved drawings. This includes the removal of all existing concrete slabs, foundations and footings and the disconnection of services, where necessary in accordance with a valid approval from the service provider or a Building work approval.</i>	<i>Upon cessation of the development</i>
OPERATIONAL WORK		
31.	<p><i>Complete all Operational Work associated with this development approval, including work required by any of the Conditions of this Decision Notice generally in accordance with the approved drawings and/or documents.</i></p> <p><i>Where Operational Work is Assessable Development, works are to be carried out in accordance with a current Development Permit and the Capricorn Municipal Development Guidelines.</i></p> <p>Note:</p> <p><i>This Decision Notice does not represent an approval to commence Operational Work. Any Operational Work associated with this Material Change of Use or other engineering work proposed on the premises may be subject to assessment under the Isaac Regional Council Planning Scheme.</i></p>	<i>Prior to issue of Certificate of Classification / Final Inspection Certificate or prior to commencement of use, whichever comes first and then to be maintained</i>
COMMENCING AND CEASING USE		
32.	<i>The Applicant is required to submit formal written notification to Council confirming the date of commencement of the use, at least 10 business days prior to the commencement of the use.</i>	<i>As indicated</i>
33.	<i>The development must cease use on or before 3 years from the date of commencement of the use.</i>	<i>As indicated</i>
NON-RESIDENT WORKFORCE ACCOMMODATION		
34.	<i>The non-resident workers accommodation (temporary construction camp 500 beds) must only be used for the accommodation of non-residential workers related with the construction of the uses associated with the subject site.</i>	<i>At all times</i>

35.	<i>Undertake the development in accordance with the endorsed Operational Environmental Management Plan.</i>	<i>At all times</i>
36.	<i>Provide to Council a Rehabilitation and Decommissioning Plan for approval. Ensure this Plan includes, but is not limited to the following:</i> <i>a. Detail on how the accommodation areas, roads, detention basins, potable water supply infrastructure, sewerage treatment plan and disposal areas will be removed at cessation of the use; and</i> <i>b. Detail on how the site will be restored to a state acceptable to Council, being the pre-developed scenario.</i>	<i>One (1) year prior to cessation of the development.</i>
37.	<i>Implement the Rehabilitation and Decommissioning Plan endorsed by Council.</i>	<i>Upon cessation of the development.</i>
CAR PARKING AND ACCESS		
38.	<i>Obtain a Development Permit for Operational Work for Engineering Works – Car Parking and Access Works.</i> <i>Note:</i> <i>An Application for Works on Road Corridor/Road Property is required to be lodged with Council when works are proposed to be undertaken within the road reserve.</i>	<i>Prior to site / operational / building work commencing</i>
39.	<i>Design, construct and maintain all car parking and access works generally in accordance with the Approved Drawings, Capricorn Municipal Development Guidelines, AS2890.1: 2004 Parking facilities – Off-street car parking, Manual of Uniform Traffic Control Devices (Queensland) and the provisions of a Development Permit for Operational Work (Engineering Work – Parking and Access Works).</i> <i>A minimum of 138 light vehicle carparking spaces must be sealed and line marked, generally in accordance with the Approved Drawings. Any un-sealed designated carparking areas directly adjacent to amenities or living quarters must be constructed with a suitable surface to minimise dust, erosion and surface degradation. A minimum of two accessible (disabled) parking spaces must be provided in accordance with AS2890.6:2009.</i>	<i>At all times</i>
40.	<i>Design, construct and maintain the vehicular access, as per the Approved Drawings and documents and in accordance with the Capricorn Municipal Development Guidelines, Australian Standard AS2890 “Parking facilities”. The access road is to be designed to cater for the largest design vehicle travelling in each direction simultaneously.</i>	<i>Prior to commencement of use/prior to operational work approval, whichever is applicable</i>

41.	<i>Provide and retain 17 heavy rigid vehicle (bus) parking bay/s in accordance with the Approved Drawings. Vehicles greater than 12.5m in length must not be parked/stored on-site unless amended vehicle swept paths are provided as part of the future Operational Works Application providing evidence that they are able to safely enter and exit the designated HRV parking bays.</i>	At all times
42.	<i>Design, construct and maintain all driveways, internal circulation areas, manoeuvring areas, loading and unloading areas and refuse collection facilities in accordance with the standards specified in AS2890.2: 2018 - Parking facilities – Off-street commercial vehicle facilities and AS2890.5:1993 – Parking facilities – On-street parking.</i>	At all times
43.	<i>Provide certification from a Registered Professional Engineer Queensland (RPEQ) that the vehicle access / driveway/s has been designed and constructed in accordance with the conditions of this Decision Notice or any other relevant approval issued by the Assessment Manager.</i>	Prior to commencement of use
AMENITY		
GENERAL AMENITY		
44.	<i>The approved use must not create environmental nuisance or impact on the amenity of the neighbourhood as a result of noise, vibration, air, odour, water, waste of other emissions. Note: The operation must comply with the requirement not to cause Environmental Nuisance or Environmental Harm as per the Environmental Protection Act 1994.</i>	At all times
45.	<i>Any storage of flammable and/or combustible liquids must comply with the minor storage provisions of Australian Standard AS1940 - The Storage and Handling of Flammable and Combustible Liquids.</i>	At all times
HOURS OF OPERATION		
46.	<i>Unless otherwise approved in writing by the Assessment Manager, all deliveries, loading/unloading activities and refuse collection must be undertaken between the hours of insert hours of operation – e.g. 6am to 6pm Monday to Friday inclusive, Saturday 8am to 5pm and 9am to 5pm Sunday.</i>	At all times
LIGHTING		
47.	<i>Light emanating from any source complies with Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting or current version.</i>	Prior to commencement of use and to be maintained at all times
48.	<i>Outdoor lighting is provided in accordance with Australian Standard AS 1158.1.1 – Road Lighting – Vehicular Traffic</i>	Prior to commencement of use and to be maintained at all times

	Category V) Lighting – Performance and Installation Design Requirements or current version	
ENGINEERING		
CONSTRUCTION MANAGEMENT		
49.	Contain all litter, building waste on the building site by the use of a skip and any other reasonable means during construction to prevent release to neighbouring properties or roads.	At all times during construction
EARTHWORKS		
50.	Obtain a development permit for Operational work for Excavating and Filling.	Prior to site / operational / building work commencing
51.	The Earthworks Plan is to include, but not be limited to the following: a. The location of cut and/or fill; b. The type of fill to be used and the manner in which it is to be compacted; c. The quantum of fill to be deposited or removed and finished cut and/or fill levels; d. Proposed batter slopes and stabilisation method, including consideration of maintenance of the batters; e. Resulting grades and cross-falls throughout the site; f. Method of excavation throughout the site, including for service trenching, specifically in relation to the presence of shallow rock throughout the site; g. Retaining structures (if necessary); and h. Surface and sub-surface drainage controls (if applicable). The use of explosives throughout the site as a method of excavation is not permitted. The importation of general fill to the site is not permitted.	As part of a development application for Operational Work (Excavating and Filling)
52.	Carry out Excavating and Filling activities in accordance with the Capricorn Municipal Development Guidelines, AS3798-2007 Guidelines on earthworks for residential and commercial developments, the Approved Drawings and the provisions of a development permit for Operational Work (Excavating and Filling).	At all times
53.	Ensure the excavating or filling does not concentrate or divert stormwater onto adjoining land to a degree which is worse than that which existed prior to the works.	At all times
54.	Ensure the excavation or filling does not result in the ponding or permanent retention of surface water either on the site or on adjoining land.	At all times

55.	<i>Provide certification from a Registered Professional Engineer Queensland (RPEQ) that the Earthworks have been designed and constructed generally in accordance with the Approved Drawings, the conditions of this Decision Notice and any other relevant approval issued by the Assessment Manager.</i>	<i>Prior to commencement of use</i>
EROSION AND SEDIMENT CONTROL		
56.	<i>Submit an Erosion and Sediment Control Plan as part of the Operational Works application for council approval. The Erosion and Sediment Control Plan must be prepared and implemented in accordance with the Capricorn Municipal Development Guidelines D7 'Erosion Control and Stormwater Management'.</i>	<i>Prior to site/ operational/ building work commencing and at all times during construction</i>
57.	<i>Implement and maintain the Erosion and Sediment Control Plan on-site for the duration of the operational or building works, and until all exposed soil areas are permanently stabilised (e.g. turfed, hydro-mulched, concreted, landscaped).</i>	<i>While site/ operational/ building work is occurring</i>
STORMWATER		
58.	<i>Obtain a Development Permit for Operational Work for Stormwater Drainage Works.</i>	<i>Prior to site / operational / building work commencing</i>
59.	<i>Adjoining properties and roads are to be protected from ponding or nuisance from stormwater as a result of the works. Ensure the stormwater runoff from the site does not adversely impact on flooding or drainage (peak discharge and duration for all events up to the 1% AEP (Annual Exceedance Probability)) of properties that are upstream, downstream or adjacent to the site.</i> <i>Notes:</i> <i>If remedial works are required that involve drainage, drawings are to be submitted and approval obtained from Council, to provide a means to rectify the site drainage.</i>	<i>At all times</i>
60.	<i>Design, construct and maintain all Stormwater Drainage Works for the development generally in accordance with the Approved Drawings, Capricorn Municipal Development Guidelines, Queensland Urban Drainage Manual and the provisions of a Development Permit for Operational Work (Engineering Work – Stormwater Drainage Works).</i>	<i>Prior to the commencement of any stormwater works and at all times thereafter</i>
61.	<i>Submit to Council a Site Based Stormwater Management Plan designed in accordance with the Capricorn Municipal Development Guidelines and the Queensland Urban Drainage Manual and certified by a suitably Registered Professional Engineer of Queensland. The Plan is to include, but not be limited to the following:</i>	<i>Prior to the issue of any Development Permit for Operational Work</i>

	<p>a. <i>The detailed design and layout of all necessary stormwater drainage systems and stormwater quality management systems.</i></p> <p>b. <i>The provision of on-site detention / retention necessary to limit discharge to pre-development generated peak levels up to and including the Q100 ARI return interval (or 1 % AEP).</i></p> <p>c. <i>The provision of stormwater quality improvement devices.</i></p> <p>d. <i>Demonstration that the development will not result in actionable nuisance on upstream or downstream properties.</i></p> <p>e. <i>Incorporate details of ongoing maintenance and management actions required about any proposed detention basin and retention systems.</i></p> <p>Note: <i>Detention storage must be visually integrated into the surrounding landscape and designed with a high level of visual amenity.</i></p>	
62.	<i>Provide certification from a Registered Professional Engineer Queensland (RPEQ) that the stormwater drainage system has been designed and constructed in accordance with the conditions of this approval and any other relevant approval issued by the Assessment Manager.</i>	<i>Prior to issue of Certificate of Classification/ Final Inspection Certificate or prior to commencement of use, whichever comes first</i>
WATER		
63.	<i>Provide an appropriate on-site rainwater collection tank and/or other means to service the anticipated water supply needs of the development, including but not limited to potable water supply and firefighting needs.</i>	<i>Prior to commencement of use</i>
SEWERAGE		
64.	<p><i>Provide an on-site waste water treatment and effluent disposal system having a capacity sufficient for the use. The establishment of an onsite waste water treatment and disposal system for the site requires a Plumbing and Drainage Compliance Permit to be obtained from Council under the Plumbing and Drainage Act 2018. The system must be designed, constructed, operated and maintained in accordance with the Queensland Plumbing and Wastewater Code and Australian Standard AS1547: On-site Domestic Wastewater Management.</i></p> <p>Note: <i>An approval from the Department of Environment and Science (DES) must be issued for the Environmentally Relevant Activity (ERA) 63 threshold 1 – operating one or more sewage treatment works at a site that have a total daily</i></p>	<i>Prior to commencement of use</i>

	<p>peak design capacity of at least 21 equivalent persons. The on-site sewerage design and ERA approval from DES must be submitted along with the application to the Council for the installation for regulated plumbing and drainage.</p> <p>If a private pump station is required in order to address the elevations within the site, this must also be included as part of the ERA and plumbing approval.</p> <p>Removal of waste water/effluent off-site disposal via vehicle collection is not permitted as part of this approval.</p>	
65.	<p>All existing and/or proposed effluent disposal areas must be wholly located within the site and comply with the boundary setback requirements of the Plumbing and Drainage Act 2018, the applicable Planning Scheme Codes and the Development Works Planning Scheme Policy.</p>	<p>Prior to commencement of use</p>
ROADWORKS		
66.	<p>Obtain a Development Permit for Operational Work – Road works.</p>	<p>Prior to site / operational / building work commencing</p>
SERVICES AND STRUCTURES		
67.	<p>Supply and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations required in connection with the approved development in accordance with the applicable Planning Scheme Codes and the Development Works Planning Scheme Policy including:</p> <p>Submit to Development Assessment "As Constructed" drawings including an asset register, approved by a Registered Professional Engineer Queensland that are in accordance with the applicable Planning Scheme Codes, the Development Works Planning Scheme Policy and any other relevant infrastructure requirement; showing the works required by this condition.</p> <p>Note:</p> <p>Applicants should liaise with the appropriate service authorities. Typical underground services and/or conduits to be constructed include power, phone, telecommunications, sewer, stormwater and gas, if applicable.</p>	<p>Prior to issue of Certificate of Classification / Final Inspection Certificate or prior to commencement of use, whichever comes first</p>
68.	<p>Ensure all existing and proposed utility services and connections (e.g. electricity, telecommunications) are wholly located within the site or within a suitable easement to the satisfaction of Council.</p>	<p>Prior to commencement of use</p>

69.	<p><i>Certification must be submitted to Council from an appropriately qualified surveyor which certifies that:</i></p> <ul style="list-style-type: none"> <i>a. all constructed access and roadworks (including associated fill batters and retaining walls) are fully contained within the site, a dedicated reserve or registered easement;</i> <i>b. all existing and proposed utility services and connections (e.g. electricity, telecommunications, water, sewerage) are wholly located within the site, or alternatively included within an easement where location within the site is not possible;</i> <i>c. all existing effluent disposal areas are wholly located within the site and comply with the boundary setback requirements of the Plumbing and Drainage Act 2018 and associated codes and requirements;</i> <i>d. all dams (including ponded water, dam walls and associated spillway structures) are wholly located within the boundaries of the site;</i> <i>e. all retaining walls and structures are fully contained within the site; and</i> <i>f. any fill, including fill batters, are wholly contained within the subject site and not on adjacent properties.</i> 	Prior to commencement of use
WASTE MANAGEMENT		
70.	<p><i>An impervious bin storage area (bin enclosure) for the storage of waste receptacles, must be provided in accordance with the following:</i></p> <ul style="list-style-type: none"> <i>a. designed so as to prevent the release of contaminants to the environment;</i> <i>b. sufficient to accommodate all refuse containers required by the Assessment Manager for the scale of the development;</i> <i>c. aesthetically screened from the road frontage and adjoining properties by landscaping or constructed screening;</i> <i>d. a suitable hose cock (with backflow prevention) and hoses must be provided at the refuse container area, and wash down to be drained to sewer and fitted with an approved stormwater diversion valve arrangement; and</i> <i>e. must be maintained in a clean and sanitary manner at all times.</i> 	Prior to commencement of use and to be maintained at all times
71.	<p><i>Maintain and operate an adequate waste disposal service, including the maintenance of refuse bins and associated storage areas so as not to cause any environmental nuisance.</i></p>	At all times

ADVICE AGENCY CONDITIONS		
72.	<i>Powerlink's rights of access to the properties are not to be impeded by any other party on site.</i>	
BUSHFIRE HAZARD		
73.	<i>Locate, design, the development outside of the mapped bushfire hazard area.</i>	<i>At all times</i>

ADVICE NOTES

The following notes are included for guidance and information purposes only and do not form part of the assessment manager conditions:

ENVIRONMENTAL HARM		
1.	<i>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 civil, earthworks, construction and operational phases of this development, are to adhere to their 'general environmental duty' to minimise the risk of causing environmental harm. Environmental harm is defined by the Act as any adverse effect, or potential adverse effect whether temporary or permanent and of whatever magnitude, duration or frequency on an environmental value and includes environmental nuisance. Therefore, no person should cause any interference with the environment or amenity of the area by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, sediment, oil or otherwise, or cause hazards likely in the opinion of the administering authority to cause undue disturbance or annoyance to persons or affect property not connected with the use.</i>	<i>At all times</i>
STANDARD BUILDING REGULATIONS		
2.	<i>This approval does not include assessment against the siting requirements of the Queensland Development Code. Should the approved development require a siting relaxation against the Queensland Development Code, an application for a Siting Variation (Relaxation) must be lodged with and approved by Council as a referral agency for assessable building work.</i> <i>Note:</i>	<i>As indicated</i>

	<i>This development approval does not commit Council's delegate (Building officer) to approving any setbacks shown on the approved drawings.</i>	
SIGNAGE		
3.	<i>Any signage is to be provided in accordance Council's Subordinate Local Law No.14 (Installation of Advertising Devices) 2011.</i>	<i>Prior to the commencement of Use</i>

BACKGROUND

On 19 September 2023, Council received an application from Iberdrola Australia Development Pty Ltd (the Applicant) for a Request for an Other Change to Development Permit for a Material Change of Use (Development Permit) – Public Utility (approx. 392MW Renewable Energy Facility (Solar Photovoltaic PV Farm) and associated infrastructure) to include a Temporary Non Resident Workforce Accommodation Construction Camp (500) beds located at 353 Manly Access Road and 18543 Marlborough-Sarina Road, Clarke Creek, described as Lot 1 on RP801235, Lot 2 on RP801346 and Lot 8 on ROP162 (the proposed development).

The application seeks to include a temporary workforce construction camp and an additional lot, as part of an existing development approval for a solar farm. The solar farm was approved on 20 December 2017 as part of a Development Permit for a Material Change of Use – Public Utility (approx. 392MW Renewable Energy Facility (Solar Photovoltaic PV Farm) and associated infrastructure) (Council Reference PA17020).

The proposed temporary workforce construction camp is proposed to provide housing for the non-resident workforce associated with the solar farm and will be removed from the site within 3 years following its commencement of use. The additional lot proposed as part of the application is requested to facilitate a connection between the approved solar farm and an adjoining substation.

The change application was subject to fifteen (15) business days of public notification in which time no submissions were received.

The application has demonstrated compliance with the relevant assessment benchmarks of the Isaac Regional Plan 2021, *State Planning Policy 2017*, and the *Mackay Isaac Whitsunday Regional Plan 2012* and is accordingly recommended for approval.

Further details are provided within Attachment 1 – Planning Assessment Report.

IMPLICATIONS

Council may incur legal costs in the event that an appeal is lodged against the approval by the applicant. As the application received no submission there are no submitter appeal rights provided in accordance with the *Planning Act 2016*.

CONSULTATION

Referral	Response
Internal	
Executive Leadership Team	Overview of application provided via Council Briefing in December 2023.

Councillors	Overview of application provided via Council Briefing in December 2023.
Water Services Team	No concerns with the development
External	
Norling Consulting Pty Ltd	Peer review of Need and Demand Assessment undertaken.
Becker Sunner Consulting	Engineering Assessment of resubmitted material and previous conditions undertaken

BASIS FOR RECOMMENDATION

The development application has demonstrated compliance with the relevant assessment benchmarks of the Isaac Regional Plan 2021, *State Planning Policy 2017*, and the *Mackay Isaac Whitsunday Regional Plan 2012*.

ACTION ACCOUNTABILITY

Director Planning, Environment and Community Services to issue a Decision Notice under delegation within five (5) business days, to reflect Council's decision.

KEY MESSAGES

The development application achieves compliance with the relevant assessment benchmarks and approval is recommended accordingly.

Report prepared by: Sarah Lawley Program Leader – Development Assessment Date: 11 January 2024	Report authorised by: DAN WAGNER Director Planning, Environment and Community Services Date: 11 January 2024
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ATTACHMENTS

- Attachment 1 – Planning Assessment Report - MCU18 0011 01

REFERENCE DOCUMENT

- *Planning Act 2016*
- *Planning Regulation 2017*
- *Development Assessment Rules*
- *State Planning Policy – July 2017*
- *Mackay Isaac Whitsunday Regional Plan 2012-2031*
- *Isaac Region Planning Scheme 2021*

**ISAAC REGIONAL COUNCIL
TOWN PLANNING REPORT:
APPLICATION FOR DEVELOPMENT APPROVAL**

REPORT TITLE:	Request for Other Change to Development Permit for a Material Change of Use (Development Permit) – Public Utility (approx. 392MW Renewable Energy Facility (Solar Photovoltaic PV Farm) and associated infrastructure) to include a Temporary Non Resident Workforce Accommodation Construction Camp 500 beds located at 353 Manly Access Road and 18543 Marlborough-Sarina Road, Clarke Creek described as Lot 1 on RP801235, Lot 2 on RP801346 and Lot 8 on ROP162
AUTHOR:	Sarah Lawley – Program Leader Development Assessment
APPLICATION NUMBER:	MCU18/0011.01
CLASSIFICATION:	Section 82 Planning Act 2016
COUNCIL DIVISION:	Division 8 – Cr Viv Coleman
CORPORATE ALIGNMENT:	Community and Corporate Plan – Liveability through Design and Infrastructure
DELEGATED AUTHORITY:	Council Meeting of 17 November 2020, Resolution No. 6980 – Delegation No. PA19

1. APPLICATION SUMMARY

Applicant:	Iberdrola Australia Development Pty Ltd
Consultant:	C/- RPS AAP Consulting Pty Ltd
Owner details:	Brian A Needham & Queensland Electricity Transmission Corporation Limited (Powerlink)
Proposal:	Request for Other Change to Development Permit for a Material Change of Use (Development Permit) – Public Utility (approx. 392MW Renewable Energy Facility (Solar Photovoltaic PV Farm) and associated infrastructure) to include a Temporary Non-Resident Workforce Accommodation Construction Camp (500 beds) and additional allotment
Properly Made Date:	19 September 2023
Decision Due Date:	24 January 2023
Street Address:	353 Manly Access Road and 18543 Marlborough-Sarina Road, Clarke Creek
RP Description:	Lot 1 on RP801235, Lot 2 on RP801346 and Lot 8 on ROP162
Planning Scheme and Version	Isaac Regional Planning Scheme, February 2021, V1
Level of Assessment:	Impact

Zone	Rural
Overlays	<ul style="list-style-type: none"> • Agricultural Overlay <ul style="list-style-type: none"> - Important agricultural areas - Agriculture land Class A and B • Bushfire Hazard <ul style="list-style-type: none"> - Medium potential bushfire hazard intensity - Potential impact buffer • Environmental Significance <ul style="list-style-type: none"> - MSES- Regulated vegetation (intersecting a watercourse) - MSES- Regulated vegetation (essential habitat) - MSES- Wildlife habitat (endangered or vulnerable wildlife) - MSES – Regulated vegetation category B • Flood Hazard <ul style="list-style-type: none"> - Potential Flood hazard area • Regional Infrastructure area overlay map <ul style="list-style-type: none"> - High pressure gas pipeline - State controlled roads
Number of Properly Made Submissions	No submissions received
Referral Agencies	<u>Concurrence</u> <ul style="list-style-type: none"> • State Assessment Referral Agency (SARA) in relation to State transport infrastructure <u>Advice</u> <ul style="list-style-type: none"> • Powerlink
Internal Consultation	Manager Galilee & Bowen Bason Operations Manager Waste Services Design & Planning Engineer
Officers' recommendation	Approve with conditions

2. PROPOSAL

The purpose of this report is to assess an application for a Development Permit – Other Change – Material Change of Use – Public Utility (Renewable Energy Facility (Solar Farm) and associated infrastructure) to include a Temporary Construction Camp for Non-resident Workforce Accommodation (500 beds) and inclusion of additional land for substation connection.

The Isaac Regional Planning Scheme (the Planning Scheme) defines a Non-resident workforce accommodation as:

The use of premises for—

(a) accommodation for non-resident workers; or

(b) recreation and entertainment facilities for persons residing at the premises and their visitors, if the use is ancillary to the use in paragraph (a).

Part 5 of the Planning Scheme categorises the land use as subject to impact assessment.

2.1 DESCRIPTION OF PROPOSED DEVELOPMENT

The proposed development involves the Other Change – Material Change of Use – Public Utility (Renewable Energy Facility (Solar Farm) and associated infrastructure) to include a Temporary Construction Camp for Non-resident Workforce Accommodation (500 beds) and inclusion of additional land for substation connection..

The proposed construction camp will comprise approximately 173 single-storey modules and will provide accommodation for a maximum of 502 workers and operational staff members during the peak of construction.

The construction camp will be located on site for a period of three years and will be removed following this period at the completion of construction. All utilities and services will be provided on-site as temporary services with sufficient capacity to service the development and will be removed and the site rehabilitated following the construction period.

The residing workforce will be provided with on-site amenities including grassed areas, gyms and recreational facilities. All accommodation modules are within a 70m walking distance of the dining and recreation areas on-site.

The construction camp comprises:

- 120 accommodation modules for workers providing occupancy for 4 workers each;
- 3 accommodation modules for PWD personnel providing occupancy for 3 workers each;
- 4 accommodation modules for the construction camp staff, providing occupancy for 4 staff each;
- 6 modules with gym and recreation equipment;
- 29 kitchen modules, comprising the kitchen, dining area, crib and mess; and
- 12 laundry and services modules.

The proposed construction camp will gain access from the access locations off Marlborough Sarina Road approved as part of an earlier development approval.

The camp will only be operated for the express purpose of housing the workforce associated with the construction of the approved solar farm on the subject site and will not be made available to any third-party contractors or workforce. The construction camp will only be operational for the period required to construct and commission the solar farm and will be decommissioned once construction is complete.

A summary of the development's key details are provided in the table below:

Development Summary	
Maximum number of beds	500
Height	Single storey modular dwellings with a maximum height of 8.5 metres
Setbacks	96m to Marlborough-Sarina Road
Parking	Total parks proposed = 179 cars & 17 Bus parks <ul style="list-style-type: none"> • 123 Light vehicle sealed spaces (including 2 PWD parks) • 56 overflow unsealed • 17 Bus parks
Vehicular Access	Marlborough-Sarina Road as approved by DTMR
Operating period of camp	3 Years from commencement of use

Servicing	<p>The proposal will include private waste collection onsite. An ERA 63 for Sewerage Works will be required for an onsite Sewerage irrigation system large enough to cater for 500 people. This is not a concurrent ERA and will be required to be obtained by the applicant after gaining Development Approval for the Camp.</p> <p>Water tanks are proposed to meet the water usage benchmark of 200L/occupant/day.</p>
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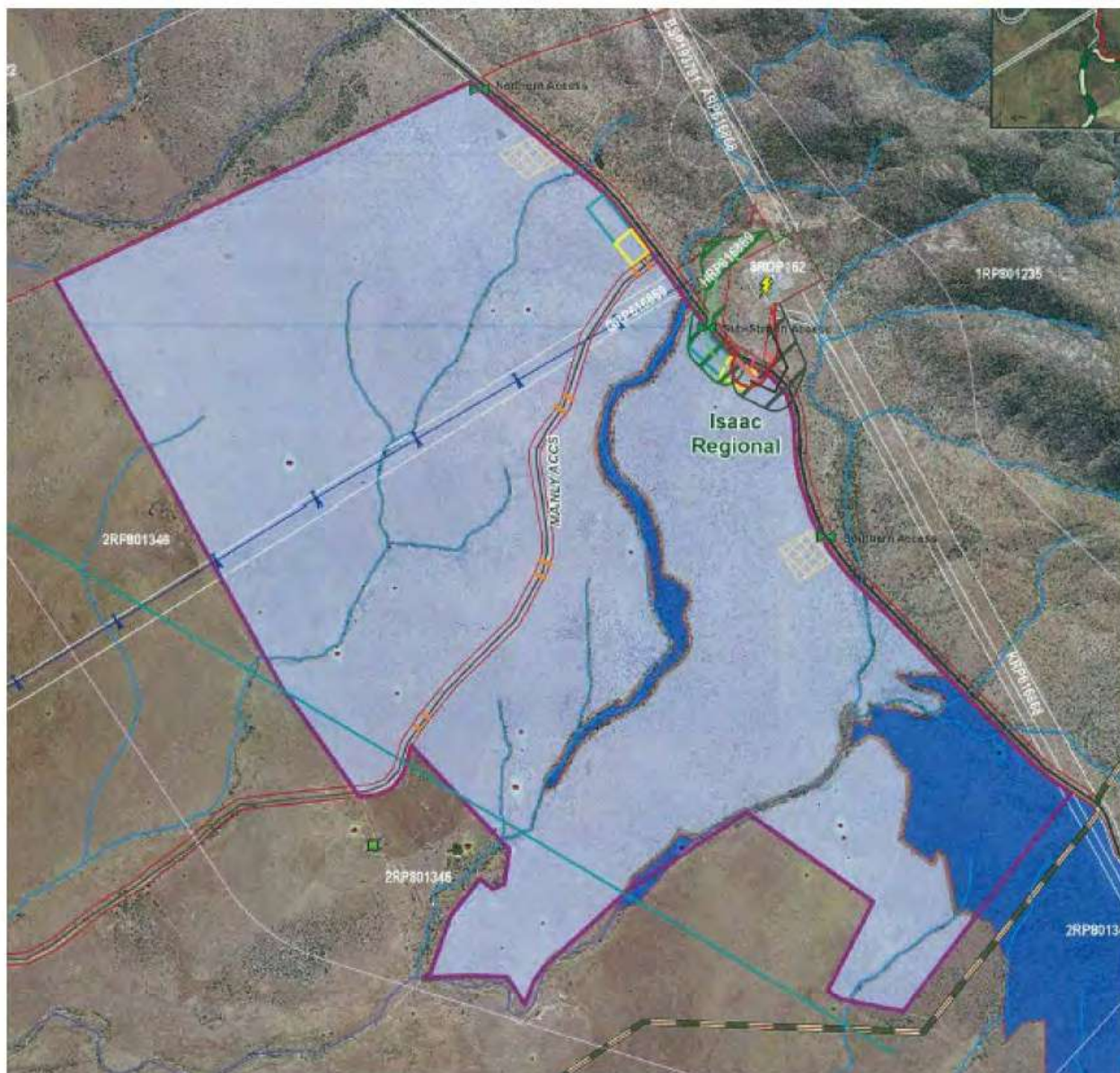


Image 1: Existing approved solar farm footprint (MCU2018/0011)

Source: Application material

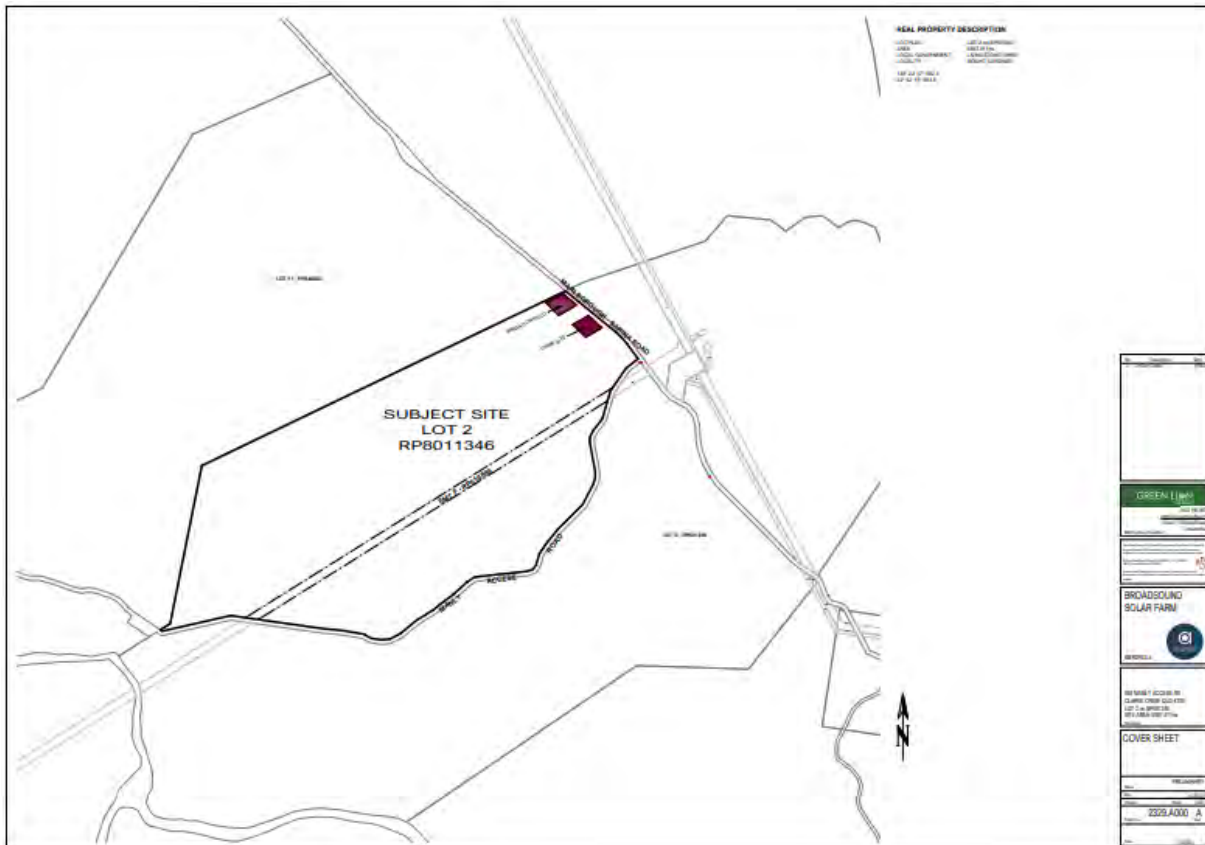


Image 2: Proposed camp footprint and site context

Source: Application material

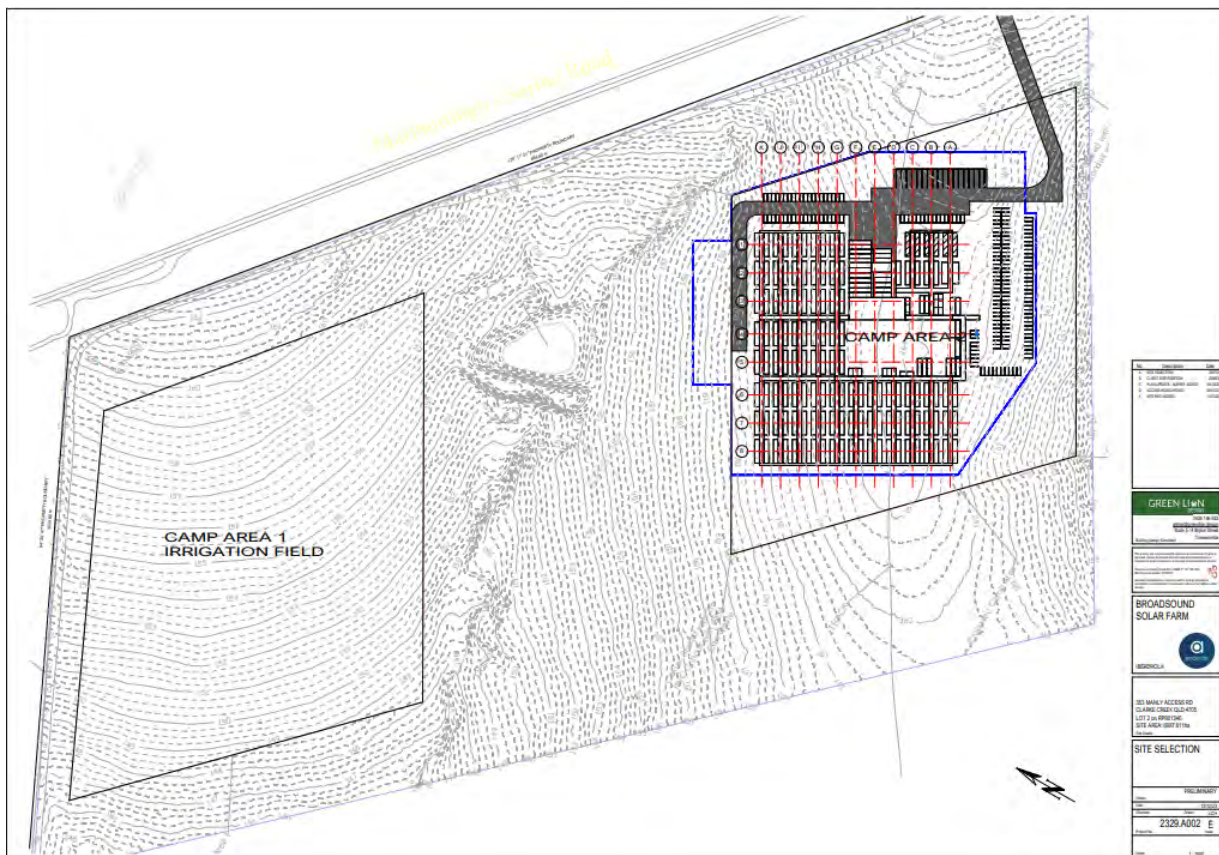


Image 3: Proposed Site Plan and Irrigation Field

Source: Application material

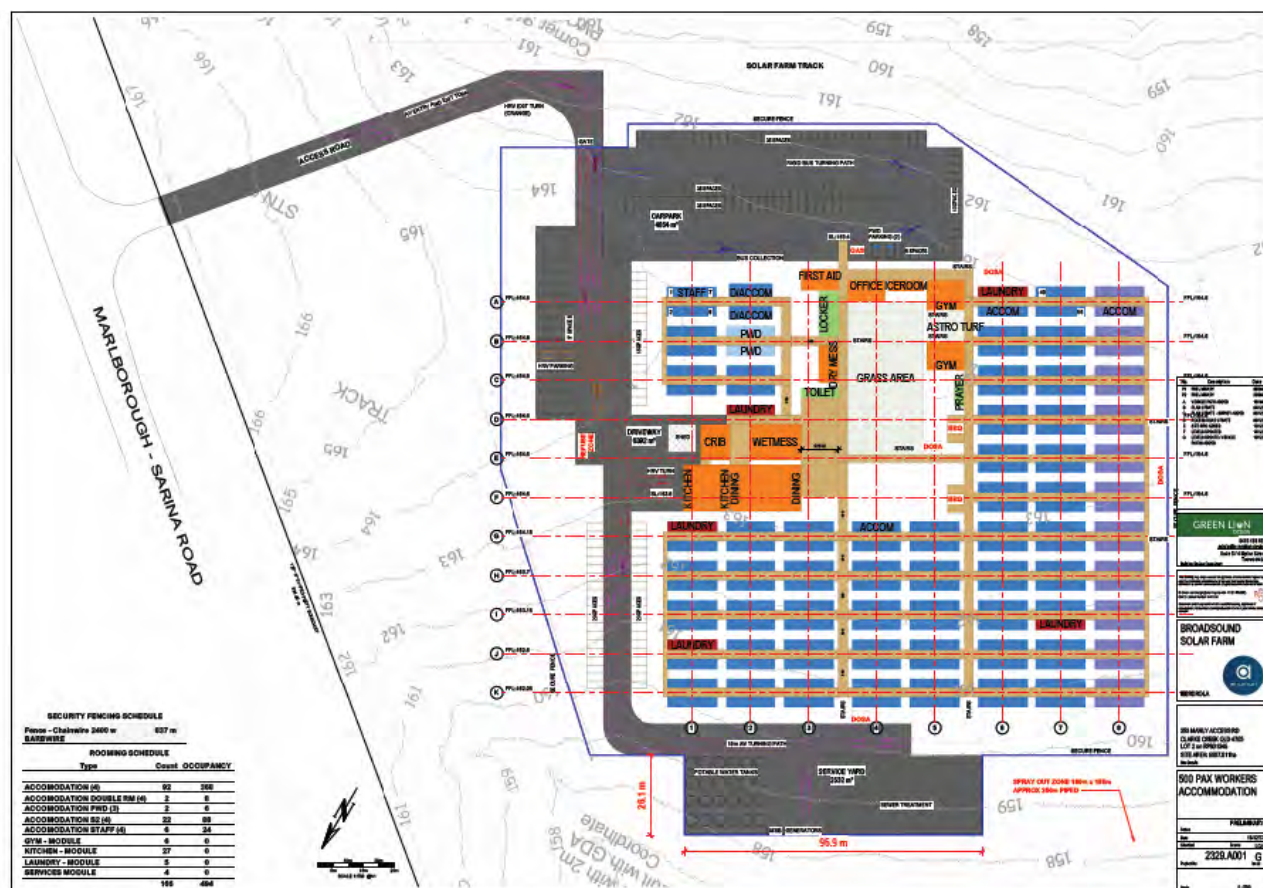


Image 4: Proposed Site Plan

Source: Application material

3. SITE DETAILS

3.1 SITE FEATURES AND LOCATON

Site and Locality Description	
Land Area	Lot 1 on RP801235 – 1,313.54ha Lot 2 on RP801346 – 2,346.67 ha
Existing Use of Land	Cattle Breeding and Fattening
Road Frontage	The portion of the lot proposed for development has frontage to both Manly Access Road and Marlborough-Sarina Road .
Significant Site Features	The site is located within both Isaac Regional Council and Livingstone Shire Council. No part of the development or its associated infrastructure is proposed within that portion of the site located within Livingstone Shire Council.
Topography	The proposed development has an overall fall from Marlborough Sarina Road westwards to the site's waterways. Topography broadly ranges from approximately 180 ADH – 90 ADH.
Vegetation	The Lot generally consists of scattered vegetation. The proposed development area itself does not have an impact upon any remnant vegetation.

	Existing waterways traverse the site. The development footprint proposes setbacks from 10m to 50m from the centreline of identified watercourses.
Easements	The Lot is subject to various easements in favour of electricity transmission entities.
Site Context	<p>The site is located approximately 163km north-west of Rockhampton, 223km south of Mackay and 112km east of the nearest non-resident workforce accommodation camp identified within the Isaac Region.</p> <p>The nearest established township to the development site is Marlborough (60km). Clark Creek is located approximately 24km to the north of the site. The Clark Creek locality includes a primary school with 26 enrolments however does not include any other urban services.</p> <p>The Clark Creek Solar and Windfarm is located over sites on the opposite side of Marlborough Sarina Road. Construction has commenced on the project which also includes a 300-bed temporary construction camp which was approved as part of the State Government Material Change of Use for the approval. The construction camp on this site is limited to use by the construction workforce associated with the Clark Creek Solar and Windfarm project.</p> <p>The Lotus Creek Windfarm is also undergoing construction within proximity to the site, located approximately 46km to the north. The Lotus Creek Windfarm also includes a 200-bed temporary construction camp which was also approved as part of a State Government Material Change of Use for the approval.</p>
Surrounding Land Uses and Site Context	<p>North – The northern boundary of the site adjoins a large rural property with a dwelling located approximately 1.5km from the subject site boundary.</p> <p>East – The eastern boundary of the site adjoins Marlborough Sarina Road. Further east is an existing substation and land under construction to accommodate the Clark Creek Windfarm.</p> <p>South – The south of the site adjoins a creek. Further south of the site are rural land holdings with scattered vegetation in the Livingstone Shire local government area.</p> <p>West – West of the site is a large rural land parcel in the Mackenzie River locality.</p>

The location of the subject site in relation to its surrounds is shown below:

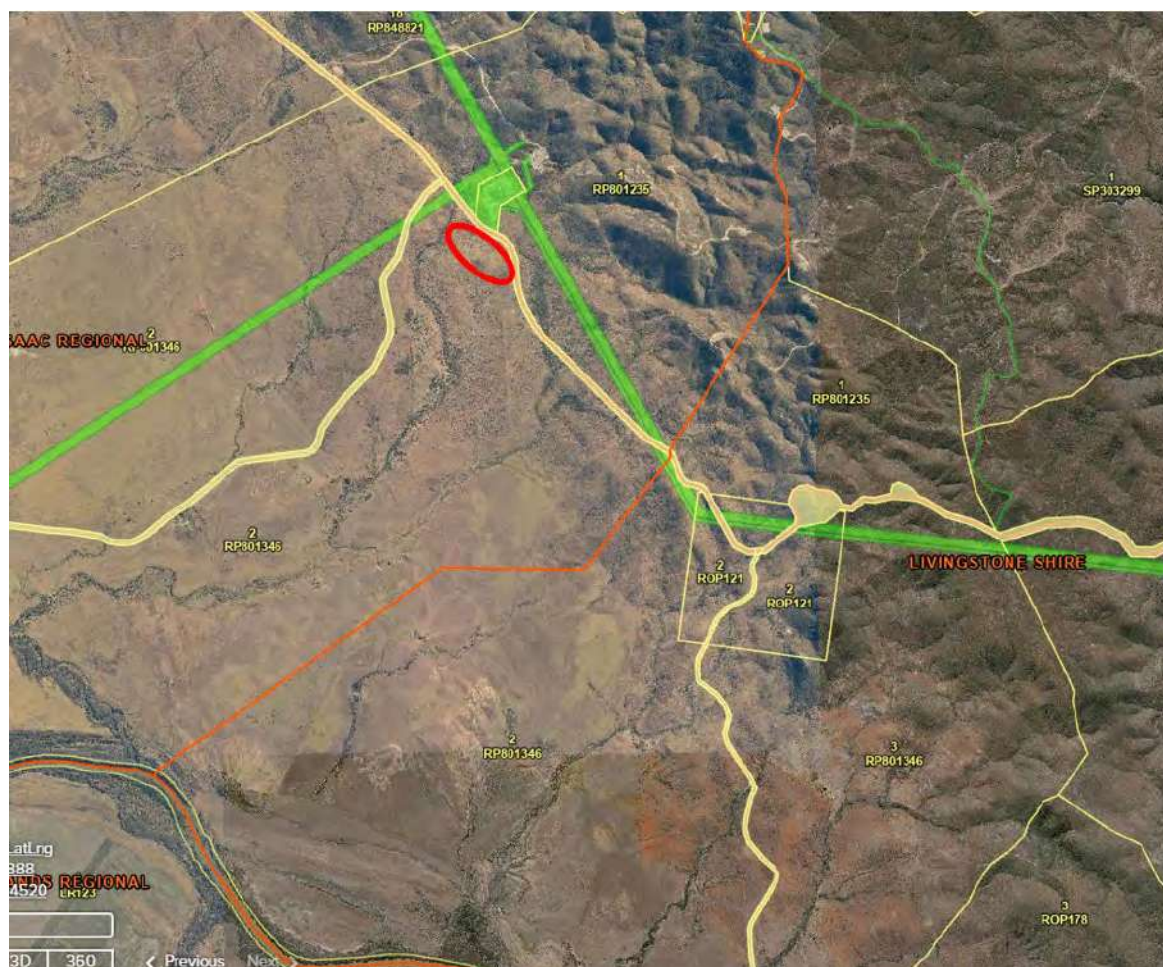


Image 5: Site Location

Source: Intramaps

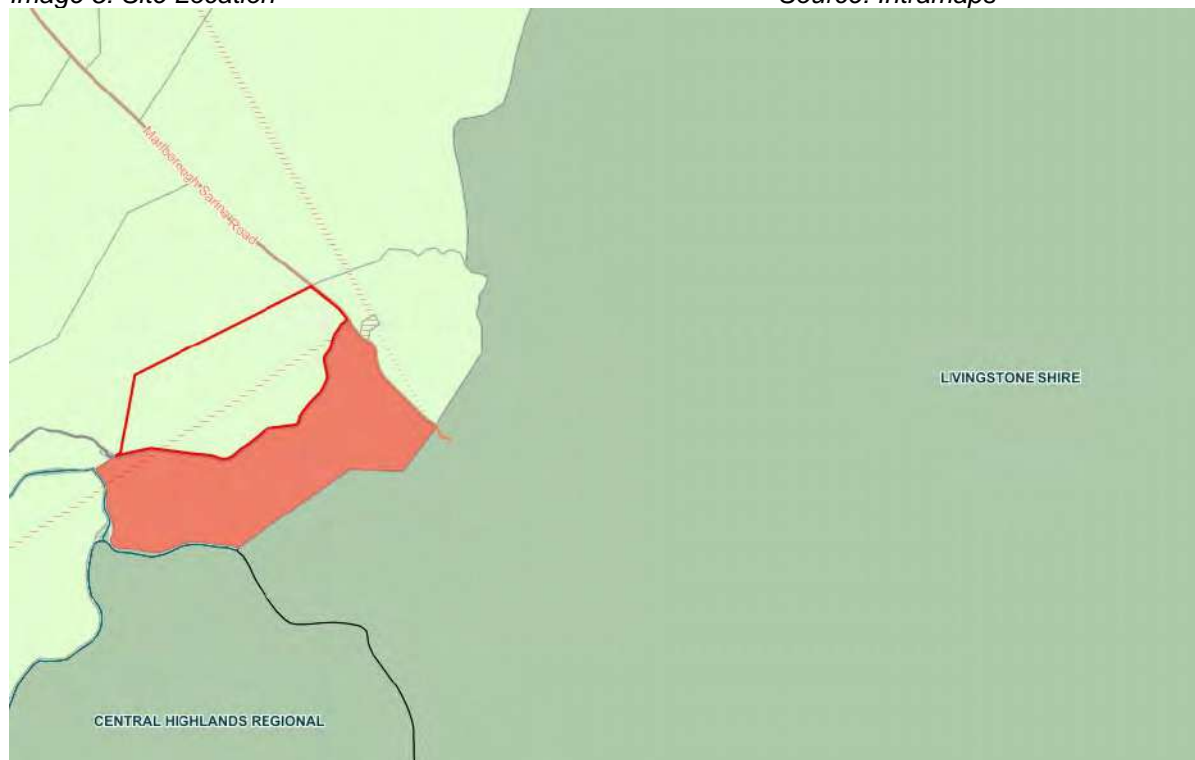


Image 6: Site Location

Source: Intramaps

3.2 DEVELOPMENT HISTORY OF SITE

The approval and application history of the site is detailed below:

Application No.	Date	Approved Development
PA17020	20 December 2017	Development Permit for Material Change of Use – Public Utility (approx. 392MW Renewable Energy Facility (Solar Photovoltaic PV Farm) and associated infrastructure)
MCU17/0013.01	13 June 2018	Generally in Accordance with request amended plan “PR136754, Development Plan, Broadsound Solar PV Farm”, prepared by RPS with the existing development approval PA17020 – Material Change of Use – Public Utility (approx. 392MW Renewable Energy Facility (Solar Photovoltaic PV Farm) and associated infrastructure)
MCU18/0011	18 September 2018	Change other application to amend the approval to include a transmission line which will connect the proposed Solar Farm on Lot 2 on RP801346 to a Powerlink substation on Lot 8 on ROP162. The route will traverse an additional land parcel being Lot 1 on RP801235. Amendment to the approval is sought to include the additional land parcel (Lot 1 on RP801235).
MCU18/0011.02	Undergoing assessment	Minor change to the development approval for Public Utility (approx. 392MW Renewable Energy Facility (Solar Photovoltaic PV Farm), <ul style="list-style-type: none"> • Amending the approved plans to relocate the approved access locations along Marlborough Sarina Road; • Amendment to Condition 6.1 to facilitate the construction and operation of a crossing of Manly Access Road; and • Amendment to Condition 9.4 to facilitate a limited scope of construction activities that may occur on Sundays. • Proposed new condition wording requiring the preparation of a detailed construction noise management plan in the event a complaint is registered during construction.

4. ASSESSMENT

The proposed development triggers Impact and has been assessed in accordance with section 45(5) of the *Planning Act 2016* which states as follows:

(5) *An impact assessment is an assessment that –*

(a) must be carried out –

(i) against the assessment benchmarks in a categorizing instrument for the development; and

(ii) having regard to any matters prescribed by regulation for this subparagraph; and

(b) may be carried out against, or having regard to, any other relevant matter, other than a person’s personal circumstances, financial or otherwise.

4.1 FRAMEWORK FOR ASSESSMENT

Determination of Assessment Manager

The development site is located within both the Isaac and Livingstone local government areas. Under the *Planning Act* consideration must be given as to who the assessment manager is for assessable development. The proposed Other Change is part of a previously approved development which on 6 September 2017 “The Minister” as defined by the Planning Act 2016 determined Issac Regional Council to be the assessment manager. This determination was based on the development footprint of the development being located wholly within the Issac Regional Council Area.

The proposed Other Change locates within the same development footprint as this original approval. The Act does not specifically state that a determination must be made by the Minister for every subsequent change application. While Officers consider the original Ministers determination still valid, officers contacted Livingston Council and advised that the application would be formally referred to them for third party advice. This request for third party advice was sent to Livingston Shire Council on 17 October 2023 requesting advice and/or any recommended conditions by 28 October 2023. Council did not receive a response to this request.

Categorising Instruments for Statutory Assessment

In accordance with the *Planning Act 2016*, the following categorising instruments may contain assessment benchmarks applicable to development applications:

- the *Planning Regulation 2017*
- the Planning Scheme for the local government area
- any Temporary Local Planning Instrument
- any variation approval

Of these, the planning instruments relevant to this application are discussed in this report.

4.2 ASSESSMENT BENCHMARK - PLANNING REGULATION 2017

In accordance with Section 82 of the *Planning Act 2017*, for assessing and deciding an other change application, the assessment manager must consider that ‘*the change application were the original development application, with the change included, but was made when the change application was made*’.

The *Planning Regulation 2017* (the Regulation) prescribes assessment benchmarks that the application must be carried out against, which are additional or alternative to the assessment benchmarks contained in Council’s Planning Scheme. These assessment benchmarks may be contained within:

These assessment benchmarks are prescribed as being contained in:

- Part E of the State Planning Policy, to the extent they are not appropriately integrated into the Planning Scheme;
- the Regional Plan for a region, to the extent the regional plan is not identified in the planning scheme as being appropriately integrated in the planning scheme; and
- Schedule 10 of the Regulation.

Planning Regulation 2017	
Part E of the State Planning Policy	The Minister has identified that the <i>Isaac Regional Planning Scheme 2021</i> appropriately integrates the <i>State Planning Policy July 2017</i> (SPP) as it applies in the planning scheme area

	(excluding Strategic Ports) As such, a specific assessment against the SPP is not required, nor was it determined to be necessary.
Mackay Isaac Whitsunday Regional Plan 2012-2031	<p>The Minister has identified that the planning scheme, specifically the strategic framework, appropriately advances the Mackay, Isaac, Whitsunday Regional Plan 2012, as it applies in the planning scheme area.</p> <p>The subject site is included within the Regional Landscape and Rural Production land use category for the purposes of the Regional Plan. A Renewable energy facility is a consistent use within this land use category within this zone and has been previously approved on the site.</p> <p>The proposed accommodation is temporary to support the construction of the approved renewable energy facility and will be decommissioned and removed once construction of the project is complete. This will protect the use of the land for future Rural Lands. It is considered the proposal complies with the intent of the Regional Plan.</p>
Schedule 10 of the Regulation	Schedule 10 categorises particular development and details the relevant assessment benchmarks for development as relevant. Schedule 10 does not apply to the proposed development.

4.3 ASSESSMENT BENCHMARK – ISAAC REGIONAL PLANNING SCHEME

The following sections relate to the provisions of the Planning Scheme.

Planning Scheme Details	
Planning Scheme:	Isaac Regional Planning Scheme 2021, Version 1
Zone:	Rural
Applicable Assessment Benchmarks:	<ul style="list-style-type: none"> • Rural Zone Code • Development Works Code • Bushfire Hazard Overlay Code • Regional Infrastructure Overlay Code • Environmental Significance Overlay Code

4.3.1 STRATEGIC FRAMEWORK

The proposed is impact assessment and triggers assessment against the strategic framework. The Strategic Framework considers the following strategic themes:

- Liveable communities
- Diverse economy
- Protecting natural resources and the environment
- Safety from natural and other hazards
- Infrastructure for communities

The application has been assessed against each of the matters above. The pertinent issues arising out of assessment against the Strategic Framework are discussed below.

Under Strategic Framework Theme 3.3 – Liveable Communities of the Planning Scheme, section 3.3.1.3 (2) details, “Non-resident workforce accommodation is provided in response to a legitimate and demonstrated need¹¹”.

In addition, within footnote 11 Council acknowledges that *“non-resident workforce accommodation is a housing form which arises in response to the operational needs of industries in the region. Council acknowledges that this form of development will continue to be present in the region in the future.... Significant amounts of NRWA is constructed and approved in the region as indicated on the Strategic Framework Maps in Schedule 2 (SC2.2). New proposals must demonstrate need in the context of this supply.”*

Within the application material the applicant outlined a need for the project stating *“The nearest identified NRWA is located at Middlemount and Dysart which are located approximately 112km (1.25hr by car) and 155km (1.75hr by car) from the subject site. These distances would introduce significant logistical challenges that would make the delivery of the project unfeasible”*.

Council engaged the services of Norling consulting to Peer review the application material with the scope of housing and needs.

Norling Consulting provided a response which found that the

- The nearest township comprises Marlborough (60km), which is not considered suitable to accommodate a NRWA due to its relative lack of facilities. The same applies to St Lawrence (110km).
- Nearest facilities within which it would be suitable to house a NRWA would be Middlemount (110km) and Rockhampton (160km). These distances would be considered too far for one-way daily movement of staff between accommodation and work.
- Recommended a work schedule or program that identifies the types, number and time requirements of workers to justify its request for 500 rooms. It would also be appropriate to seek information about the operational and maintenance workforce and where they will be accommodated.
- Any unintended consequences of this TNRWA should be controlled by Council conditions, such as limiting the time period and requiring that only the on-site workforce can be accommodated.

Following this advice Council issued an Information Request requesting additional information for officers to make a throughout assessment in relation to needs and how the camp will operate.

Within its response the applicant confirmed the approximate length of time that the proposed camp is intended to operate which based on the current construction schedule is 25 months (2 years, 1 month). However, to provide sufficient contingency for unforeseen complications and delays during the construction and commissioning phases of the project (i.e. weather and supply chain delays) an operational period of 3 years starting from commencement of the NRWA use is requested.

The applicant also provided Council with the project schedule as shown in Image 7. This schedule shows that 400 beds will be required to service the anticipated workforce at the peak of construction.

Noting that the application request approval for 500 rooms, the applicant provided the following grounds for applying for 500 beds:

- Negotiations are ongoing with major contractors and details such as, room allocations, schedule milestones and start dates are still subject to change. Projected peak headcounts may therefore exceed the current forecast workforce numbers shown in Image 7, depending on the final agreed terms and schedule.

- In the proponent's experience, headcounts for accommodation requirements tend to be underestimated. Allowing 10-20% headroom between the peak worker forecast and final camp size maintains flexibility in project delivery schedule (inc. recovery of delays).
- The sizing of the construction camp to provide a greater number of rooms than the maximum workforce size is driven by operational considerations including:
 - Affording flexibility in cleaning schedule and shift change schedules;
 - Minimize periods for hot bedding; and
 - Ensuring that rooming capacity is sufficient that workers can be accommodated in the event of unexpected maintenance in the event of utility failure (air conditioning, electricity, wastewater, plumbing etc.) that has the potential to remove rooms from circulation for extended periods of time due to the remoteness of the site.

Additional information was also provided to officers stating that the workforce is likely to have a 14 day on / 7 day off roster with 2 works crews on site at any one time.

Given the location of the project and limited alternative accommodation options, officers consider that the applicant has demonstrated that there is a "legitimate and demonstrated need" for the temporary construction workers camp in accordance with section 3.3.1.3 (2) of the Strategic Framework.

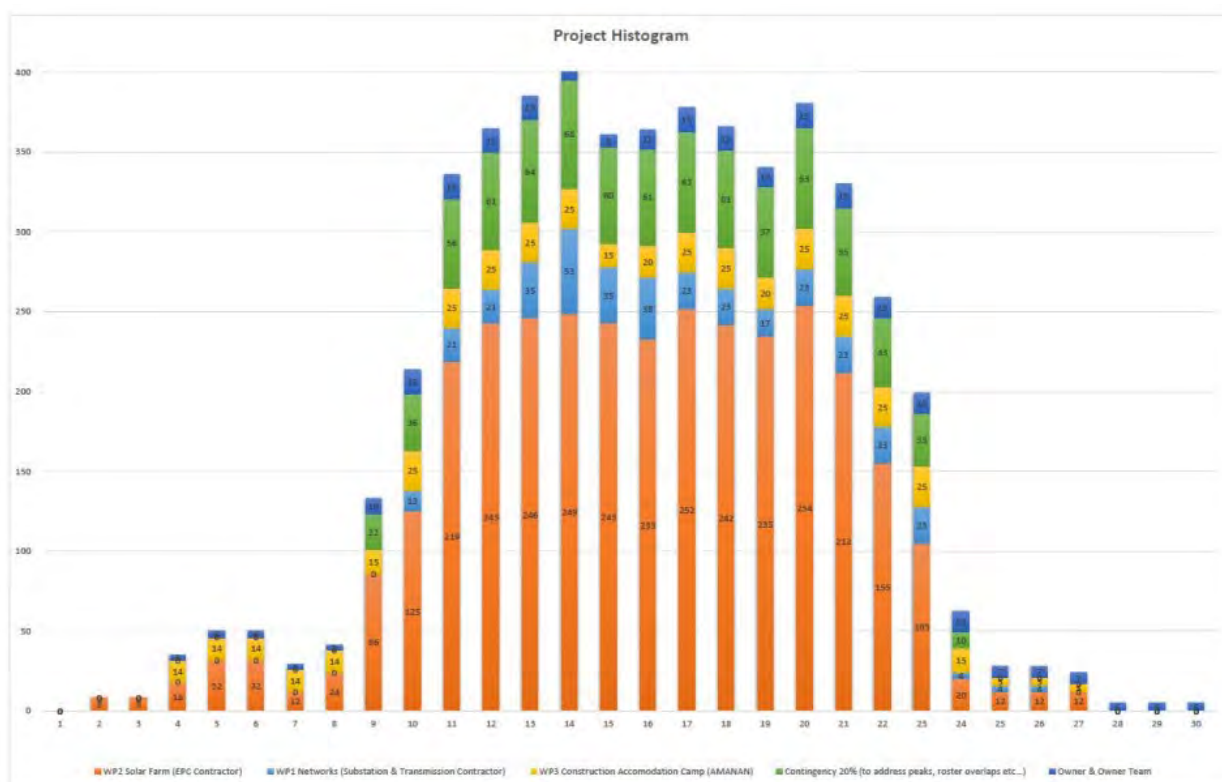


Image 7: Worker Headcount Forecast

Source: Applicant Information Request Response

The Planning Scheme provides a two-step approach to the assessment of non-resident workforce accommodation, with the first step being the demonstration of a legitimate and demonstrated need, which the applicant has appropriately demonstrated. As need has been demonstrated the application must then comply with section 3.3.1 (3) which in which assessment is provided against below.

Consideration has been given to this provision of the Strategic Framework where applicable and it is considered that the development complies in accordance with the below:

Provision	Assessment of Provision
<p>(3) <i>Where need has been demonstrated in accordance with 3.3.1.3(2) the following applies:</i></p> <p>(i) <i>non-resident workforce accommodation are located in areas that:</i></p> <p><i>A. do not result in unacceptable impacts, including cumulative impacts on established towns and communities including:</i></p> <ul style="list-style-type: none"> • <i>social services;</i> • <i>infrastructure;</i> • <i>built form character;</i> • <i>visual amenity;</i> • <i>economy; and</i> <p><i>B. contribute to the regions' economy; and</i></p> <p><i>C. avoid conflicts with adjoining or nearby land; and</i></p> <p><i>D. are or can be appropriately serviced with the necessary infrastructure; and</i></p>	<p>3(i)(A) – The proposed development is located in a rural setting which has limited access to social services and/or infrastructure. The development is self-sufficient on-site in that it provides accommodation, catering and basic recreation facilities which will not place demand on surrounding towns or communities. It is acknowledged however that there will likely be instances where increased demand is placed on existing social services in the vicinity of the site. Notably, ambulance and police services may be impacted by the development in the instance they are required to attend the site. While this is not a desired outcome, given the rural nature of the site and the scale of the approved solar farm, it is considered an unavoidable consequence of the solar farm development occurring in this location. It is officer's opinion that the temporary nature of the development makes this impact acceptable, noting that the development and workforce will be removed from the site within a maximum timeframe of 3 years following its commencement.</p> <p>3(i)(B) – The development is considered to have a positive impact on the region's economy with opportunities through flow-on expenditure and employment opportunities.</p> <p>3(i)(C) – The subject site avoids conflicts with adjoining land. The site avoids any conflicts with surrounding sensitive land uses.</p> <p>3(i)(D) – The subject site will be self-sufficient with regards to the provision of water and sewerage. An existing condition of the development permit identifies that the applicant must also ensure that the construction and operational workforce of the project does not degrade the quality of current mobile communications for existing users.</p> <p>The impacts of the road network have been assessed as part of this approval by SARA who are a referral agency for the development.</p> <p>The applicant submitted a Traffic Impact Assessment which identified that the majority of workers (90%) are expected to be FIFO workers and will be picked up by bus on shift change-over from nearby airports</p>

<p><i>E. avoid impacts on the planned orderly growth of established communities;</i></p> <p><i>(iv) non-resident workforce accommodation outside the region's established towns and communities:</i></p> <p><i>A. is located to avoid natural hazards and other hazards, and impacts upon visual amenity, infrastructure and ecologically sensitive areas; and</i></p>	<p>(Rockhampton being the closest). Once at camp workers will be bussed to site with 30% of these movements being internal and not reaching the road network.</p> <p>SARA assessed the submitted application against their State Development Assessment Provisions for State transport corridors and future State transport corridors. On 20 November 2023 SARA approved the development subject to conditions in relation to these referral triggers finding it complied with their assessment benchmarks for impacts to the road and transportation of people. The State's approval recommended road upgrade conditions.</p> <p>The applicant's methodology to transport the majority of its workforce by bus is considered to be positive outcome that will remove a large number of vehicle movements from the road. The location of the workers camp on-site will also reduce the number of trips by negating a large portion of the workforce from having to travel off-site to attend work following the commencement of a fortnightly shift. The alternative to the proposed on-site workers camp would be a workers camp located off-site which would require a much greater amount of vehicle movements to transport staff to site each day. Locating the camp on the site is considered to better mitigate these impacts.</p> <p>3(i)(E) – The proposed development will not have any impacts on the orderly growth of nearby communities and townships.</p> <p>3(iv)(A) – The proposed accommodation units are located to avoid natural hazards, infrastructure and ecologically sensitive areas. The camp has been site to avoid all hazards in particular is located outside of any Environmental Significance overlay. The proposed camp is located outside of the mapped medium bushfire hazard.. The workers camp is located approximately 100 metres from the road frontage and will not be visually dominating from a public place. Furthermore, the development will be</p>
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<p><i>B. provides a safe and functional living environment for its occupants, including reliable infrastructure to support essential utilities.</i></p>	<p>removed and the site rehabilitated following the construction's completion.</p> <p>3(iv)(B) – The proposal will offer residents a safe and functional living environment with an appropriate level of amenity.</p>
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4.3.2 ZONE

The site is located within the Rural zone which has the following purpose:

The purpose of the rural zone is to:

- (a) provide for rural uses and activities; and*
- (b) provide for other uses and activities that are compatible with:*
 - (i) existing and future rural uses and activities; and*
 - (ii) the character and environmental features of the zone; and*
- (c) maintain the capacity of land for rural uses and activities by protecting and managing significant natural resources and processes; and*
- (d) ensure sensitive land uses do not encroach into areas affected by hazardous levels of dust associated with mining activity.*

The proposal is for a temporary non-residential use to support the construction of a renewable energy facility that has previously been approved over the subject site. A renewable energy facility is a consistent and anticipated use within the Rural zone.

It is recommended condition be imposed on the development to dismantle and rehabilitate the site after the 3-year construction period and return the land to a state that protects its future rural values.

Given the temporary nature of the camp and its purpose to facilitate the construction of an anticipated use within the zone it is considered the proposal meets the intent and purpose of the Rural Zone

4.3.3 PLANNING SCHEME CODES

The following assessment benchmarks identified in the Planning Scheme for the site are listed below:

- Rural Zone Code
- Development Works Code
- Bushfire Hazard Overlay Code
- Regional Infrastructure Overlay Code
- Environmental Significance Overlay Code

Under the Planning Scheme, compliance with a code can be achieved by either compliance with the purpose and overall outcomes of the code, or, compliance with either the performance outcomes or acceptable outcomes. Acceptable outcomes are generally quantifiable provisions, with the performance and overall outcomes generally qualitative and performance based. Assessment against the relevant codes where a non-compliance has been noted is provided below:

4.3.1.1 Rural Zone Code

Residential density

Acceptable outcome AO2.1 of the Rural Zone Code states that:

Residential density is limited to:

- (a) one dwelling house (including a secondary dwelling) or one dual occupancy per allotment; and*
- (b) one dwelling up to 200m² GFA where for rural workers' accommodation.*

Table SC1.1.1.2—Defined activity groups lists Non-resident workforce accommodation as a residential activity. The proposal is for 500 beds and therefore does not meet this acceptable outcome.

The associated performance outcome PO2 requires that “*Residential density reflects the low intensity rural character of the locality*”.

The development has been proposed in response to the need to accommodate construction workforce associated with a solar farm development. The development is temporary in nature and will be removed from the site following the construction period. The development is sited approximately 96 metres from a road frontage, is single storey in height and will not be visually obtrusive. Officers consider the significant setback from the street in addition to the temporary nature of the camp will ensure the camp does not detract from the low intensity character of the area as envisioned by the Performance Outcome. It is recommended conditions be imposed regarding the limited use of the camp and the rehabilitation of the site post the camps removal.

Screening and landscaping

Acceptable outcome AO2.1 of the Rural Zone Code states that:

Plant and air-conditioning equipment, storage areas and processing activities are screened from view of the road or adjoining residential uses.

The associated performance outcome PO5 requires that “*Development does not adversely impact on the amenity of the surrounding rural or residential land uses and/or rural landscape character*”.

Given the temporary nature of the proposed camp it will not be possible for landscaping to establish within the camps life to screen the camp in its entirety from the road. Officers consider however that the 96m setback proposed to the road will mitigate any impact on character to the surrounding area. Furthermore, the camp will be removed from the site after a 3 year period and a condition regarding removal and remediation are recommended to be imposed to return the area to a pre development state.

Design and Amenity

PO11 and PO16 of the Rural zone code details the intended outcomes for proposed land uses and the amenity and character within the Rural zone, and state that:

PO11

Development:

- (a) is consistent with the rural character of the locality;*
- (b) supports the primary rural function of the zone;*
- (c) protects rural, natural and scenic values of the locality; and*
- (d) includes boundary realignments where used to align with mining or petroleum tenements*

PO16

Development does not unduly impact on the existing amenity and character of the locality having regard to:

- (a) the scale, siting and design of buildings and structures;*
- (b) visibility from roads and other public view points, screening vegetation and landscaping;*
- (c) the natural landform and avoidance of visual scarring; and*
- (d) vibration, odour, dust, spray drift and other emissions.*

Similar to PO2 and PO5 it is considered that the large setbacks proposed from the road, the remote location of the site and the temporary nature of the development will mitigate potential impacts to the surrounding amenity and character of the area.

It is noted that the area surrounding the site includes other large scale renewable energy projects and temporary camps associated with their construction. Co-location of the proposed temporary camp with the solar farm on the same site for the construction phase of the project results in a lower cumulative impact on character and amenity than constructing the camp elsewhere off-site and in-turn expanding the footprint of development in the area. The proposed development is considered consistent with the existing rural character of the immediate locality. The scale, siting and rehabilitation plans reduce, to the greatest extent possible, potential impacts upon rural, natural and scenic amenity and character.

4.3.1.2 DEVELOPMENT WORKS CODE

Councils consulting Development Engineers undertook engineering assessment of the submitted application material. Assessment against the Development Works code has been undertaken with their assessment and input.

Carparking and Traffic

Within the submitted application material, the applicant prepared and submitted a Traffic Impact Assessment (TIA) prepared by HIG Consulting. The submitted TIA addresses access and parking, surrounding road networks and recommended engineering outcomes.

The development triggered concurrence agency referral to State Assessment Referral Agency (SARA) for State transport corridors and future State transport corridors. On 20 November SARA issued a concurrence agency decision notice with conditions approving access and traffic to Marlborough Sarina Road.

Although access and roads were assessed by SARA, all other considerations internal to the site which are not a state interest (i.e., parking, service vehicle compliance) is the responsibility of Council. Accordingly assessment has been undertaken with regards to the carparking and traffic requirements under the Planning Scheme and in particular the Development Works Code.

The Development Works Code does not assign a parking rate for Non Residential workforce Accommodation but requires the development provide “*Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use*”.

Within the TIA originally submitted with the application the applicant calculated parking numbers on the assumption that :

- 90% of the workforce will travel to/from the camp via 50-seater bus;
- 10% of the workforce will travel to/from the camp via light vehicles, with 2 workers per vehicle; and
- Day to day operations between the work site and the camp location will involve:

- 80% of workforce travel to/from the worksite via bus. Of this traffic:
 - 30% travel by 12-seater bus;
 - 20% travel by 24-seater bus; and
 - 50% travel by 50-seater bus.
- 20% of the workforce will travel to/from the site via light vehicles. Light vehicle traffic is a mix of 2 people per car and 1 person per car.

Based on these assumptions the original car parking layout included 105 car light vehicle car parking spaces, two PWD spaces, an ambulance zone and a bus pickup/drop-off area with area to park 17 x 50 seater busses permanently on site. The applicant states these busses will then be used to move staff around the site each day.

Within the Information Request issued by Council, officers requested further information to determine that this number of spaces was suitable should the anticipated FIFO rate be less than forecast. The applicant amended the site layout to cater for additional car parks to a total of 123 light vehicle sealed spaces (including 2 PWD parks) and 56 overflow unsealed space, increasing the capacity for light vehicles to 179. These spaces are in addition to the 17 bus parking spaces which are capable of catering for the largest 50 seater bus under the Australian Standards.

Following the submission of the amended parking layout, officers are satisfied that there is sufficient parking located on site to meet the demand of the development. It is recommended that conditions be imposed requiring that unsealed parking areas in proximity to the staff area are provided with a suitable surface treatment to avoid any adverse amenity impact for staff in these building.

It is considered that reasonable and relevant conditions for parking and manoeuvring can be imposed on the development to ensure compliance with the commitments made by the applicant in their Traffic Impact Assessment.

Wastewater

The proposed development will trigger an application to the Department of Environment, Science for an 'Environmentally Relevant Activity for Sewerage works - 63 threshold 1 – operating one or more sewage treatment works at a site that have a total daily peak design capacity of at least 21 equivalent persons' under the *Environment Protection Act 1994*. This application was not required to be made concurrently under the *Planning Regulation 2017*.

To ensure that the development included sufficient space for an effluent disposal area it was requested that the applicant submit a geotechnical report and information from a suitably qualified expert that demonstrated there was sufficient area for a disposal zone as well of a method of conveyance to the proposed disposal area.

The geotechnical report submitted by the applicant includes information regarding the percolation results of the soil, which is used in the determination of the effluent disposal area, however detailed calculations weren't provided. The written response from RPS Group (dated 20/12/23) states '*a hydraulic consultant has reviewed the results of the permeability study and concluded that the site is a Class 5 area. The expected volumes of sewage treatment generated by the camp, spread over a Class 5 area, was calculated as requiring approximately 15,000m² of irrigation area.*'

Within this response the applicant also requested that "*should on-site irrigation not be a suitable option for any reason, including the proposed irrigation area not being suitable, Iberdrola has advised the on-site irrigation will be removed from the concept and all treated wastewater will be trucked offsite by a third party company with approvals and specialty in disposing of treated wastewater*".

Councils consulting Development Engineers have considered the information provided by the applicant and support the applicant's conclusion that the irrigation area is of sufficient size based on the soil type present.

It is noted however that based on the current information provided, that in the instance that the irrigation area is not of sufficient size or cannot be appropriately accessed, trucking the effluent offsite is not considered a suitable condition. This would increase the amount of traffic on the roads and would see large volumes of effluent being trucked off-site to a receiving location. To this regard it is recommended that standard conditions be imposed requiring the development to cater for all effluent on site. It is also recommended the development conditions explicitly state the trucking of effluent off site is not permitted. In the circumstances that it be determined that on-site disposal is not possible, the applicant would be required to submit a change application to amend the conditions and the impacts of trucking effluent off-site could be assessed accordingly at this stage, with suitable supporting technical information provided to inform this assessment.

Earthworks

In response to Council's request for further information, the applicant has submitted a preliminary earthworks plan. This information was requested by officers to ensure that the cut and fill proposed by the applicant could be practically achieved within the development footprint of the site and to ensure that reasonable and relevant conditions could be imposed. Council's consulting engineers have concluded that reasonable and relevant conditions can be imposed with detailed design to be required at Operational Works stage. Conditions are recommended that will preclude rock blasting, importation of fill and maximum batter slopes.

Stormwater

A stormwater management plan has not been submitted within the application and the applicant has requested that conditions be imposed on the development to provide a detailed Stormwater Management Plan at the Operational Works stage.

Council's consulting engineers agree that this is an acceptable outcome given the size of the site and it has been accepted that an appropriate system that ensures no offsite impacts of stormwater drainage can be deferred to Operational Works.

It is therefore recommended standard conditions be imposed regarding the submission of a Stormwater Management Plan at the Operational Works.

4.3.1.3 OVERLAY CODES

Bushfire Hazard Overlay Code

While the subject site does contain some areas mapped as being subject to medium bushfire hazard and buffer areas, the proposed development is located outside of these areas. It is recommended that conditions further be imposed to ensure the camp footprint locates outside of the medium bushfire hazard. Other standard bushfire hazard conditions such as water for firefighting are also recommended to be imposed.

Regional Infrastructure Overlay Code

The subject site is traversed by a high-pressure gas pipeline. The proposed construction camp is located clear of the mapped pipeline alignment.

Environmental Significance Overlay Code

Within the originally submitted material the proposed camp was located within an area of state environmentally significant wildlife habitat. Officers raised this as an issue at the information request stage. Within their information request response, the applicant amended the siting of the camp to be located outside these areas environmental significance.

4.4 TEMPORARY LOCAL PLANNING INSTRUMENT

There is no Temporary Local Planning Instrument relevant to the site.

4.5 VARIATION APPROVAL

There is no Variation Approval applicable to the site.

5. OTHER CONSIDERATIONS

5.1 BUDGET AND RESOURCE IMPLICATIONS

No financial resource implications are envisaged.

5.2 LEGAL IMPLICATIONS

No legal considerations are envisaged.

5.3 COUNCIL POLICY IMPLICATIONS

No policy implications are envisaged.

5.4. HUMAN RIGHTS

The *Human Rights Act 2019* provides that it is unlawful for a public agency to act or make a decision in a way that is not compatible with human rights, or to fail to give proper consideration to a human right.

This necessitates understanding the human rights that are protected. When making decisions or taking actions, consideration needs to be given to how that may impact on a person's human rights. Where there is a restriction on a person's human rights the restriction must be no greater than is justifiable to protect the rights of others or the community at large.

In assessing this application consideration has been given to the following sections of the Human Rights Act 2019:

- Section 15 – Recognition and equality before the law
- Section 24 – Property rights

It is the opinion of the assessing officer that no human rights have been limited by this decision.

6. CONSISTENCY WITH HIGHER ORDER APPROVAL

Section 66(2) of the *Planning Act 2016* states that a development condition must not be inconsistent with a development condition of an earlier approval in effect for the development, unless both the applicant and owner agrees in writing to the later condition.

The proposal is for a change other to the existing development approval over the site. The conditions package will combine the existing package.

7. REFERRALS

The application was referred to the following referral agencies in accordance with the *Planning Act 2016* and the *Planning Regulation 2017*:

Concurrence

- Department of State Development, Infrastructure, Local Government and Planning (SARA) SARA is a concurrence agency under Schedule 10, Part 9, Division 4, Subdivision 1, Table 1 Item 1 and Schedule 10, Part 9, Division 4, Subdivision 1, Table 4 Item 1 State transport corridors and future State transport corridors. The Department responded by letter dated 20 November 2023 stating they approved the development subject to conditions.

Advice

- Powerlink is an advice agency Schedule 10, Part 9, Division 2, Table 2 and Table 3. Powerlink responded by letter dated 12 October 2023 stating they had no objection

8. CONSULTATION

The application has been considered by internal referral officers and technical consultants who have provided comments and reasonable and relevant conditions. A summary of these internal referrals are provided in the table below.

Referral	Response
<i>Internal</i>	
Manager Waste Services	Reviewed and provided feedback of no waste services issues.
<i>External</i>	
Becker Sunner Consulting	Reviewed and provided technical assessment and input.
John Norling Consulting	Reviewed and provided technical input.

9. PUBLIC NOTIFICATION

The application was publicly notified for 15 days in accordance with the requirements of the *Planning Act 2016*. No submissions were received.

10. INFRASTRUCTURE CHARGES

Given the temporary nature of the construction workers camp and limited impact on trunk infrastructure, an Infrastructure Charge Notice will not be issued for the development.

12. CONCLUSION

The proposed development generally complies with the requirements of the planning scheme and does not raise any significant issues that cannot be addressed by reasonable and relevant conditions. The application is therefore recommended for approval.

13. PROPERTY NOTIFICATIONS

No property notifications are recommended in relation to this application.

14. RECOMMENDATION

That Council:

APPROVE WITH CONDITIONS MCU18/0011.01 for a Request for Other Change to Development Permit for a Material Change of Use (Development Permit) – Public Utility (approx. 392MW Renewable Energy Facility (Solar Photovoltaic PV Farm) and associated infrastructure) to include a Temporary Non Resident Workforce Accommodation Construction Camp 500 beds located at 353 Manly Access Road and 18543 Marlborough-Sarina Road, Clarke Creek described as Lot 1 on RP801235, Lot 2 on RP801346 and Lot 8 on ROP162 as per the below:

6ii - Conditions imposed by the assessment manager for Material Change of Use (Development Permit) – Temporary Non-Residential Accommodation and associated facilities (construction camp 500 beds)

NO.	CONDITION	TIMING
GENERAL CONDITIONS		
20.	Carry out the approved development generally in accordance with the approved drawings and documents.	At all times unless otherwise stated
21.	Maintain the approved development generally in accordance with the approved drawings and documents and any relevant Council engineering or other approval required by the conditions.	To be maintained
22.	Where there is any conflict between the conditions of this Decision Notice and details shown on the Approved Drawings, the conditions prevail.	At all times
23.	The applicant must meet the full cost of all works and any other requirements associated with this development, unless specified in a particular condition.	At all times
24.	The applicant must repair any damage to existing infrastructure (e.g. kerb and channel, footpath or roadway) that may have occurred during any works undertaken as part of the development. Any damage that is deemed to create a hazard to the community must be repaired immediately.	At all times
25.	The applicant must demonstrate to Council compliance with the conditions of the approval prior to commencement of the changed use.	Prior to commencement of use
APPROVED DRAWINGS AND DOCUMENTS		

NO.	CONDITION					TIMING
26.	Except where amended by the conditions of this Decision Notice, the development is to be carried out, generally in accordance with the following approved drawings and/or documents:					At all times
	Title	Drawing Number	Rev/Amd't	Date	Prepared by	
	Cover sheet	2329.A000	A	13/12/2023	Green Lion Design	
	500 Pax Workers Accommodation	2329.A001	E	13/12/2023	Green Lion Design	
	Site Selection	2329.A002	E	13/12/2023	Green Lion Design	
27.	A legible copy of the Approved drawings and documents bearing "Council Approval" and the Conditions of this Decision Notice are to be available on site at all times during construction.					During construction
BUILDING WORK						
28.	Complete all building work associated with this development approval, including work required by any of the Conditions of this Decision Notice; generally in accordance with the approved drawing(s), and/or documents. Where Building Work is Assessable Development, works are to be carried out in accordance with a current Development Permit.					Prior to issue of Certificate of Classification / Final Inspection Certificate or prior to commencement of use, whichever comes first and then to be maintained
29.	External details of the building, facade treatment and external materials, colours and finishes are to be generally in accordance with the approved drawings.					Prior to issue of Certificate of Classification/ Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained
30.	Demolish or relocate all buildings/structures on the site in accordance with the approved drawings. This includes the removal of all existing concrete slabs, foundations and footings and the disconnection of services, where necessary in accordance with a valid approval from the service provider or a Building work approval.					Prior to commencement of use
OPERATIONAL WORK						

31.	<p>Complete all Operational Work associated with this development approval, including work required by any of the Conditions of this Decision Notice generally in accordance with the approved drawings and/or documents.</p> <p>Where Operational Work is Assessable Development, works are to be carried out in accordance with a current Development Permit and the Capricorn Municipal Development Guidelines.</p> <p>Note:</p> <p><i>This Decision Notice does not represent an approval to commence Operational Work. Any Operational Work associated with this Material Change of Use or other engineering work proposed on the premises may be subject to assessment under the Isaac Regional Council Planning Scheme.</i></p>	<p>Prior to issue of Certificate of Classification / Final Inspection Certificate or prior to commencement of use, whichever comes first and then to be maintained</p>
COMMENCING AND CEASING USE		
32.	<p>The Applicant is required to submit formal written notification to Council confirming the date of commencement of the use, within 10 business days the day after the use commences.</p>	As indicated
33.	<p>The development must cease use on or before 3 years from the date of commencement of the use.</p>	As indicated
NON-RESIDENT WORKFORCE ACCOMMODATION		
34.	<p>The non-resident workers accommodation (temporary construction camp 500 beds) must only be used for the accommodation of non-residential workers related with the construction of the uses associated with the subject site .</p>	At all times
35.	<p>Undertake the development in accordance with the endorsed Operational Environmental Management Plan.</p>	At all times
36.	<p>Provide to Council a Rehabilitation and Decommissioning Plan for approval. Ensure this Plan includes, but is not limited to the following:</p> <ul style="list-style-type: none"> a. Detail on how the accommodation areas, roads, detention basins, potable water supply infrastructure, sewerage treatment plan and disposal areas will be removed at cessation of the use; and b. Detail on how the site will be restored to a state acceptable to Council, being the pre-developed scenario. 	One (1) year prior to cessation of the development.
37.	<p>Implement the Rehabilitation and Decommissioning Plan endorsed by Council.</p>	Upon cessation of the development.
CAR PARKING AND ACCESS		
38.	<p>Obtain a Development Permit for Operational Work for Engineering Works – Car Parking and Access Works.</p> <p>Note:</p> <p><i>An Application for Works on Road Corridor/Road Property is required to be lodged with Council when works are proposed to be undertaken within the road reserve.</i></p>	<p>Prior to site / operational / building work commencing</p>

39.	Design, construct and maintain all car parking and access works generally in accordance with the Approved Drawings, Capricorn Municipal Development Guidelines, AS2890.1: 2004 Parking facilities – Off-street car parking, Manual of Uniform Traffic Control Devices (Queensland) and the provisions of a Development Permit for Operational Work (Engineering Work – Parking and Access Works). A minimum of 138 light vehicle carparking spaces must be sealed and linemarked, generally in accordance with the Approved Drawings. Any un-sealed designated carparking areas directly adjacent to amenities or living quarters must be constructed with a suitable surface to minimise dust, erosion and surface degradation. A minimum of two accessible (disabled) parking spaces must be provided in accordance with AS2890.6:2009.	At all times
40.	Design, construct and maintain the vehicular access, as per the Approved Drawings and documents and in accordance with the Capricorn Municipal Development Guidelines, Australian Standard AS2890 “Parking facilities”. The access road is to be designed to cater for the largest design vehicle travelling in each direction simultaneously.	Prior to commencement of use/prior to operational work approval, whichever is applicable
41.	Provide and retain 17 heavy rigid vehicle (bus) parking bay/s in accordance with the Approved Drawings. Vehicles greater than 12.5m in length must not be parked/stored on-site unless amended vehicle swept paths are provided as part of the future Operational Works Application providing evidence that they are able to safely enter and exit the designated HRV parking bays.	At all times
42.	Design, construct and maintain all driveways, internal circulation areas, manoeuvring areas, loading and unloading areas and refuse collection facilities in accordance with the standards specified in AS2890.2: 2018 - Parking facilities – Off-street commercial vehicle facilities and AS2890.5:1993 – Parking facilities – On-street parking.	At all times
43.	Provide certification from a Registered Professional Engineer Queensland (RPEQ) that the vehicle access / driveway/s has been designed and constructed in accordance with the conditions of this Decision Notice or any other relevant approval issued by the Assessment Manager.	Prior to commencement of use
AMENITY		
GENERAL AMENITY		
44.	The approved use must not create environmental nuisance or impact on the amenity of the neighbourhood as a result of noise, vibration, air, odour, water, waste of other emissions. Note: <i>The operation must comply with the requirement not to cause Environmental Nuisance or Environmental Harm as per the Environmental Protection Act 1994.</i>	At all times

45.	Any storage of flammable and/or combustible liquids must comply with the minor storage provisions of <i>Australian Standard AS1940 - The Storage and Handling of Flammable and Combustible Liquids</i> .	At all times
HOURS OF OPERATION		
46.	Unless otherwise approved in writing by the Assessment Manager, all deliveries, loading/unloading activities and refuse collection must be undertaken between the hours of insert hours of operation – e.g. 6am to 6pm Monday to Friday inclusive, Saturday 8am to 5pm and 9am to 5pm Sunday.	At all times
LIGHTING		
47.	Light emanating from any source complies with Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting or current version.	Prior to commencement of use and to be maintained at all times
48.	Outdoor lighting is provided in accordance with Australian Standard AS 1158.1.1 – Road Lighting – Vehicular Traffic Category V) Lighting – Performance and Installation Design Requirements or current version	Prior to commencement of use and to be maintained at all times
ENGINEERING		
CONSTRUCTION MANAGEMENT		
49.	Contain all litter, building waste on the building site by the use of a skip and any other reasonable means during construction to prevent release to neighbouring properties or roads.	At all times during construction
EARTHWORKS		
50.	Obtain a development permit for Operational work for Excavating and Filling.	Prior to site / operational / building work commencing
51.	<p>The Earthworks Plan is to include, but not be limited to the following:</p> <ul style="list-style-type: none"> a. The location of cut and/or fill; b. The type of fill to be used and the manner in which it is to be compacted; c. The quantum of fill to be deposited or removed and finished cut and/or fill levels; d. Proposed batter slopes and stabilisation method, including consideration of maintenance of the batters; e. Resulting grades and cross-falls throughout the site; f. Method of excavation throughout the site, including for service trenching, specifically in relation to the presence of shallow rock throughout the site; g. Retaining structures (if necessary); and h. Surface and sub-surface drainage controls (if applicable). 	As part of a development application for Operational Work (Excavating and Filling)

	<p>The use of explosives throughout the site as a method of excavation is not permitted.</p> <p>The importation of general fill to the site is not permitted.</p>	
52.	Carry out Excavating and Filling activities in accordance with the Capricorn Municipal Development Guidelines, AS3798-2007 Guidelines on earthworks for residential and commercial developments, the Approved Drawings and the provisions of a development permit for Operational Work (Excavating and Filling).	At all times
53.	Ensure the excavating or filling does not concentrate or divert stormwater onto adjoining land to a degree which is worse than that which existed prior to the works.	At all times
54.	Ensure the excavation or filling does not result in the ponding or permanent retention of surface water either on the site or on adjoining land.	At all times
55.	Provide certification from a Registered Professional Engineer Queensland (RPEQ) that the Earthworks have been designed and constructed generally in accordance with the Approved Drawings, the conditions of this Decision Notice and any other relevant approval issued by the Assessment Manager.	Prior to commencement of use
EROSION AND SEDIMENT CONTROL		
56.	Submit an Erosion and Sediment Control Plan as part of the Operational Works application for council approval. The Erosion and Sediment Control Plan must be prepared and implemented in accordance with the Capricorn Municipal Development Guidelines D7 'Erosion Control and Stormwater Management'.	Prior to site/ operational/ building work commencing and at all times during construction
57.	Implement and maintain the Erosion and Sediment Control Plan on-site for the duration of the operational or building works, and until all exposed soil areas are permanently stabilised (e.g. turfed, hydro-mulched, concreted, landscaped).	While site/ operational/ building work is occurring
STORMWATER		
58.	Obtain a Development Permit for Operational Work for Stormwater Drainage Works.	Prior to site / operational / building work commencing
59.	<p>Adjoining properties and roads are to be protected from ponding or nuisance from stormwater as a result of the works. Ensure the stormwater runoff from the site does not adversely impact on flooding or drainage (peak discharge and duration for all events up to the 1% AEP (Annual Exceedance Probability)) of properties that are upstream, downstream or adjacent to the site.</p> <p>Notes:</p> <p><i>If remedial works are required that involve drainage, drawings are to be submitted and approval obtained from Council, to provide a means to rectify the site drainage.</i></p>	At all times

60.	Design, construct and maintain all Stormwater Drainage Works for the development generally in accordance with the Approved Drawings, Capricorn Municipal Development Guidelines, Queensland Urban Drainage Manual and the provisions of a Development Permit for Operational Work (Engineering Work – Stormwater Drainage Works).	Prior to the commencement of any stormwater works and at all times thereafter
61.	<p>Submit to Council a Site Based Stormwater Management Plan designed in accordance with the Capricorn Municipal Development Guidelines and the Queensland Urban Drainage Manual and certified by a suitably Registered Professional Engineer of Queensland. The Plan is to include, but not be limited to the following:</p> <ul style="list-style-type: none"> a. The detailed design and layout of all necessary stormwater drainage systems and stormwater quality management systems. b. The provision of on-site detention / retention necessary to limit discharge to pre-development generated peak levels up to and including the Q100 ARI return interval (or 1 % AEP). c. The provision of stormwater quality improvement devices. d. Demonstration that the development will not result in actionable nuisance on upstream or downstream properties. e. Incorporate details of ongoing maintenance and management actions required about any proposed detention basin and retention systems. <p>Note: <i>Detention storage must be visually integrated into the surrounding landscape and designed with a high level of visual amenity.</i></p>	Prior to the issue of any Development Permit for Operational Work
62.	Provide certification from a Registered Professional Engineer Queensland (RPEQ) that the stormwater drainage system has been designed and constructed in accordance with the conditions of this approval and any other relevant approval issued by the Assessment Manager.	Prior to issue of Certificate of Classification/ Final Inspection Certificate or prior to commencement of use, whichever comes first
WATER		
63.	Provide an appropriate on-site rainwater collection tank and/or other means to service the anticipated water supply needs of the development, including but not limited to potable water supply and firefighting needs.	Prior to commencement of use
SEWERAGE		
64.	Provide an on-site waste water treatment and effluent disposal system having a capacity sufficient for the use. The establishment of an onsite waste water treatment and disposal system for the site requires a Plumbing and Drainage Compliance Permit to be obtained from Council under the <i>Plumbing and Drainage Act 2018</i> . The system must be designed, constructed, operated and maintained in accordance with the Queensland Plumbing and	Prior to commencement of use

	<p>Wastewater Code and Australian Standard AS1547: On-site Domestic Wastewater Management.</p> <p>Note:</p> <p><i>An approval from the Department of Environment and Science (DES) must be issued for the Environmentally Relevant Activity (ERA) 63 threshold 1 – operating one or more sewage treatment works at a site that have a total daily peak design capacity of at least 21 equivalent persons. The on-site sewerage design and ERA approval from DES must be submitted along with the application to the Council for the installation for regulated plumbing and drainage.</i></p> <p><i>If a private pump station is required in order to address the elevations within the site, this must also be included as part of the ERA and plumbing approval.</i></p> <p><i>Removal of waste-water/effluent off-site disposal via vehicle collection is not permitted as part of this approval.</i></p>	
65.	All existing and/or proposed effluent disposal areas must be wholly located within the site and comply with the boundary setback requirements of the <i>Plumbing and Drainage Act 2018</i> , the applicable Planning Scheme Codes and the Development Works Planning Scheme Policy.	Prior to commencement of use
ROADWORKS		
66.	Obtain a Development Permit for Operational Work – Road works.	Prior to site / operational / building work commencing
SERVICES AND STRUCTURES		
67.	<p>Supply and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations required in connection with the approved development in accordance with the applicable Planning Scheme Codes and the Development Works Planning Scheme Policy including:</p> <p>Submit to Development Assessment "As Constructed" drawings including an asset register, approved by a Registered Professional Engineer Queensland that are in accordance with the applicable Planning Scheme Codes, the Development Works Planning Scheme Policy and any other relevant infrastructure requirement; showing the works required by this condition.</p> <p>Note:</p> <p><i>Applicants should liaise with the appropriate service authorities. Typical underground services and/or conduits to be constructed include power, phone, telecommunications, sewer, stormwater and gas, if applicable.</i></p>	Prior to issue of Certificate of Classification / Final Inspection Certificate or prior to commencement of use, whichever comes first

68.	Ensure all existing and proposed utility services and connections (e.g. electricity, telecommunications) are wholly located within the site or within a suitable easement to the satisfaction of Council.	Prior to commencement of use
69.	<p>Certification must be submitted to Council from an appropriately qualified surveyor which certifies that:</p> <ul style="list-style-type: none"> a. all constructed access and roadworks (including associated fill batters and retaining walls) are fully contained within the site, a dedicated reserve or registered easement; b. all existing and proposed utility services and connections (e.g. electricity, telecommunications, water, sewerage) are wholly located within the site, or alternatively included within an easement where location within the site is not possible; c. all existing effluent disposal areas are wholly located within the site and comply with the boundary setback requirements of the <i>Plumbing and Drainage Act 2018</i> and associated codes and requirements; d. all dams (including ponded water, dam walls and associated spillway structures) are wholly located within the boundaries of the site; e. all retaining walls and structures are fully contained within the site; and f. any fill, including fill batters, are wholly contained within the subject site and not on adjacent properties. 	Prior to commencement of use
WASTE MANAGEMENT		
70.	<p>An impervious bin storage area (bin enclosure) for the storage of waste receptacles, must be provided in accordance with the following:</p> <ul style="list-style-type: none"> a. designed so as to prevent the release of contaminants to the environment; b. sufficient to accommodate all refuse containers required by the Assessment Manager for the scale of the development; c. aesthetically screened from the road frontage and adjoining properties by landscaping or constructed screening; d. a suitable hose cock (with backflow prevention) and hoses must be provided at the refuse container area, and wash down to be drained to sewer and fitted with an approved stormwater diversion valve arrangement; and e. must be maintained in a clean and sanitary manner at all times. 	Prior to commencement of use and to be maintained at all times
71.	Maintain and operate an adequate waste disposal service, including the maintenance of refuse bins and associated storage areas so as not to cause any environmental nuisance.	At all times
ADVICE AGENCY CONDITIONS		
72.	Powerlink's rights of access to the properties are not to be impeded by any other party on site.	
BUSHFIRE HAZARD		

73.	Locate, design, the development outside of the mapped bushfire hazard area.	At all times
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ADVICE NOTES

The following notes are included for guidance and information purposes only and do not form part of the assessment manager conditions:

ENVIRONMENTAL HARM		
1.	The <i>Environmental Protection Act 1994</i> states that a person must not carry out any activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm. Environmental harm includes environmental nuisance. In this regard persons and entities, involved in the civil, earthworks, construction and operational phases of this development, are to adhere to their 'general environmental duty' to minimise the risk of causing environmental harm. Environmental harm is defined by the Act as any adverse effect, or potential adverse effect whether temporary or permanent and of whatever magnitude, duration or frequency on an environmental value and includes environmental nuisance. Therefore, no person should cause any interference with the environment or amenity of the area by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, sediment, oil or otherwise, or cause hazards likely in the opinion of the administering authority to cause undue disturbance or annoyance to persons or affect property not connected with the use.	At all times
STANDARD BUILDING REGULATIONS		
2.	This approval does not include assessment against the siting requirements of the Queensland Development Code. Should the approved development require a siting relaxation against the Queensland Development Code, an application for a Siting Variation (Relaxation) must be lodged with and approved by Council as a referral agency for assessable building work. Note: <i>This development approval does not commit Council's delegate (Building officer) to approving any setbacks shown on the approved drawings.</i>	As indicated
SIGNAGE		
3.	Any signage is to be provided in accordance Council's Subordinate Local Law No.14 (Installation of Advertising Devices) 2011.	Prior to the commencement of Use

15. APPLICANT APPLICATION MATERIAL

Document	ECM Document ID
Town Planning Report	5114566
Proposed Plans	5151067
Technical Reports	Geotechnical Investigation 5151066, Preliminary Earthworks Plan 5151064, Traffic Impact assessment 5138966

16. ATTACHMENTS

Attachment 1 – Draft Decision Notice (inc. Appendices)

Attachment 2 – Draft Statement of Reasons

ATTACHMENT 1 – DRAFT DECISION NOTICE

Our Ref: MCU18/0011.01
Your Ref: 213009894

25 January 2024

SENT BY EMAIL TO: boti.hajos@rpsgroup.com.au

Iberdrola Australia Development Pty Ltd
C/- RPS AAP Consulting Pty Ltd
Level 8, 31 Duncan Street
FORTITUDE VALLEY QLD 4006

Att. - Boti Hajos

Dear Sir/Madam

Change other to an Existing Approval

Planning Act 2016

I refer to your application and advise that on [decision date] **Leave blank**, Council decided to approve the application in full subject to conditions.

Details of the decision are as follows:

APPLICATION DETAILS	
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Application No:	MCU18/0011.01
Street Address:	353 Manly Access Road and 18543 Marlborough-Sarina Road, Clarke Creek
Real Property Description:	Lot 1 on RP801235, Lot 2 on RP801346 and Lot 8 on ROP162
Planning Scheme:	Isaac Regional Planning Scheme 2021, Version 1

DECISION DETAILS	
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Type of Decision:	Approval
Type of Approval:	Other Change to Development Permit for a Material Change of Use (Development Permit) – Public Utility (approx. 392MW Renewable Energy Facility (Solar Photovoltaic PV Farm) and associated infrastructure) to include a Temporary Non Resident Workforce Accommodation Construction Camp 500 beds
Date of Decision:	[Decision Date]

In relation to the request to make a change to the existing approval, Council decided to:

A. Approve a change to the development approval including:

- Apply a suite of conditions in relation to the Temporary Non-resident Workforce Accommodation Construction Camp (500 beds)
- Apply additional Advice Notes
- Amend the Approved Plans

An amended version of the Decision Notice has been attached within which includes a consolidated version of the development permit conditions.

CURRENCY PERIOD

Please note, this decision does not extend the currency period for the development approval. Therefore, you may still be required to make separate applications under the *Planning Act 2016* to extend the development approval's currency period.

RIGHTS OF APPEAL

You are entitled to appeal against this decision. A copy of the relevant appeal provisions from the *Planning Act 2016* is attached.

During the appeal period, you as the applicant may suspend your appeal period and make written representations to council about the conditions contained within the development approval. If council agrees or agrees in part with the representations, a "negotiated decision notice" will be issued. Only one "negotiated decision notice" may be given. Taking this step will defer your appeal period, which will commence again from the start the day after you receive a "negotiated decision notice".

OTHER DETAILS

If you have any further queries in relation to the above, please contact Sarah Lawley, Program Leader – Development Assessment on 0486 015 489 or via email at sarah.lawley@isaac.qld.gov.au.

Yours faithfully

MICHAEL ST CLAIR
Manager Liveability and Sustainability
(on behalf of Ken Goulthorp, Chief Executive Officer)

Enc:

Appendix 1 – Amended Decision Notice
Appendix 2 - Appeal Rights
Appendix 3 - Amended Approved Plans/Documents
Appendix 4 - Referral Agency Response

cc Mackay-Isaac-Whitsunday SARA Office
Powerlink

DECISION NOTICE HISTORY

<i>Application No.</i>	<i>Date</i>	<i>Approval</i>
PA17020	20 December 2017	Development Permit for Material Change of Use – Public Utility
MCU17/0013.01	13 June 2018	Generally in Accordance
MCU18/0011	18 September 2018	Change Other

APPENDIX 1 – AMENDED DECISION NOTICE INCORPORATING CHANGES

Our Ref.: PECS/MB:jk/MCU18-0011
Your Ref.: PR136754

Sent via Email and Registered Post to: jacqueline.miller@rpsgroup.com.au

18 September 2018

Jacqueline Miller
Broadsound Solar Farm Pty Ltd
C/- RPS Australia East Pty Ltd
PO Box 1559
FORTITUDE VALLEY QLD 4006

Dear Jacqueline

DECISION NOTICE

**Change Application ('Other Change') – Material Change of Use (Development Permit) –
Public Utility (approx. 392MW Renewable Energy Facility (Solar Photovoltaic PV Farm)
and associated infrastructure)**

Summary of Changes

Changes to Decision Notice (PA17020) dated 20 December 2017

Change Details

**Property Descriptions amended
Condition 1.1 and 1.3 amended
Remainder of Conditions unchanged**

Applicant: Broadsound Solar Farm Pty Ltd
C/- RPS Australia East Pty Ltd

Owner: Brian A Needham

Proposal: Other Change to Development Permit for a Material Change of Use (Development Permit) – Public Utility (approx. 392MW Renewable Energy Facility (Solar Photovoltaic PV Farm) and associated infrastructure) to include a Temporary Non Resident Workforce Accommodation Construction Camp 500 beds

Application Number: MCU18/0011.01

Address: 353 Manly Access Road and 18543 Marlborough-Sarina Road, Clarke Creek

Property Description: Lot 1 on RP801235, Lot 2 on RP801346 and Lot 8 on ROP162

1. Decision Date:

14 September 2018

2. Decision:

Approved subject to conditions

3. Type of Development Approval:

Development Permit for Material Change of Use

4. Referral Agencies:

The referral agencies applicable to this application are:

Referral Status	Referral Agency and Address	Referral Trigger	Response
Concurrence	Department of State Development, Infrastructure, Local Government and Planning - MIWSARA@dsdmip.qld.gov.au PO Box 257, MACKAY QLD 4740	Schedule 10, Part 9, Division 4, Subdivision 1, Table 1 Item 1 Schedule 10, Part 9, Division 4, Subdivision 1, Table 4 Item 1	The agency provided its response on 20 November reference: 2023 2309-36949 SRA
Advice	Powerlink PO Box 1193, VIRGINIA QLD 4014	Schedule 10, Part 9, Division 2, Table 2 and Table 3	The agency provided its response on 12 October 2023 reference DA5435

5. Submitters:

Nil

- 6. Conditions of Approval for Change Application Other Change to Development Permit for a Material Change of Use (Development Permit) – Public Utility (approx. 392MW Renewable Energy Facility (Solar Photovoltaic PV Farm) and associated infrastructure) to include a Temporary Non Resident Workforce Accommodation Construction Camp 500 beds**
- 6i. Conditions imposed by the assessment manager for Material Change of Use (Development Permit) – Public Utility (approx. 392 Renewable Energy Facility (Solar Photovoltaic PV Farm) and associated infrastructure)**

A. ASSESSMENT MANAGER CONDITIONS

1. PREMISES

- 1.1. Approval is granted for a Development Permit for a Material Change of Use – Public Utility (approx. 392MW Renewable Energy Facility (Solar Photovoltaic PV Farm) and associated infrastructure), at 353 Manly Access Road, Clarke Creek, legally described as Lot 2 on RP801346 and Lot 1 on RP801235.
- 1.2. The development of the premises must comply with the provisions of Council's Local Laws, Policies and Planning Scheme to the extent they have not been varied by this approval.
- 1.3. The development must be generally in accordance with the drawings submitted with the application except where modified by the attached conditions:
- **Broadsound Solar PV Farm – Substation, Ref.: PR136754, Prepared by: RPS Group, Compiled: 17 May 2018**
 - **Development Plan – Substation And Transmission Line Corridor, Reference number AU213010206.001, Prepared by: RPS Group, 22/08/2023**
 - Site Access Location Map, Version A - AU213010206.001, as amended in red by SARA 16/10/2023 - Prepared by: RPS Group, 21/08/2023
 - Manly Access Road Crossing Locality Plan Version A – Plan number AU213010206.001, Prepared by: RPS Group, 21/08/2023
 - Locality Plan & Drawing Index, Reference number P10958, Dwg LP-0100, Prepared by Harrison Infrastructure Group
 - Property Crossing Plan – Crossing 1, Reference number P10958, Dwg PA-0100, Prepared by Harrison Infrastructure Group
 - Property Crossing Plan – Crossing 2, Reference number P10958, Prepared by Harrison Infrastructure Group
 - Property Crossing Plan – Crossing 2, Reference number P10958, Dwg PA-0102 -, Prepared by Harrison Infrastructure Group
 - Out of Hours Construction Management Plan, v3 - Reference number AU213010206, - Prepared by: RPS Group, 4 September 2023
- 1.4. All works must be completed generally in accordance with the requirements, information and plans submitted with the development application, except where modified by the attached conditions.

2. APPROVED PLAN

- 2.1. Final detailed layout plans of the Solar Farm are to be submitted to Council for approval forty (40) business days prior to the commencement of construction. The plans at a minimum must show:
- a) All building and structure locations;
 - b) Waste storage area;
 - c) Substation locations;
 - d) Inverter locations;

- e) Above and below ground cabling;
- f) Internal access roads;
- g) Boundary setbacks; and
- h) Solar farm array configuration.

3. GENERAL

- 3.1. The Applicant must pay all outstanding rates, sewerage, cleaning, water charges or other charges due to Council prior to the commencement of use.
- 3.2. The Applicant must ensure that the development complies with all firefighting regulations.
- 3.3. No clearing of assessable vegetation is permitted without relevant approval.
- 3.4. Where required, the costs of all development works including any necessary alteration, relocation of services, public utility mains or installations must be met by the Applicant. The Applicant is responsible to accurately locate all existing services before any development works commence to satisfy this condition.
- 3.5. Any damage which is caused to Council's infrastructure as a result of the proposed development must be repaired immediately to Council's satisfaction and at no cost to Council.
- 3.6. Where required, the Applicant must construct at no cost to Council all external roadwork, external stormwater drainage, external water infrastructure and external sewerage infrastructure required to service the development.
- 3.7. All utility service connections are to be wholly contained within the Lot they are servicing, unless contained within an appropriate easement.
- 3.8. Any works that will revert to Council control must be designed and construction supervised and certified by a Registered Professional Engineer in accordance with Council Policy. The works must comply with all Local Laws, Policies and Standards of Council current at the time.
- 3.9. All design and construction for the development must be in accordance with Council's Policies, Relevant Engineering Design Guidelines, Relevant Standard drawings and standard construction specifications.
- 3.10. The Applicant must conduct the development implementation in accordance with this approval to ensure no transmission or spreading of declared weeds or pests.
- 3.11. The Applicant must provide written notice to Council no less than thirty (30) business days before commencement of construction, providing advice of intention to commence construction and the relevant conditions satisfied.

4. BUILDING / STRUCTURE HEIGHT

- 4.1. Any new buildings or structures associated with the use must not exceed 8.5 metres at any point above the natural ground level.

5. SETBACKS

- 5.1. Setbacks for all buildings and structures, including solar panel arrays are to be provided in accordance with the approved plans.

6. EXTERNAL ACCESS

- 6.1. No external access to the site is permitted from Manly Access Road in relation to this approval during construction. The legal points of access during construction are the approved access points on Marlborough Sarina Road, as indicated on the approved plans.

Crossing of Manly Access Rd is only permitted at the designated crossings as per the approved Harrison Infrastructure Group Project P10958 Drawings LP-0100 A, PA-0100 A, PA-0101 A, PA-0102 A.

- 6.2. Access from Marlborough Sarina Road must be in accordance with Department of Transport and Main Roads requirements.

- 6.3. Prior to the commencement of use construct Manly Access Road crossings generally in accordance with Harrison Infrastructure Group Project P10958 Drawings LP-0100 A, PA-0100 A, PA-0101 A, PA-0102 A.

Detailed designs are to be submitted to Council for approval as a part of an Operational Work development application.

- 6.4. Prior to the commencement of use submit to and have approved by Council a Access Management Plan prepared by a suitably qualified professional that:

- a) Address nuisance from dust, and material tracked onto Manly Access Road as a result of operations and how complaints will be addressed.
- b) Identify measures and work procedures to ensure that the condition of Manly Access Road is maintained in a safe condition

- 6.5. Implement the approved Access Management Plan, at no cost to Council.

- 6.6. Prior to the commencement of use, provide to Council for endorsement a Rehabilitation and Works Decommissioning Plan for the crossings on Manly Access Road which must be implemented at the completion of the construction stage of the development. The Plan should include details of the how the crossings on Manly Access Road will be reconstructed to a standard suitable for the anticipated volume of traffic during the operation stage of the development. The crossings should include fencing and gates at the property boundary to restrict public access.

7. INTERNAL DRIVEWAYS

- 7.1. All internal driveways and Solar Farm access tracks must be constructed of compacted gravel or approved equivalent and must be to a suitable standard to sustain all traffic during construction.

- 7.2. Pavement of internal driveways and Solar Farm access tracks must be wide enough to allow two vehicles to safely pass or with provision made for localized widening. Where necessary, culverts or suitable erosion protection measures must be made for stormwater drainage.

- 7.3. Access driveways and pavements must be maintained to the satisfaction of Council at all times during construction.

- 7.4. The Solar Farm must retain suitable internal driveway and access tracks post-construction, as necessary to service the premises.

8. CAR PARKING

- 8.1. Car parking areas adjacent sub-stations, site office facilities and construction areas must be provided of sufficient size to allow for one car parking space per two employees. Car parking areas must generally provide sufficient space for parking and manoeuvring as specified in AS2890.1 Parking facilities – Part 1: Off-street car parking.

9. CONSTRUCTION STAGE

9.1. Construction Environmental Management Plan

Prior to the commencement of construction, the Applicant must prepare and provide to Council a Construction Environmental Management Plan for all construction activities on the site. The Construction Environmental Management Plan must include, but is not limited to, the following details for the construction phase of the development:

- A description of all relevant activities to be undertaken on the site during construction including any staging for bulk earthworks.
- Details of construction methods for all facets of the development and mitigation, monitoring, management and rehabilitation measures specific to the site.
- Statutory and other obligations that the Applicant is required to fulfil during construction including approvals, consultation and agreements from other authorities and stakeholders.
- Details of environmental monitoring and performance.

Note: The Construction Environmental Management Plan does not require Council's endorsement.

9.2. Acid Sulfate Soils

If acid sulfate soils are to be disturbed by proposed works, the Applicant must provide a detailed acid sulfate soil (ASS) Investigation report. The content of the ASS investigation report should comply with the relevant standards and guidelines for managing development involving ASS.

9.3. Erosion and Sediment Control

No construction must take place until appropriate erosion control, dust control and silt collection measures are in place to the satisfaction of Council and to relevant engineering standards. Such erosion control, dust control and silt collection measures must remain onsite for the remainder of the construction period.

The effective management of stormwater runoff via the implementation of Erosion and Sediment Control (ESC) measures will be required during the construction phase to limit any impacts associated with erosion on the receiving flow paths.

It is recommended that an ESC plan be prepared prior to construction and in accordance with the Best Practice Erosion and Sediment Control guideline (IECA, 2008), which specifies sediment and erosion control requirements based on assessed erosion risk and estimated soil loss.

9.4. Construction Noise

Construction activity and noise must be limited during the construction of the proposed development to the hours of 6.30am to 6.30pm, Monday to Saturday, and 8.30am to 4.30pm Sunday, with no work to occur on public holidays. Construction activity and noise on a Sunday must be in accordance with the approved Out of Hours Construction Management Plan, Reference number AU213010206, - Prepared by: RPS Group, 4 September 2023. Should any work be proposed outside these times, Council must be consulted and agreement must be reached with any relevant property holder/s as possibly being impacted, prior to commencement.

Note: The default noise standards of the Environmental Protection Act 1994 (Chapter 8, Part 3B, Division 3) shall prevail with relation to any Building Work and use of Regulated Devices.

9.5. Environmental Nuisance

It is the Applicant's responsibility to ensure compliance with the Environmental Protection Act 1994, which prohibits unlawful environmental nuisance caused by dust, ash, fumes, light, odour or smoke beyond the boundaries of the property during all stages of the development including earthworks and construction.

9.6. Construction Traffic Management Plan

Prior to commencement of construction, the Applicant must provide a construction Traffic Management Plan prepared and certified by Registered Professional Engineer of Queensland. The Traffic Management Plan must include, but is not limited to, provision of the following information:

- Details of how construction traffic for the project will be managed in proximity of local and regional roads.
- Details of traffic routes for heavy vehicles, including any necessary route or timing restrictions for oversized loads.
- Details of how any potential safety hazards resulting from increased vehicle movements will be mitigated during the construction phase.
- Demonstrate how conflicts with critical transport movements associated with the established beef industry in the Clarke Creek area will be managed during the construction phase.

Note: The construction Traffic Management Plan does not require Council's endorsement.

9.7 Out of hours construction activities

A complaints register is required to be kept on-site for the construction phase of the development. In

the event of any complaints being registered in relation to the environmental emissions of the development during out of hours construction activities:

- a) The site supervisor must identify the activity that is the source of the off-site impacts;
- b) The out of hours construction activity identified must cease;
- c) The activity cannot resume until a detailed Construction Noise Impact Assessment, prepared by an RPEQ is submitted to Council that reforms the approved Out of Hours Construction Management Plan to Council's Satisfaction.

The site supervisor must notify Council of any registered complaint and any subsequent actions taken to address the complaint within 14 business days of the complaint being received.

10. STORMWATER DRAINAGE

- 10.1. The approved development must not adversely affect the natural flow of stormwater over the land and must not cause ponding or concentration of stormwater runoff on the subject land, roads or adjoining properties.
- 10.2. Stormwater runoff from pavement areas must be managed within the site and dispersed to landscaped areas.
- 10.3. The natural topography of the site shall be maintained so that it is generally free draining, the exception being minor works to prevent erosion and scouring.

11. WATER AND WASTEWATER

- 11.1. Permanent facilities on site must be provided with a water supply sufficient for the use.

- 11.2. Provision of firefighting facilities and water storage in accordance with relevant Australian Standards and Queensland Fire and Emergency Services requirements must be provided as required for the Solar Farm.
- 11.3. Permanent facilities on the site must provide for adequate treatment of wastewater. No treated wastewater contaminated with oil, grease or other contaminants are permitted to discharge into any natural watercourse and/or Council stormwater system.
- 11.4. All private sanitary drainage and water supply works which require Council's permit and private stormwater drainage works must be carried out in strict accordance with AS/NZS 3500, *Plumbing and Drainage Act 2002* and Plumbing and Drainage Regulations to the complete satisfaction of the Plumbing and Drainage Inspector.
12. ELECTRICITY
 - 12.1. The development must be provided with an adequate supply of electricity for the use.
13. LIGHTING
 - 13.1. The premises (external to a building), signs or structures on the land are not permitted to exceed an illumination of 8.0 lux at 1.5 metres beyond the boundary of the site.
14. FENCING
 - 14.1. The Applicant must install appropriate fencing and signage surrounding the solar farm boundaries, to ensure safety of people, vehicles and livestock in the vicinity of the site, and to prevent unauthorized or accidental public entry.
15. WASTE MANAGEMENT
 - 15.1. Provision must be made for adequate on-site screened refuse collection during construction to the satisfaction of the Director Planning, Environment and Community Services.
 - 15.2. The location and design of the waste storage area (as referenced in condition 15.1) must be located so as not to cause a nuisance to neighbouring properties in accordance with the relevant provisions of the Environmental Protection Act and Regulations. The waste storage area must be shown on the plan and must include the following:-
 - a) Contain an impervious surface; and
 - b) Contain sufficient storage space for the storage of the appropriate size refuse bin/s for the development.
 - 15.3. The Applicant is required to enter into an agreement with a registered Council refuse contractor or an alternative contractor authorised by the Director Planning, Environment and Community Services, for the collection and disposal of refuse from the development.
16. LANDSCAPING
 - 16.1. Any existing vegetation providing vegetated screening must be maintained at all times to the satisfaction of Council
17. DECOMMISSIONING AND REHABILITATION
 - 17.1. Prior to the commencement of use, the Applicant must submit to Council a Decommissioning and Rehabilitation Management Plan prepared and certified by a suitably qualified person. The plan must include but is not limited to:

- Identification of structures, including but not limited to all solar panels, the substation, the control and facility building and electrical infrastructure, including underground infrastructure to be removed, except where the substation, control room or overhead electricity lines are transferred to or in control of the local electricity network operator, and how they will be removed.
 - Measures to reduce impacts of the development on the environment and surrounding land uses.
 - Details of how the land will be rehabilitated back to its predevelopment condition, including slope and soil profile.
- 17.2. Within 12 months prior to the decommissioning of the use, the owner of the Solar Farm must submit to Council an updated Decommissioning and Rehabilitation Management Plan prepared and certified by a suitably qualified person.
- 17.3. All infrastructure, panels, footings and structures associated with the Solar Farm shall be removed from the site within six (6) months from when the development ceases its operational life and site rehabilitation works undertaken, unless otherwise agreed by Council, except where the substation, control room or overhead electricity lines are transferred to or in the control of the local electricity network operator.
- 17.4. Within 18 months of the site being decommissioned the site shall be returned as far as practical back to its pre-development condition in accordance with the certified Decommissioning and Rehabilitation Management Plan.
18. MOBILE COMMUNICATION FACILITIES
- 18.1. Where applicable the applicant must ensure that the construction and operational workforce of the project does not degrade the quality of current mobile communications for existing users.
19. CURRENCY PERIOD
- 19.1. The standard currency period of six (6) years stated in Section 85 (1)(a)(ii) of the *Planning Act 2016* shall apply in this instance.

6ii - Conditions imposed by the assessment manager for Material Change of Use (Development Permit) – Temporary Non-Residential Accommodation and associated facilities (construction camp 500 beds)

NO.	CONDITION	TIMING																				
GENERAL CONDITIONS																						
20.	Carry out the approved development generally in accordance with the approved drawings and documents.	At all times unless otherwise stated																				
21.	Maintain the approved development generally in accordance with the approved drawings and documents and any relevant Council engineering or other approval required by the conditions.	To be maintained																				
22.	Where there is any conflict between the conditions of this Decision Notice and details shown on the Approved Drawings, the conditions prevail.	At all times																				
23.	The applicant must meet the full cost of all works and any other requirements associated with this development, unless specified in a particular condition.	At all times																				
24.	The applicant must repair any damage to existing infrastructure (e.g. kerb and channel, footpath or roadway) that may have occurred during any works undertaken as part of the development. Any damage that is deemed to create a hazard to the community must be repaired immediately.	At all times																				
25.	The applicant must demonstrate to Council compliance with the conditions of the approval prior to commencement of the changed use.	Prior to commencement of use																				
APPROVED DRAWINGS AND DOCUMENTS																						
26.	Except where amended by the conditions of this Decision Notice, the development is to be carried out, generally in accordance with the following approved drawings and/or documents:	At all times																				
	<table><tr><th>Title</th><th>Drawing Number</th><th>Rev/Amd't</th><th>Date</th><th>Prepared by</th></tr><tr><td>Cover sheet</td><td>2329.A000</td><td>A</td><td>13/12/2023</td><td>Green Lion Design</td></tr><tr><td>500 Pax Workers Accommodation</td><td>2329.A001</td><td>E</td><td>13/12/2023</td><td>Green Lion Design</td></tr><tr><td>Site Selection</td><td>2329.A002</td><td>E</td><td>13/12/2023</td><td>Green Lion Design</td></tr></table>		Title	Drawing Number	Rev/Amd't	Date	Prepared by	Cover sheet	2329.A000	A	13/12/2023	Green Lion Design	500 Pax Workers Accommodation	2329.A001	E	13/12/2023	Green Lion Design	Site Selection	2329.A002	E	13/12/2023	Green Lion Design
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Site Selection	2329.A002	E	13/12/2023	Green Lion Design																		
27.	A legible copy of the Approved drawings and documents bearing "Council Approval" and the Conditions of this Decision Notice are to be available on site at all times during construction.	During construction																				
BUILDING WORK																						
28.	Complete all building work associated with this development approval, including work required by any of the Conditions of this Decision Notice; generally in accordance with the approved drawing(s), and/or documents. Where Building Work is	Prior to issue of Certificate of Classification / Final Inspection Certificate or prior																				

	Assessable Development, works are to be carried out in accordance with a current Development Permit.	to commencement of use, whichever comes first and then to be maintained
29.	External details of the building, facade treatment and external materials, colours and finishes are to be generally in accordance with the approved drawings.	Prior to issue of Certificate of Classification/ Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained
30.	Demolish or relocate all buildings/structures on the site in accordance with the approved drawings. This includes the removal of all existing concrete slabs, foundations and footings and the disconnection of services, where necessary in accordance with a valid approval from the service provider or a Building work approval.	Prior to commencement of use
OPERATIONAL WORK		
31.	<p>Complete all Operational Work associated with this development approval, including work required by any of the Conditions of this Decision Notice generally in accordance with the approved drawings and/or documents.</p> <p>Where Operational Work is Assessable Development, works are to be carried out in accordance with a current Development Permit and the Capricorn Municipal Development Guidelines.</p> <p>Note:</p> <p><i>This Decision Notice does not represent an approval to commence Operational Work. Any Operational Work associated with this Material Change of Use or other engineering work proposed on the premises may be subject to assessment under the Isaac Regional Council Planning Scheme.</i></p>	Prior to issue of Certificate of Classification / Final Inspection Certificate or prior to commencement of use, whichever comes first and then to be maintained
COMMENCING AND CEASING USE		
32.	The Applicant is required to submit formal written notification to Council confirming the date of commencement of the use, within 10 business days the day after the use commences.	As indicated
33.	The development must cease use on or before 3 years from the date of commencement of the use.	As indicated
NON-RESIDENT WORKFORCE ACCOMMODATION		
34.	The non-resident workers accommodation (temporary construction camp 500 beds) must only be used for the accommodation of non-residential workers related with the construction of the uses associated with the subject site .	At all times

35.	Undertake the development in accordance with the endorsed Operational Environmental Management Plan.	At all times
36.	Provide to Council a Rehabilitation and Decommissioning Plan for approval. Ensure this Plan includes, but is not limited to the following: <ul style="list-style-type: none"> c. Detail on how the accommodation areas, roads, detention basins, potable water supply infrastructure, sewerage treatment plan and disposal areas will be removed at cessation of the use; and d. Detail on how the site will be restored to a state acceptable to Council, being the pre-developed scenario. 	One (1) year prior to cessation of the development.
37.	Implement the Rehabilitation and Decommissioning Plan endorsed by Council.	Upon cessation of the development.
CAR PARKING AND ACCESS		
38.	Obtain a Development Permit for Operational Work for Engineering Works – Car Parking and Access Works. Note: <i>An Application for Works on Road Corridor/Road Property is required to be lodged with Council when works are proposed to be undertaken within the road reserve.</i>	Prior to site / operational / building work commencing
39.	Design, construct and maintain all car parking and access works generally in accordance with the Approved Drawings, Capricorn Municipal Development Guidelines, AS2890.1: 2004 Parking facilities – Off-street car parking, Manual of Uniform Traffic Control Devices (Queensland) and the provisions of a Development Permit for Operational Work (Engineering Work – Parking and Access Works). A minimum of 138 light vehicle carparking spaces must be sealed and linemarked, generally in accordance with the Approved Drawings. Any un-sealed designated carparking areas directly adjacent to amenities or living quarters must be constructed with a suitable surface to minimise dust, erosion and surface degradation. A minimum of two accessible (disabled) parking spaces must be provided in accordance with AS2890.6:2009.	At all times
40.	Design, construct and maintain the vehicular access, as per the Approved Drawings and documents and in accordance with the Capricorn Municipal Development Guidelines, Australian Standard AS2890 “Parking facilities”. The access road is to be designed to cater for the largest design vehicle travelling in each direction simultaneously.	Prior to commencement of use/prior to operational work approval, whichever is applicable
41.	Provide and retain 17 heavy rigid vehicle (bus) parking bay/s in accordance with the Approved Drawings. Vehicles greater than 12.5m in length must not be parked/stored on-site unless amended vehicle swept paths are provided as part of the future Operational Works Application providing evidence that they are able to safely enter and exit the designated HRV parking bays.	At all times

42.	Design, construct and maintain all driveways, internal circulation areas, manoeuvring areas, loading and unloading areas and refuse collection facilities in accordance with the standards specified in AS2890.2: 2018 - Parking facilities – Off-street commercial vehicle facilities and AS2890.5:1993 – Parking facilities – On-street parking.	At all times
43.	Provide certification from a Registered Professional Engineer Queensland (RPEQ) that the vehicle access / driveway/s has been designed and constructed in accordance with the conditions of this Decision Notice or any other relevant approval issued by the Assessment Manager.	Prior to commencement of use
AMENITY		
GENERAL AMENITY		
44.	The approved use must not create environmental nuisance or impact on the amenity of the neighbourhood as a result of noise, vibration, air, odour, water, waste of other emissions. Note: <i>The operation must comply with the requirement not to cause Environmental Nuisance or Environmental Harm as per the Environmental Protection Act 1994.</i>	At all times
45.	Any storage of flammable and/or combustible liquids must comply with the minor storage provisions of <i>Australian Standard AS1940 - The Storage and Handling of Flammable and Combustible Liquids</i> .	At all times
HOURS OF OPERATION		
46.	Unless otherwise approved in writing by the Assessment Manager, all deliveries, loading/unloading activities and refuse collection must be undertaken between the hours of insert hours of operation – e.g. 6am to 6pm Monday to Friday inclusive, Saturday 8am to 5pm and 9am to 5pm Sunday.	At all times
LIGHTING		
47.	Light emanating from any source complies with Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting or current version.	Prior to commencement of use and to be maintained at all times
48.	Outdoor lighting is provided in accordance with Australian Standard AS 1158.1.1 – Road Lighting – Vehicular Traffic Category V) Lighting – Performance and Installation Design Requirements or current version	Prior to commencement of use and to be maintained at all times
ENGINEERING		
CONSTRUCTION MANAGEMENT		
49.	Contain all litter, building waste on the building site by the use of a skip and any other reasonable means during construction to prevent release to neighbouring properties or roads.	At all times during construction
EARTHWORKS		

50.	Obtain a development permit for Operational work for Excavating and Filling.	Prior to site / operational / building work commencing
51.	<p>The Earthworks Plan is to include, but not be limited to the following:</p> <ul style="list-style-type: none"> i. The location of cut and/or fill; j. The type of fill to be used and the manner in which it is to be compacted; k. The quantum of fill to be deposited or removed and finished cut and/or fill levels; l. Proposed batter slopes and stabilisation method, including consideration of maintenance of the batters; m. Resulting grades and cross-falls throughout the site; n. Method of excavation throughout the site, including for service trenching, specifically in relation to the presence of shallow rock throughout the site; o. Retaining structures (if necessary); and p. Surface and sub-surface drainage controls (if applicable). <p>The use of explosives throughout the site as a method of excavation is not permitted.</p> <p>The importation of general fill to the site is not permitted.</p>	As part of a development application for Operational Work (Excavating and Filling)
52.	Carry out Excavating and Filling activities in accordance with the Capricorn Municipal Development Guidelines, AS3798-2007 Guidelines on earthworks for residential and commercial developments, the Approved Drawings and the provisions of a development permit for Operational Work (Excavating and Filling).	At all times
53.	Ensure the excavating or filling does not concentrate or divert stormwater onto adjoining land to a degree which is worse than that which existed prior to the works.	At all times
54.	Ensure the excavation or filling does not result in the ponding or permanent retention of surface water either on the site or on adjoining land.	At all times
55.	Provide certification from a Registered Professional Engineer Queensland (RPEQ) that the Earthworks have been designed and constructed generally in accordance with the Approved Drawings, the conditions of this Decision Notice and any other relevant approval issued by the Assessment Manager.	Prior to commencement of use
EROSION AND SEDIMENT CONTROL		
56.	Submit an Erosion and Sediment Control Plan as part of the Operational Works application for council approval. The Erosion and Sediment Control Plan must be prepared and implemented in accordance with the Capricorn Municipal Development Guidelines D7 'Erosion Control and Stormwater Management'.	Prior to site/ operational/ building work commencing and at all times during construction
57.	Implement and maintain the Erosion and Sediment Control Plan on-site for the duration of the operational or building works, and until all exposed soil areas are permanently stabilised (e.g. turfed, hydro-mulched, concreted, landscaped).	While site/ operational/ building work is occurring

STORMWATER		
58.	Obtain a Development Permit for Operational Work for Stormwater Drainage Works.	Prior to site / operational / building work commencing
59.	<p>Adjoining properties and roads are to be protected from ponding or nuisance from stormwater as a result of the works. Ensure the stormwater runoff from the site does not adversely impact on flooding or drainage (peak discharge and duration for all events up to the 1% AEP (Annual Exceedance Probability)) of properties that are upstream, downstream or adjacent to the site.</p> <p>Notes:</p> <p><i>If remedial works are required that involve drainage, drawings are to be submitted and approval obtained from Council, to provide a means to rectify the site drainage.</i></p>	At all times
60.	Design, construct and maintain all Stormwater Drainage Works for the development generally in accordance with the Approved Drawings, Capricorn Municipal Development Guidelines, Queensland Urban Drainage Manual and the provisions of a Development Permit for Operational Work (Engineering Work – Stormwater Drainage Works).	Prior to the commencement of any stormwater works and at all times thereafter
61.	<p>Submit to Council a Site Based Stormwater Management Plan designed in accordance with the Capricorn Municipal Development Guidelines and the Queensland Urban Drainage Manual and certified by a suitably Registered Professional Engineer of Queensland. The Plan is to include, but not be limited to the following:</p> <ul style="list-style-type: none"> f. The detailed design and layout of all necessary stormwater drainage systems and stormwater quality management systems. g. The provision of on-site detention / retention necessary to limit discharge to pre-development generated peak levels up to and including the Q100 ARI return interval (or 1 % AEP). h. The provision of stormwater quality improvement devices. i. Demonstration that the development will not result in actionable nuisance on upstream or downstream properties. j. Incorporate details of ongoing maintenance and management actions required about any proposed detention basin and retention systems. <p>Note:</p> <p><i>Detention storage must be visually integrated into the surrounding landscape and designed with a high level of visual amenity.</i></p>	Prior to the issue of any Development Permit for Operational Work
62.	Provide certification from a Registered Professional Engineer Queensland (RPEQ) that the stormwater drainage system has been designed and constructed in accordance with the conditions of this approval and any other relevant approval issued by the Assessment Manager.	Prior to issue of Certificate of Classification/ Final Inspection Certificate or prior to commencement of use, whichever comes first

WATER		
63.	Provide an appropriate on-site rainwater collection tank and/or other means to service the anticipated water supply needs of the development, including but not limited to potable water supply and firefighting needs.	Prior to commencement of use
SEWERAGE		
64.	<p>Provide an on-site waste water treatment and effluent disposal system having a capacity sufficient for the use. The establishment of an onsite waste water treatment and disposal system for the site requires a Plumbing and Drainage Compliance Permit to be obtained from Council under the <i>Plumbing and Drainage Act 2018</i>. The system must be designed, constructed, operated and maintained in accordance with the Queensland Plumbing and Wastewater Code and Australian Standard AS1547: On-site Domestic Wastewater Management.</p> <p>Note:</p> <p><i>An approval from the Department of Environment and Science (DES) must be issued for the Environmentally Relevant Activity (ERA) 63 threshold 1 – operating one or more sewage treatment works at a site that have a total daily peak design capacity of at least 21 equivalent persons. The on-site sewerage design and ERA approval from DES must be submitted along with the application to the Council for the installation for regulated plumbing and drainage.</i></p> <p><i>If a private pump station is required in order to address the elevations within the site, this must also be included as part of the ERA and plumbing approval.</i></p> <p><i>Removal of waste-water/effluent off-site disposal via vehicle collection is not permitted as part of this approval.</i></p>	Prior to commencement of use
65.	All existing and/or proposed effluent disposal areas must be wholly located within the site and comply with the boundary setback requirements of the <i>Plumbing and Drainage Act 2018</i> , the applicable Planning Scheme Codes and the Development Works Planning Scheme Policy.	Prior to commencement of use
ROADWORKS		
66.	Obtain a Development Permit for Operational Work – Road works.	Prior to site / operational / building work commencing
SERVICES AND STRUCTURES		
67.	<p>Supply and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations required in connection with the approved development in accordance with the applicable Planning Scheme Codes and the Development Works Planning Scheme Policy including:</p> <p>Submit to Development Assessment "As Constructed" drawings including an asset register, approved by a Registered</p>	Prior to issue of Certificate of Classification / Final Inspection Certificate or prior to commencement of use, whichever comes first

	<p>Professional Engineer Queensland that are in accordance with the applicable Planning Scheme Codes, the Development Works Planning Scheme Policy and any other relevant infrastructure requirement; showing the works required by this condition.</p> <p>Note:</p> <p><i>Applicants should liaise with the appropriate service authorities. Typical underground services and/or conduits to be constructed include power, phone, telecommunications, sewer, stormwater and gas, if applicable.</i></p>	
68.	Ensure all existing and proposed utility services and connections (e.g. electricity, telecommunications) are wholly located within the site or within a suitable easement to the satisfaction of Council.	Prior to commencement of use
69.	<p>Certification must be submitted to Council from an appropriately qualified surveyor which certifies that:</p> <ul style="list-style-type: none"> g. all constructed access and roadworks (including associated fill batters and retaining walls) are fully contained within the site, a dedicated reserve or registered easement; h. all existing and proposed utility services and connections (e.g. electricity, telecommunications, water, sewerage) are wholly located within the site, or alternatively included within an easement where location within the site is not possible; i. all existing effluent disposal areas are wholly located within the site and comply with the boundary setback requirements of the <i>Plumbing and Drainage Act 2018</i> and associated codes and requirements; j. all dams (including ponded water, dam walls and associated spillway structures) are wholly located within the boundaries of the site; k. all retaining walls and structures are fully contained within the site; and l. any fill, including fill batters, are wholly contained within the subject site and not on adjacent properties. 	Prior to commencement of use
WASTE MANAGEMENT		
70.	<p>An impervious bin storage area (bin enclosure) for the storage of waste receptacles, must be provided in accordance with the following:</p> <ul style="list-style-type: none"> f. designed so as to prevent the release of contaminants to the environment; g. sufficient to accommodate all refuse containers required by the Assessment Manager for the scale of the development; h. aesthetically screened from the road frontage and adjoining properties by landscaping or constructed screening; i. a suitable hose cock (with backflow prevention) and hoses must be provided at the refuse container area, and wash down to be drained to sewer and fitted with an approved stormwater diversion valve arrangement; and j. must be maintained in a clean and sanitary manner at all times. 	Prior to commencement of use and to be maintained at all times
71.	Maintain and operate an adequate waste disposal service, including the maintenance of refuse bins and associated storage areas so as not to cause any environmental nuisance.	At all times

ADVICE AGENCY CONDITIONS		
72.	Powerlink's rights of access to the properties are not to be impeded by any other party on site.	
BUSHFIRE HAZARD		
73.	Locate, design, the development outside of the mapped bushfire hazard area.	At all times

ADVICE NOTES

The following notes are included for guidance and information purposes only and do not form part of the assessment manager conditions:

ENVIRONMENTAL HARM		
4.	The <i>Environmental Protection Act 1994</i> states that a person must not carry out any activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm. Environmental harm includes environmental nuisance. In this regard persons and entities, involved in the civil, earthworks, construction and operational phases of this development, are to adhere to their 'general environmental duty' to minimise the risk of causing environmental harm. Environmental harm is defined by the Act as any adverse effect, or potential adverse effect whether temporary or permanent and of whatever magnitude, duration or frequency on an environmental value and includes environmental nuisance. Therefore, no person should cause any interference with the environment or amenity of the area by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, sediment, oil or otherwise, or cause hazards likely in the opinion of the administering authority to cause undue disturbance or annoyance to persons or affect property not connected with the use.	At all times
STANDARD BUILDING REGULATIONS		
5.	This approval does not include assessment against the siting requirements of the Queensland Development Code. Should the approved development require a siting relaxation against the Queensland Development Code, an application for a Siting Variation (Relaxation) must be lodged with and approved by Council as a referral agency for assessable building work. Note: <i>This development approval does not commit Council's delegate (Building officer) to approving any setbacks shown on the approved drawings.</i>	As indicated
SIGNAGE		
6.	Any signage is to be provided in accordance Council's Subordinate Local Law No.14 (Installation of Advertising Devices) 2011.	Prior to the commencement of Use

B. CONCURRENCE AGENCY CONDITIONS

Department of Infrastructure, Local Government and Planning Referral Agency Response (**Attachment B**).

C. ADVICE AGENCY CONDITIONS

Powerlink Queensland Referral Agency Response (**Attachment C**).

Future Development Permits

The following permits are required for future developments:

- Operational Works - Stormwater
- Operational Works - Site access, Vehicle Parking and Manoeuvring areas
- Operational Works - Earthworks (Excavating and/or Filling)
- Operational Works - Road Works
- Carrying out building work
- Carrying out plumbing and drainage work
- ERA 63 (Onsite Sewerage Treatment)

APPENDIX 2 – APPEAL RIGHTS

PLANNING ACT 2016 & THE PLANNING REGULATION 2017

Chapter 6 Dispute resolution

Part 1 Appeal rights

229 Appeals to tribunal or P&E Court

- (1) Schedule 1 of the Planning Act 2016 states –
 - (a) Matters that may be appealed to –
 - (i) either a tribunal or the P&E Court; or
 - (ii) only a tribunal; or
 - (iii) only the P&E Court; and
 - (b) The person-
 - (i) who may appeal a matter (**the appellant**); and
 - (ii) who is a respondent in an appeal of the matter; and
 - (iii) who is a co-respondent in an appeal of the matter; and
 - (iv) who may elect to be a co-respondent in an appeal of the matter.

(Refer to Schedule 1 of the Planning Act 2016)

- (2) An appellant may start an appeal within the appeal period.
- (3) The **appeal period** is –
 - (a) for an appeal by a building advisory agency – 10 business days after a decision notice for the decision is given to the agency; or
 - (b) for an appeal against a deemed refusal – at any time after the deemed refusal happens; or
 - (c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises – 20 business days after a notice is published under section 269(3)(a) or (4); or
 - (d) for an appeal against an infrastructure charges notice – 20 business days after the infrastructure charges notice is given to the person; or
 - (e) for an appeal about a deemed approval of a development application for which a decision notice has not been given – 30 business days after the applicant gives the deemed approval notice to the assessment manager; or
 - (f) for any other appeal – 20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

Note –

See the P&E Court Act for the court's power to extend the appeal period.

- (4) Each respondent and co-respondent for an appeal may be heard in the appeal.
- (5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.
- (6) To remove any doubt. It is declared that an appeal against an infrastructure charges notice must not be about-
 - (a) the adopted charge itself; or
 - (b) for a decision about an offset or refund-
 - (i) the establishment cost of trunk infrastructure identified in a LGIP; or
 - (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

230 Notice of appeal

- (1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that-
 - (a) is in the approved form; and
 - (b) succinctly states the grounds of the appeal.
- (2) The notice of appeal must be accompanied by the required fee.
- (3) The appellant or, for an appeal to a tribunal, the registrar must, within the service period, give a copy of the notice of appeal to –
 - (a) the respondent for the appeal; and
 - (b) each co-respondent for the appeal; and
 - (c) for an appeal about a development application under schedule 1, table 1, item 1 – each principal submitter for the development application; and
 - (d) for an appeal about a change application under schedule 1, table 1, item 2 – each principal submitter for the change application; and
 - (e) each person who may elect to become a co-respondent for the appeal, other than an eligible submitter who is not a principal submitter in an appeal under paragraph (c) or (d); and
 - (f) for an appeal to the P&E Court – the chief executive; and
 - (g) for an appeal to a tribunal under another Act – any other person who the registrar considers appropriate.
- (4) The *service period* is –
 - (a) if a submitter or advice agency started the appeal in the P&E Court – 2 business days after the appeal has started; or
 - (b) otherwise – 10 business days after the appeal is started.
- (5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).
- (6) A person elects to be a co-respondent by filing a notice of election, in the approved form, within 10 business days after the notice of appeal is given to the person.

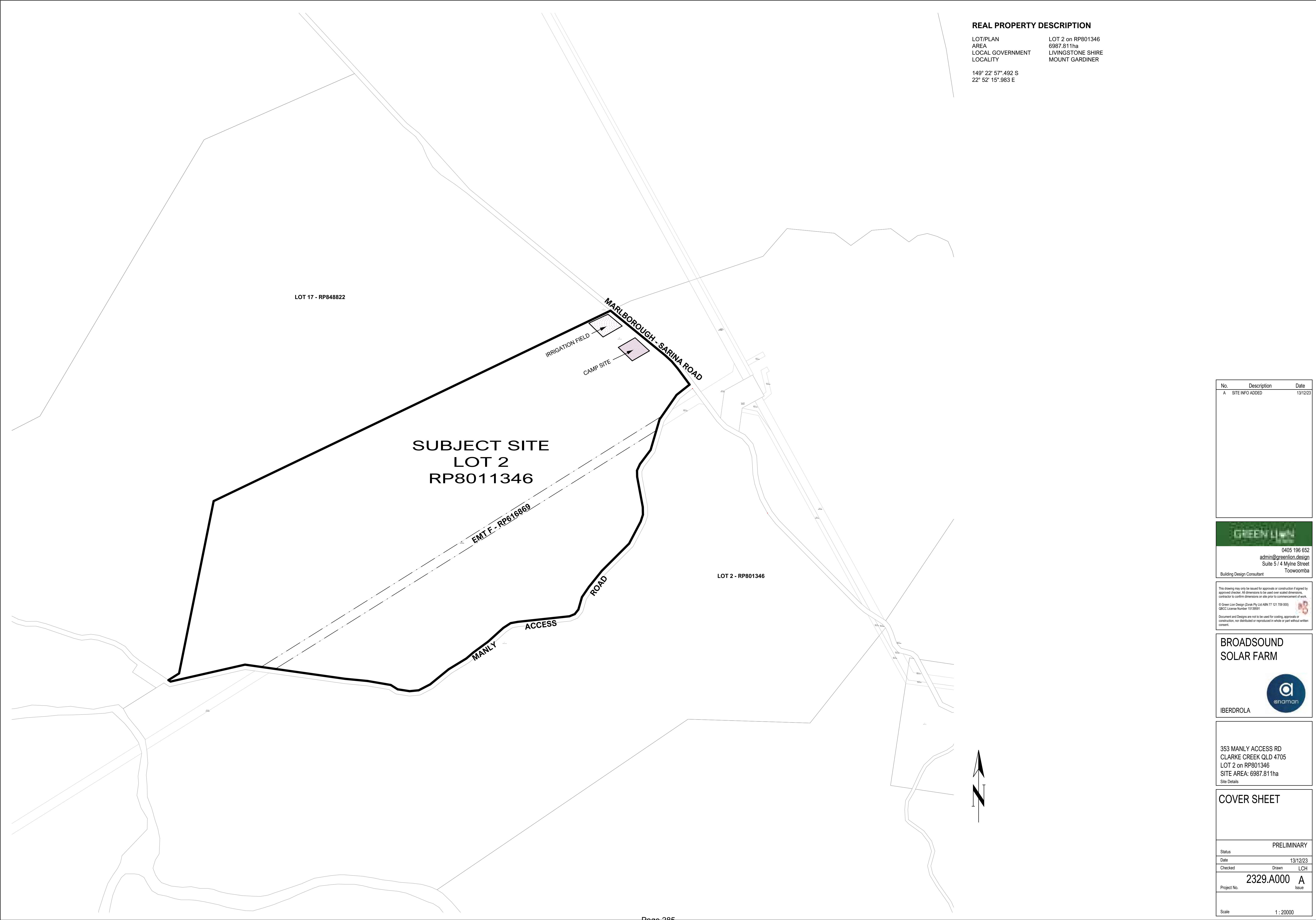
231 Other appeals

- (1) Subject to this chapter, schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.
- (2) The *Judicial Review Act 1991*, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.
- (3) A person who, but for subsection (1) could have made an application under the *Judicial Review Act 1991* in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.
- (4) In this section –
 - decision* includes-
 - (a) conduct engaged in for the purpose of making a decision; and
 - (b) other conduct that relates to the making of a decision; and
 - (c) the making of a decision or failure to make a decision; and
 - (d) a purported decision ; and
 - (e) a deemed refusal.
 - non-appealable*, for a decision or matter, means the decision or matter-
 - (a) is final and conclusive; and
 - (b) may not be challenged, appealed against, reviewed, quashed, set aside or called into question in any other way under the *Judicial Review Act 1991* or otherwise, whether by the Supreme Court, another court, a tribunal or another entity; and
 - (c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, a tribunal or another entity on any ground.

232 Rules of the P&E Court

- (1) A person who is appealing to the P&E Court must comply with the rules of the court that apply to the appeal.
- (2) However, the P&E Court may hear and decide an appeal even if the person has not complied with the rules of the P&E Court.

APPENDIX 3 – APPROVED PLANS / DOCUMENTS



REAL PROPERTY DESCRIPTION

LOT/PLAN	LOT 2 on RP801346
AREA	6987.811ha
LOCAL GOVERNMENT	LIVINGSTONE SHIRE
LOCALITY	MOUNT GARDINER

149° 22' 57".492 S
22° 52' 15".983 E

No.	Description	Date
A	SITE INFO ADDED	13/12/23

0405 196 652
admin@greenlion.design
Suite 5 / 4 Myine Street
Toowoomba

Building Design Consultant

This drawing may only be issued for approvals or construction if signed by approved checker. All dimensions to be used over scaled dimensions. Contractor to confirm dimensions on site prior to commencement of work.

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BROADSOUND
SOLAR FARM

IBERDROLA

353 MANLY ACCESS RD
CLARKE CREEK QLD 4705
LOT 2 on RP801346
SITE AREA: 6987.811ha
Site Details

COVER SHEET			
PRELIMINARY			
Status			
Date	13/12/23		
Checked	Drawn	LCH	
Project No.	2329.A000	A	Issue
Scale	1 : 20000		



SECURITY FENCING SCHEDULE		
Fence - Chainwire 2400 w	837 m	
BARBWIRE		

ROOMING SCHEDULE		
Type	Count	OCCUPANCY
ACCOMODATION (4)	92	368
ACCOMODATION DOUBLE RM (4)	2	8
ACCOMODATION PWD (3)	2	6
ACCOMODATION S2 (4)	22	88
ACCOMODATION STAFF (4)	6	24
GYM - MODULE	6	0
KITCHEN - MODULE	27	0
LAUNDRY - MODULE	5	0
SERVICES MODULE	4	0
	166	494

No.	Description	Date
P1	PRELIMINARY	29/09/23
P2	PRELIMINARY	29/09/23
A	VEHICLE PATH ADDED	18/10/23
B	PLAN UPDATE	04/12/23
C	PLAN UPDATE - SURVEY ADDED	05/12/23
D	ACCESS ROAD UPDATE	06/12/23
E	SITE INFO ADDED	13/12/23

0405 196 652
admin@greenline.design
Suite 5 / 4 Myrne Street
Toowoomba

Building Design Consultant

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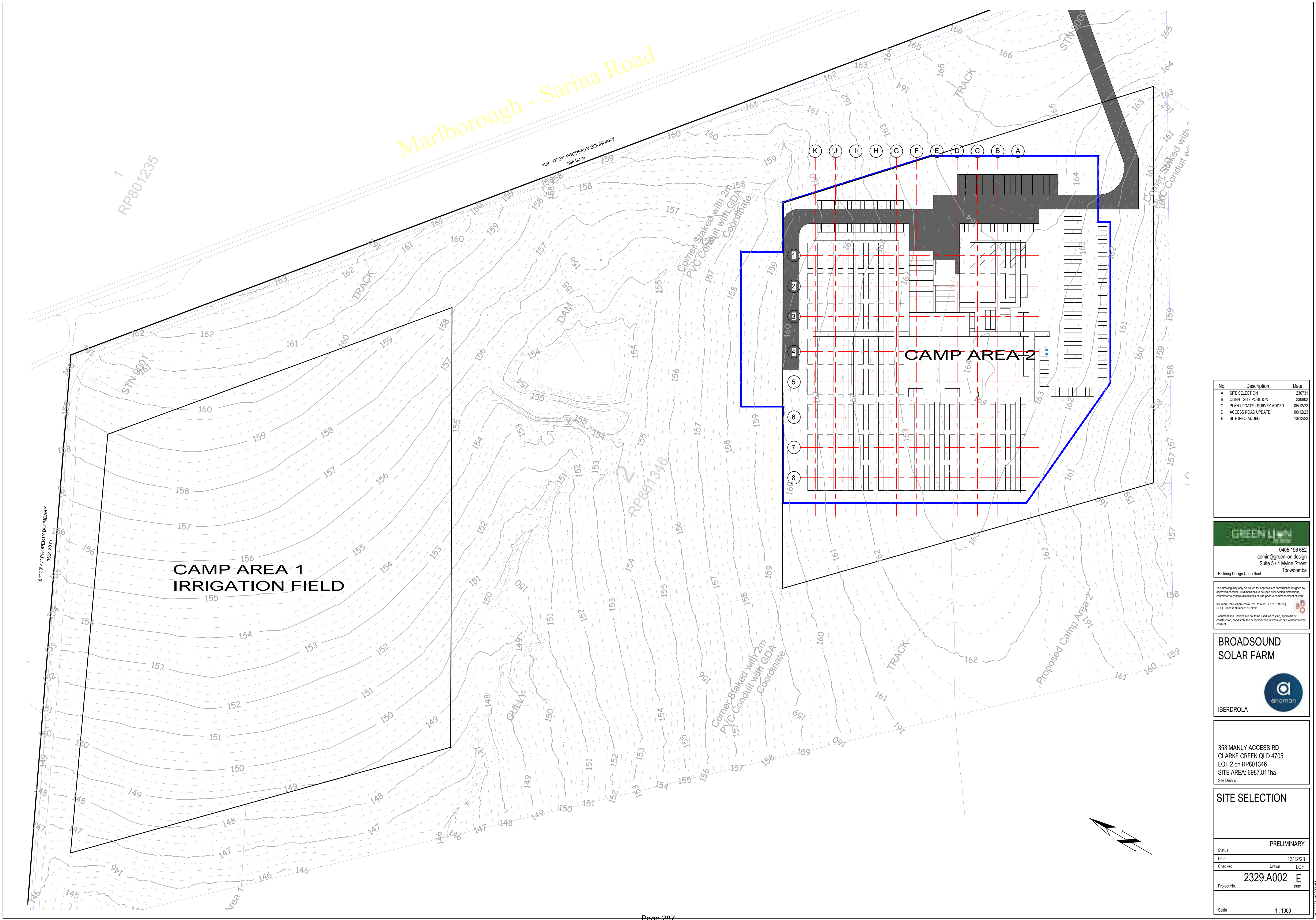
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BROADSOUND
SOLAR FARM

1BERDROLA

353 MANLY ACCESS RD
CLARKE CREEK QLD 4705
LOT 2 on RP801346
SITE AREA: 6987.811ha
Site Details

500 PAX WORKERS ACCOMMODATION			
Status	PRELIMINARY		
Date	13/12/23	Drawn	LCH
Checked	2329.A001	E	Issue
Project No.			
Scale	1 : 500		



No.	Description	Date
A	SITE SELECTION	230731
B	CLIENT SITE POSITION	230802
C	PLAN UPDATE - SURVEY ADDED	05/12/23
D	ACCESS ROAD UPDATE	06/12/23
E	SITE INFO ADDED	13/12/23



0405 196 652
admin@greenline.design
Suite 5/4 Myrie Street
Toowoomba

Building Design Consultant

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**BROADSOUND
SOLAR FARM**



IBERDROLA

353 MANLY ACCESS RD
CLARKE CREEK QLD 4705
LOT 2 on RP801346
SITE AREA: 6987.811ha
Site Details

SITE SELECTION			
PRELIMINARY			
Status			
Date	13/12/23		
Checked	Drawn	LCH	
Project No.	2329.A002	E	Issue
Scale	1 : 1000		

APPENDIX 4– REFERRAL AGENCY RESPONSE



Our reference: 2309-36949 SRA
Your reference: MCU18/0011.01

20 November 2023

The Chief Executive Officer
Isaac Regional Council
PO Box 97
Moranbah Qld 4744
records@isaac.qld.gov.au

Dear Sir/Madam

Amended Referral agency response—with conditions
(Given under section 56 of the Development Assessment Rules)

The development application described below was properly referred to the State Assessment Referral Agency (SARA) on 19 October 2023.

Applicant details

Applicant name: Iberdrola Australia Development Pty Ltd
Applicant contact details: C/-RPS
PO BOX 1559
Fortitude Valley QLD 4006
boti.hajos@rpsgroup.com.au

Location details

Street address: Marlborough Road, Mount Gardiner; 353 Manly Access Road, Clarke Creek; 18543 Marlborough Sarina Road, Clarke Creek
Real property description: 1RP801235; 2RP801346; 8ROP162
Local government area: Isaac Regional Council; Livingstone Shire Council

Application details

Development permit Other Change to an approval for Material Change of Use for a Public Utility (Renewable Energy Facility (Solar Farm) and associated infrastructure) to include a Temporary Construction Camp for Non-resident work force accommodation (500 beds) and inclusion of additional land for substation connection.

Referral triggers

The development application was referred to the department under the following provisions of the Planning Regulation 2017:

- 10.9.4.2.4.1 State transport corridors and future State transport corridors

Conditions

Under section 56(1)(b)(i) of *Planning Act 2016*, the conditions set out in Attachment 1 must be attached to any development approval.

Reasons for decision to impose conditions

The department must provide reasons for the decision to impose conditions. These reasons are set out in Attachment 2.

Advice to the applicant

SARA offers advice about the application to the applicant —see Attachment 3.

Approved plans and specifications

The department requires that the plans and specifications set out below and enclosed must be attached to any development approval.

Drawing/report title	Prepared by	Date	Reference no.	Version/issue
Aspect of development: Material change of use				
Site Access Location Map 1 - amended in red by SARA	RPS	Amended by SARA 20/11/2023	AU213010206. 001	
Development Plan – Broadsound Solar PV Farm	RPS	27/10/2023	AU213010206. 001	B

Human Rights Act 2019 considerations

A consideration of the 23 fundamental human rights protected under the *Human Rights Act 2019* has been undertaken as part of this decision. It has been determined that this decision does not limit human rights.

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

For further information please contact Ainsley Sullivan, Principal Planning Officer, on (07) 3244 9391 or via email MIWSARA@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Jamaica Hewston
A/Manager

cc Iberdrola Australia Development Pty Ltd, boti.hajos@rpsgroup.com.au

enc Attachment 1—Conditions to be imposed

Attachment 2—Reasons for decision to impose conditions
Attachment 3—Advice to the applicant
Approved plans and specifications

Attachment 1—Conditions to be imposed

No.	Conditions	Condition timing
Material change of use (Public Utility (Renewable Energy Facility))		
Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 – State transport corridors and future state transport corridors—The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
In accordance with approved plans		
1.	<p>a) The road access locations are to be located generally in accordance with the three road access locations shown on SITE ACCESS LOCATION PLAN MAP 1 prepared by RPS, dated 21/08/2023, reference AU213010206.001, as amended in red by SARA 20 November 2023.</p> <p>b) Road access works comprising a CHR(s) and AUL(s) configuration, generally in accordance with Austroads Guide to Road Design, at the road access locations must be constructed and approved.</p>	<p>a) At all times.</p> <p>b) Prior to the commencement of construction and use of the Renewable Energy Facility.</p>
Material change of use (Temporary Workers Accommodation)		
In accordance with approved plans		
2.	<p>The proposed temporary workers accommodation must be provided generally in accordance with the following plan:</p> <ul style="list-style-type: none"> Development Plan – Broadsound Solar PV Farm prepared by RPS, Reference Number AU213010206.001 Version B dated 27/10/2023. 	Prior to the commencement of use and to be maintained at all times.
Vehicular Access to state-controlled road		
3.	<p>a) The road access location is to be at chainage 58.789km on Marlborough Sarina Road generally in accordance with Access 1 shown on the following plan: Development Plan – Broadsound Solar PV Farm prepared by RPS, Reference Number AU213010206.001 Version B dated 27/10/2023.</p> <p>b) Road access works comprising a CHR(s) and AUL(s) configuration, generally in accordance with Austroads <i>Guide to Road Design</i>, at the road access location must be constructed and approved.</p>	<p>a) At all times.</p> <p>b) Prior to the commencement of construction and use of the proposed temporary workers accommodation</p>

Attachment 2—Reasons for decision to impose conditions

The reasons for SARA's decision are:

- To ensure the development is carried out in the location and to the extent specified of the approved plans of development.
- To ensure works do not adversely impact on the State-Controlled Road.

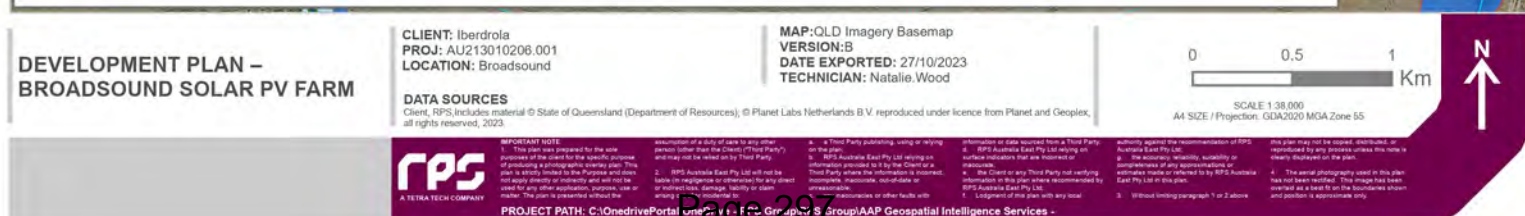
Material used in the assessment of the change application:

- the change application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- The SDAP (version 2.1), as published by SARA
- The SDAP (version 3.0), as published by SARA
- the Development Assessment Rules
- SARA DA Mapping system
- section 58 of the *Human Rights Act 2019*.

Attachment 3—Advice to applicant

General advice	
1.	Public utility plant: Pursuant to Section 80 of the <i>Transport Infrastructure Act 1994</i> (TIA), the construction, augmentation, alteration, or maintenance of a public utility plant on a state-controlled road reserve, must be in accordance with the Department of Transport and Main Roads' requirements.
2.	<p>The transmission line crossing of Marlborough Sarina Road is subject to separate application and approval under s50 of the <i>Transport Infrastructure Act 1994</i>.</p> <p>Application for a Road Corridor Permit must be made using the Department of Transport and Main Roads' <i>Permits for Access to the Road and Corridor</i> portal at the following location: Home · Permits for Access to the Road and Corridor (tmr.qld.gov.au).</p>
3.	<p>Technical Standards and Publications: The Department of Transport and Main Roads' technical standards and publications can be accessed at http://www.tmr.qld.gov.au/Business-industry/Technical-standards-publications.aspx</p>
4.	<p>Road Works approval required – Written approval is required from the Department of Transport and Main Roads to carry out road works that are road access works (including driveways) on a state-controlled road in accordance with section 33(1) of the TIA.</p> <p>This approval must be obtained prior to commencing any works on the state-controlled road. The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ).</p> <p>Please contact the Mackay Office of the Department of Transport and Main Roads at Mackay.Whitsunday.IDAS@tmr.qld.gov.au to make an application for roadworks approval.</p>
5.	<p>Waterway Barrier Works</p> <p>There are a number of waterways located on the subject site.</p> <p>Impacts to waterways providing for fish passage (as is the case on site), are a matter of State environmental significance (MSES) under the Environmental Offsets Regulation 2014 and should be identified and avoided where possible, in early stages of planning.</p> <p>As per Schedule 10, Part 6, Division 4 of the Planning Regulation 2017, waterway barrier works are only assessed at the Operational work stage. However, when constructing or raising waterway barrier works is an essential part of a Material Change of Use (MCU) then consideration of the waterway barrier works development trigger should occur at that time.</p> <p>Approval of an MCU development application is not an indication that a subsequent and separate operational works development application for waterway barrier works, will be successful. To avoid significant project management risks, a development application for an MCU should not include elements that are constructing or raising waterway barrier works unless that development trigger is also applied for.</p> <p>If any assessable waterway barrier works are essential for the success of the development as a whole, they should be applied for concurrent with the MCU development trigger(s) in an integrated development application. Examples of inherent waterway barrier works that may be associated with this proposal for an MCU include filling, diverting or blocking waterways and/or road/pedestrian access across waterways (refer to Fisheries Queensland's factsheet, <i>What is a waterway barrier work?</i>).</p> <p>Avoiding waterways altogether would remove the risk of impact on these waterways that provide for fish passage. This would remove the need for an operational works approval associated with this development trigger. In order to avoid impacts to waterways in freshwater areas, Fisheries Queensland recommends a minimum 50-metre setback (incorporating natural vegetation and other buffer elements) from aquatic habitats. These generic buffer widths are considered a 'starting point' from which site-specific requirements can be negotiated.</p>
6.	Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> , its regulation, or the State Development Assessment Provisions (SDAP), (version 2.1 and 3.0). If a word remains

	undefined it has its ordinary meaning.
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Development Assessment Rules—Representations about a referral agency response

The following provisions are those set out in sections 28 and 30 of the Development Assessment Rules¹ regarding **representations about a referral agency response**

Part 6: Changes to the application and referral agency responses

28 Concurrence agency changes its response or gives a late response

- 28.1. Despite part 2, a concurrence agency may, after its referral agency assessment period and any further period agreed ends, change its referral agency response or give a late referral agency response before the application is decided, subject to section 28.2 and 28.3.
- 28.2. A concurrence agency may change its referral agency response at any time before the application is decided if—
- (a) the change is in response to a change which the assessment manager is satisfied is a change under section 26.1; or
 - (b) the Minister has given the concurrence agency a direction under section 99 of the Act; or
 - (c) the applicant has given written agreement to the change to the referral agency response.²
- 28.3. A concurrence agency may give a late referral agency response before the application is decided, if the applicant has given written agreement to the late referral agency response.
- 28.4. If a concurrence agency proposes to change its referral agency response under section 28.2(a), the concurrence agency must—
- (a) give notice of its intention to change its referral agency response to the assessment manager and a copy to the applicant within 5 days of receiving notice of the change under section 25.1; and
 - (b) the concurrence agency has 10 days from the day of giving notice under paragraph (a), or a further period agreed between the applicant and the concurrence agency, to give an amended referral agency response to the assessment manager and a copy to the applicant.

¹ Pursuant to Section 68 of the *Planning Act 2016*

² In the instance an applicant has made representations to the concurrence agency under section 30, and the concurrence agency agrees to make the change included in the representations, section 28.2(c) is taken to have been satisfied.

Part 7: Miscellaneous

30 Representations about a referral agency response

30.1. An applicant may make representations to a concurrence agency at any time before the application is decided, about changing a matter in the referral agency response.³

³ An applicant may elect, under section 32, to stop the assessment manager's decision period in which to take this action. If a concurrence agency wishes to amend their response in relation to representations made under this section, they must do so in accordance with section 28.

12 October 2023



Our Ref: DA5435
(MSLink9681,9682,12368)

Isaac Regional Council
PO Box 257
MACKAY QLD 4740

Iberdrola Australia Development Pty Ltd
C/- RPS AAP Consulting Pty Ltd
Level 8, 31 Duncan Street
FORTITUDE VALLEY QLD 4006

Attention: Sarah Lawley
Email: records@isaac.qld.gov.au
liveability.sustainability@isaac.qld.gov.au
Application: MCU18/0011.01

Attention: Boti Hajos
Email: boti.hajos@rpsgroup.com.au

Dear Sarah & Boti,

Change Application (Other) - Affected Entity Response

(Given under section 82 of the *Planning Act 2016*)

Transmission Infrastructure Impacted	
Transmission Corridor	Bouldercombe Tee to Broadsound & Stanwell to Broadsound & Broadsound Substation & Broadsound Nebo & Broadsound Nebo No 2 & Broadsound Lilyvale 275kV Transmission Line Corridor
Easement ID	Easement E,F,G&H on RP616869 – Dealing No. 601118976 Easement A,B,C&K on RP616868 - Dealing No. 601118975 Easement L&M on RP617961 & Easement J on RP616869 – Dealing No. 601118977 Easement B on SP193781 – Dealing No. 710181715 Easement 8 on ROP 162 – Dealing No. 713559013
Location Details	
Street address	353 Manly Access Road and 18543 Marlborough Sarina Road Clarke Creek
Real property description	Lot 1 on RP801235, Lot 2 on RP801346, Lot 8 on ROP 162
Local government area	Isaac Regional Council
Existing Approval Details	
Approved Development	Material Change of Use for a Public Utility (Renewable Energy Facility (Solar Farm) and associated infrastructure)
Approval Type	Development Permit
Minor Change Application Details	
Details of change/s sought	Other Change to an approval for Material Change of Use for a Public Utility (Renewable Energy Facility (Solar Farm) and associated infrastructure) to include a Temporary Construction Camp for Non-resident work force accommodation (500 beds) and inclusion of additional land for substation connection.
Council Reference	MCU18/0011.01

We refer to the above Change Application for an 'other' change which has been referred to Powerlink Queensland as an affected entity in accordance with section 82 of the *Planning Act 2016*.

33 Harold Street, Virginia
PO Box 1193, Virginia, Queensland 4014, Australia
Telephone: (07) 3860 2111 Facsimile: (07) 3860 2100
www.powerlink.com.au

PLANS AND REPORTS ASSESSED

The following plans and reports have been reviewed by Powerlink Queensland and form the basis of our assessment. Any variation to these plans and reports may require amendment of our advice.

Table 1: Plans and Reports upon which the assessment is based

Drawing / Report Title	Prepared by	Dated	Reference No.	Version / Issue
Development Plan – Broadsound Solar PV Farm	RPS	22/08/2023	AU213010206.001	A

We have reviewed the changes to the development application outlined in the change application and advise that we have **no objection** to the change application. Powerlink supports the minor change application subject to the following additional conditions being imposed by the responsible entity:

No.	Condition	Timing	Reason
1	Powerlink's rights of access to the properties are not to be impeded by any other party on site.	At all times.	To ensure that the existing rights contained in the registered easement dealings are maintained.

Further Advice to Council and the Applicant.

1. Powerlink and Iberdrola Australia Development Pty Ltd are currently negotiating network connection of the proposed facility to the transmission grid. This correspondence does not constitute approval for connection which remains the subject of ongoing technical assessment and commercial negotiations. The exact location of connecting infrastructure is also part of ongoing negotiations. As a result we wish to advise council that the location of any infrastructure may change.
2. This response is provided subject to adherence to the conditions outlined under previous responses DA2663 and DA3047 and DA5414.

Any further works should be in accordance with Powerlink Queensland's general conditions and guidelines when considering works either on a Powerlink Queensland easement or in the vicinity of Powerlink Queensland assets.

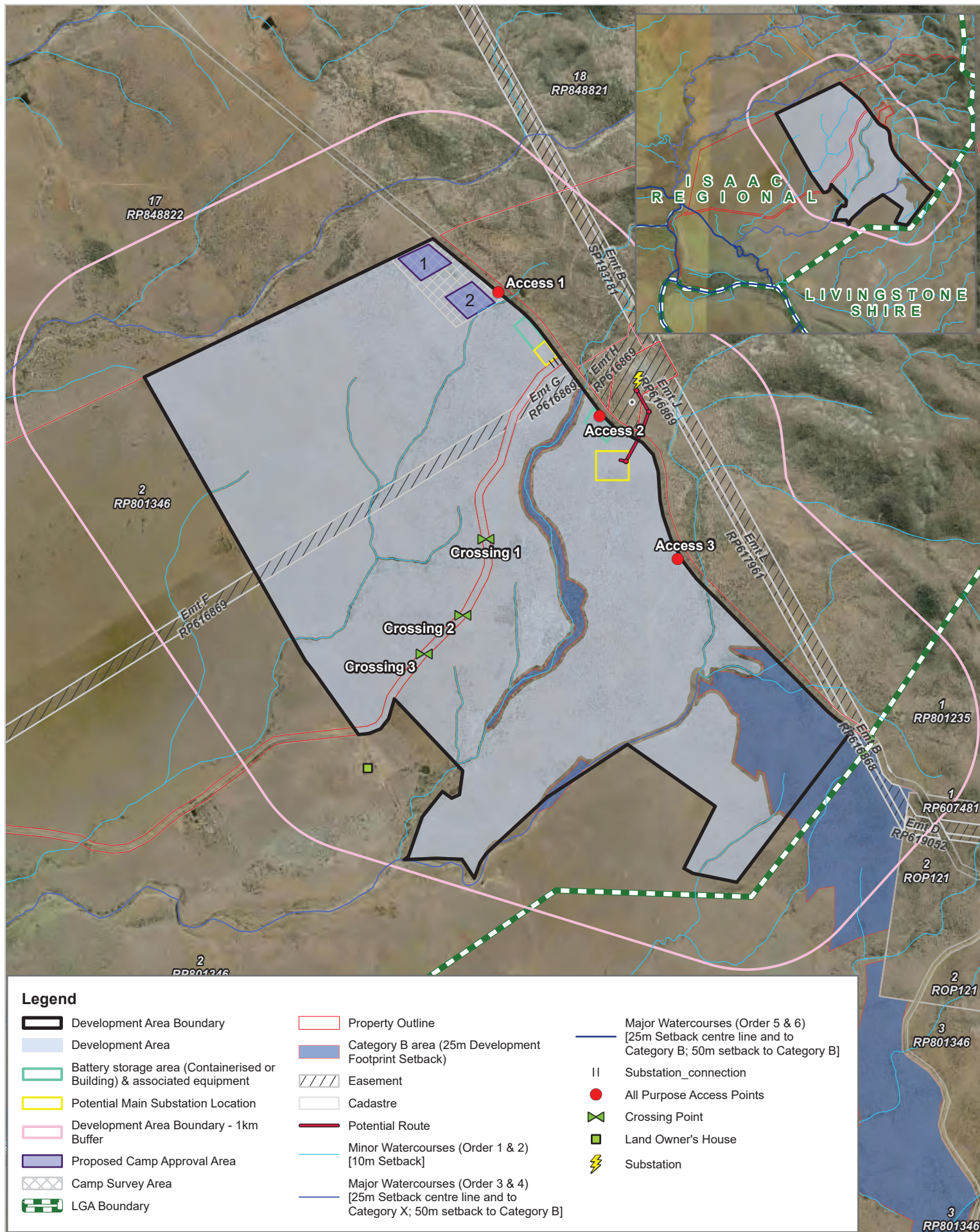
For further information please contact our Property Services & Management Team via email property@powerlink.com.au who will be pleased to assist.

Yours sincerely



for: Narelle Titman

MANAGER PROPERTY



DEVELOPMENT PLAN – BROADSOUND SOLAR PV FARM

CLIENT: Iberdrola
PROJ: AU213010206.001
LOCATION: BROADSOUND

DATA SOURCES

Client, RPS, Includes material © State of Queensland (Department of Resources); © Planet Labs Netherlands B.V. reproduced under licence from Planet and Geopix, all rights reserved, 2023.



IMPORTANT NOTE
1. This plan was prepared for the sole purpose of the client for the specific purpose of producing a photographic overlay plan. This plan is strictly intended for the purposes and does not apply directly or indirectly and will not be used for any other application purposes, use or matter. The plan is presented without the

assumption of a duty of care to any other person (other than the Client) (Third Party) and may not be relied on by Third Party.
2. RPS Australia East Pty Ltd will not be liable (in negligence or otherwise) for any direct or indirect loss, damage, liability or claim arising or being incidental to the

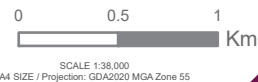
MAP: QLD Imagery Basemap
VERSION: A
DATE EXPORTED: 22/08/2023
TECHNICIAN: Natalie Wood

3. A Third Party publishing, using or relying on the plan.
4. RPS Australia East Pty Ltd relying on information provided to it by the Client or a Third Party where the information is incorrect, incomplete, inaccurate, out-of-date or inconsistent.
5. The Client or any Third Party not verifying information in this plan where recommended by RPS Australia East Pty Ltd.
6. Lodgment of this plan with any local

information or data sourced from a Third Party.
7. RPS Australia East Pty Ltd relying on surface indicators that are assumed or inaccurate.
8. The Client or any Third Party not verifying information in this plan where recommended by RPS Australia East Pty Ltd.
9. Lodgment of this plan with any local

Authority disclaims the recommendation of RPS Australia East Pty Ltd.
10. No accuracy, reliability, suitability or completeness of any approximations or estimates made or related to by RPS Australia East Pty Ltd in this plan.
11. Without limiting paragraph 1 or 2 above,

This plan may not be copied, distributed, or reproduced by any process unless this note is clearly displayed on the plan.
4. The aerial photography used in this plan has not been rectified. This image has been overlaid as a best fit on the boundaries shown and position is approximate only.



ATTACHMENT 2 – DRAFT STATEMENT OF REASONS

Our Ref: MCU18/0011.01
Your Ref: 213009894

25 January 2024

SENT BY EMAIL TO: boti.hajos@rpsgroup.com.au

Iberdrola Australia Development Pty Ltd
C/- RPS AAP Consulting Pty Ltd
Level 8, 31 Duncan Street
FORTITUDE VALLEY QLD 4006

Att. - Boti Hajos

Dear Sir/Madam

Dear Sir/Madam

Notice about Decision – Statement of Reasons

Planning Act 2016

This Notice is prepared in accordance with s63(5) and s83(9) of the Planning Act 2016 to provide information about a decision that has been made in relation to a development application. The purpose of the Notice is to enable a public understanding of the reasons for the planning decision, specifically having regard to:

- the relevant parts of the Planning Scheme and Assessment Benchmarks against which the application was assessed; and*
- any other information, documents or other material Council was either required to, or able to, consider in its assessment.*

All terms used in this Notice have the meanings given them in the Planning Act 2016 or otherwise their ordinary meaning.

APPLICATION DETAILS

Application No:	MCU18/0011.01
Street Address:	353 Manly Access Road and 18543 Marlborough-Sarina Road, Clarke Creek
Real Property Description:	Lot 1 on RP801235, Lot 2 on RP801346 and Lot 8 on ROP162
Planning Scheme:	Isaac Regional Planning Scheme 2021, Version 1

DECISION DETAILS

Type of Decision:	Approval
Type of Approval:	Other Change to Development Permit for a Material Change of Use (Development Permit) – Public Utility (approx. 392MW Renewable Energy Facility (Solar Photovoltaic PV Farm) and

associated infrastructure) to include a Temporary Non Resident Workforce Accommodation Construction Camp 500

Date of Decision: **[Decision Date** – to be completed by admin as date of exercised delegation or Council OM. For deemed approvals insert date that applicant's deemed approval notice was received]

ASSESSMENT BENCHMARKS

The following Assessment Benchmarks applied to the development from the following Categorising Instruments:

Categorising Instrument (<i>Planning Regulation 2016</i>)
Not applicable
State Planning Policy
Part E
Mackay Isaac Whitsunday Regional Plan 2012-2031
Local Categorising Instrument <i>Isaac Regional Planning Scheme 2021, Version 1</i>
<ul style="list-style-type: none"> • Rural Zone Code • Development Works Code • Bushfire Hazard Overlay Code • Regional Infrastructure Overlay Code • Environmental Significance Overlay Code • The Strategic Framework of the <i>Isaac Regional Planning Scheme 2021</i>
Local Categorising Instrument (Variation Approval)
Not applicable
Local Categorising Instrument (Temporary Local Planning Instrument)
Not applicable

REASONS FOR THE DECISION

The reasons for this decision are:

- The application was properly made and followed the process set down in the Development Assessment Rules in effect at the time the application was properly made.
- The application was assessed against the applicable Assessment Benchmarks identified in this Notice.
- The assessment manager found that, subject to the imposition of the development conditions contained in the Decision Notice, the development complied with the relevant Assessment Benchmarks applicable to the development identified in this Notice.

REASONS FOR APPROVAL DESPITE NON-COMPLIANCE WITH ASSESSMENT BENCHMARKS

Not applicable.

ADDITIONAL RELEVANT MATTERS FOR IMPACT ASSESSMENT

Assessment of the application was carried out against, and having regard to, the following additional matters relevant to an impact assessment:

- Planning need

SUBMISSIONS

Not applicable.

OTHER MATTERS PRESCRIBED BY THE *PLANNING REGULATION 2017*

Not applicable.



Our reference: 2309-36949 SRA
Your reference: MCU18/0011.01

20 November 2023

The Chief Executive Officer
Isaac Regional Council
PO Box 97
Moranbah Qld 4744
records@isaac.qld.gov.au

Dear Sir/Madam

Amended Referral agency response—with conditions
(Given under section 56 of the Development Assessment Rules)

The development application described below was properly referred to the State Assessment Referral Agency (SARA) on 19 October 2023.

Applicant details

Applicant name:	Iberdrola Australia Development Pty Ltd
Applicant contact details:	C/-RPS PO BOX 1559 Fortitude Valley QLD 4006 boti.hajos@rpsgroup.com.au

Location details

Street address:	Marlborough Road, Mount Gardiner; 353 Manly Access Road, Clarke Creek; 18543 Marlborough Sarina Road, Clarke Creek
Real property description:	1RP801235; 2RP801346; 8ROP162
Local government area:	Isaac Regional Council; Livingstone Shire Council

Application details

Development permit	Other Change to an approval for Material Change of Use for a Public Utility (Renewable Energy Facility (Solar Farm) and associated infrastructure) to include a Temporary Construction Camp for Non-resident work force accommodation (500 beds) and inclusion of additional land for substation connection.
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Referral triggers

The development application was referred to the department under the following provisions of the Planning Regulation 2017:

- 10.9.4.2.4.1 State transport corridors and future State transport corridors

Conditions

Under section 56(1)(b)(i) of *Planning Act 2016*, the conditions set out in Attachment 1 must be attached to any development approval.

Reasons for decision to impose conditions

The department must provide reasons for the decision to impose conditions. These reasons are set out in Attachment 2.

Advice to the applicant

SARA offers advice about the application to the applicant —see Attachment 3.

Approved plans and specifications

The department requires that the plans and specifications set out below and enclosed must be attached to any development approval.

Drawing/report title	Prepared by	Date	Reference no.	Version/issue
Aspect of development: Material change of use				
Site Access Location Map 1 - amended in red by SARA	RPS	Amended by SARA 20/11/2023	AU213010206. 001	
Development Plan – Broadsound Solar PV Farm	RPS	27/10/2023	AU213010206. 001	B

Human Rights Act 2019 considerations

A consideration of the 23 fundamental human rights protected under the *Human Rights Act 2019* has been undertaken as part of this decision. It has been determined that this decision does not limit human rights.

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

For further information please contact Ainsley Sullivan, Principal Planning Officer, on (07) 3244 9391 or via email MIWSARA@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Jamaica Hewston
A/Manager

cc Iberdrola Australia Development Pty Ltd, boti.hajos@rpsgroup.com.au

enc Attachment 1—Conditions to be imposed

Attachment 2—Reasons for decision to impose conditions
Attachment 3—Advice to the applicant
Approved plans and specifications

Attachment 1—Conditions to be imposed

No.	Conditions	Condition timing
Material change of use (Public Utility (Renewable Energy Facility))		
Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 – State transport corridors and future state transport corridors—The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
In accordance with approved plans		
1.	<p>a) The road access locations are to be located generally in accordance with the three road access locations shown on SITE ACCESS LOCATION PLAN MAP 1 prepared by RPS, dated 21/08/2023, reference AU213010206.001, as amended in red by SARA 20 November 2023.</p> <p>b) Road access works comprising a CHR(s) and AUL(s) configuration, generally in accordance with Austroads Guide to Road Design, at the road access locations must be constructed and approved.</p>	<p>a) At all times.</p> <p>b) Prior to the commencement of construction and use of the Renewable Energy Facility.</p>
Material change of use (Temporary Workers Accommodation)		
In accordance with approved plans		
2.	<p>The proposed temporary workers accommodation must be provided generally in accordance with the following plan:</p> <ul style="list-style-type: none"> Development Plan – Broadsound Solar PV Farm prepared by RPS, Reference Number AU213010206.001 Version B dated 27/10/2023. 	Prior to the commencement of use and to be maintained at all times.
Vehicular Access to state-controlled road		
3.	<p>a) The road access location is to be at chainage 58.789km on Marlborough Sarina Road generally in accordance with Access 1 shown on the following plan: Development Plan – Broadsound Solar PV Farm prepared by RPS, Reference Number AU213010206.001 Version B dated 27/10/2023.</p> <p>b) Road access works comprising a CHR(s) and AUL(s) configuration, generally in accordance with Austroads <i>Guide to Road Design</i>, at the road access location must be constructed and approved.</p>	<p>a) At all times.</p> <p>b) Prior to the commencement of construction and use of the proposed temporary workers accommodation</p>

Attachment 2—Reasons for decision to impose conditions

The reasons for SARA's decision are:

- To ensure the development is carried out in the location and to the extent specified of the approved plans of development.
- To ensure works do not adversely impact on the State-Controlled Road.

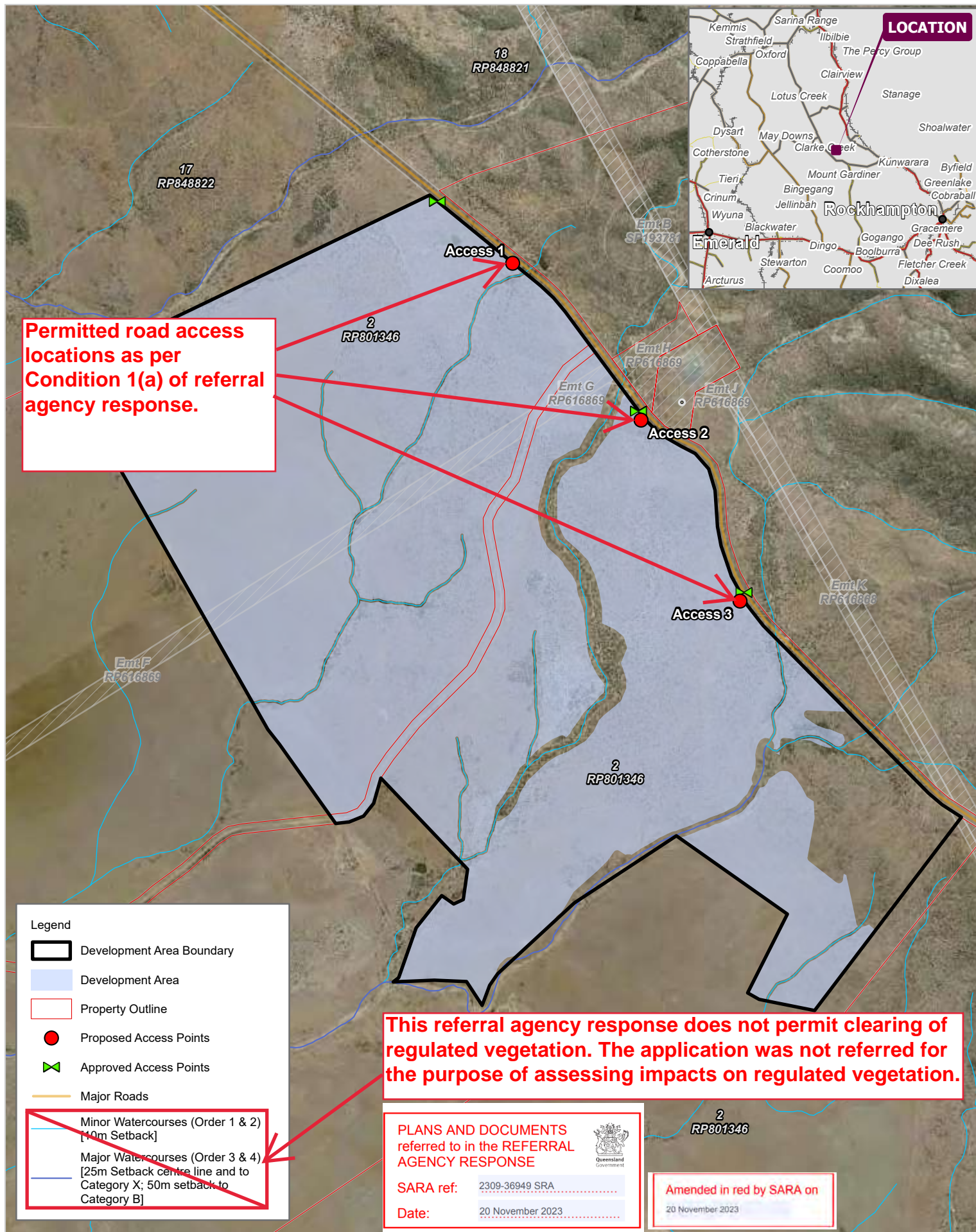
Material used in the assessment of the change application:

- the change application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- The SDAP (version 2.1), as published by SARA
- The SDAP (version 3.0), as published by SARA
- the Development Assessment Rules
- SARA DA Mapping system
- section 58 of the *Human Rights Act 2019*.

Attachment 3—Advice to applicant

General advice	
1.	Public utility plant: Pursuant to Section 80 of the <i>Transport Infrastructure Act 1994</i> (TIA), the construction, augmentation, alteration, or maintenance of a public utility plant on a state-controlled road reserve, must be in accordance with the Department of Transport and Main Roads' requirements.
2.	<p>The transmission line crossing of Marlborough Sarina Road is subject to separate application and approval under s50 of the <i>Transport Infrastructure Act 1994</i>.</p> <p>Application for a Road Corridor Permit must be made using the Department of Transport and Main Roads' <i>Permits for Access to the Road and Corridor</i> portal at the following location: Home · Permits for Access to the Road and Corridor (tmr.qld.gov.au).</p>
3.	<p>Technical Standards and Publications: The Department of Transport and Main Roads' technical standards and publications can be accessed at http://www.tmr.qld.gov.au/Business-industry/Technical-standards-publications.aspx</p>
4.	<p>Road Works approval required – Written approval is required from the Department of Transport and Main Roads to carry out road works that are road access works (including driveways) on a state-controlled road in accordance with section 33(1) of the TIA.</p> <p>This approval must be obtained prior to commencing any works on the state-controlled road. The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ).</p> <p>Please contact the Mackay Office of the Department of Transport and Main Roads at Mackay.Whitsunday.IDAS@tmr.qld.gov.au to make an application for roadworks approval.</p>
5.	<p>Waterway Barrier Works</p> <p>There are a number of waterways located on the subject site.</p> <p>Impacts to waterways providing for fish passage (as is the case on site), are a matter of State environmental significance (MSES) under the Environmental Offsets Regulation 2014 and should be identified and avoided where possible, in early stages of planning.</p> <p>As per Schedule 10, Part 6, Division 4 of the Planning Regulation 2017, waterway barrier works are only assessed at the Operational work stage. However, when constructing or raising waterway barrier works is an essential part of a Material Change of Use (MCU) then consideration of the waterway barrier works development trigger should occur at that time.</p> <p>Approval of an MCU development application is not an indication that a subsequent and separate operational works development application for waterway barrier works, will be successful. To avoid significant project management risks, a development application for an MCU should not include elements that are constructing or raising waterway barrier works unless that development trigger is also applied for.</p> <p>If any assessable waterway barrier works are essential for the success of the development as a whole, they should be applied for concurrent with the MCU development trigger(s) in an integrated development application. Examples of inherent waterway barrier works that may be associated with this proposal for an MCU include filling, diverting or blocking waterways and/or road/pedestrian access across waterways (refer to Fisheries Queensland's factsheet, <i>What is a waterway barrier work?</i>).</p> <p>Avoiding waterways altogether would remove the risk of impact on these waterways that provide for fish passage. This would remove the need for an operational works approval associated with this development trigger. In order to avoid impacts to waterways in freshwater areas, Fisheries Queensland recommends a minimum 50-metre setback (incorporating natural vegetation and other buffer elements) from aquatic habitats. These generic buffer widths are considered a 'starting point' from which site-specific requirements can be negotiated.</p>
6.	Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> , its regulation, or the State Development Assessment Provisions (SDAP), (version 2.1 and 3.0). If a word remains

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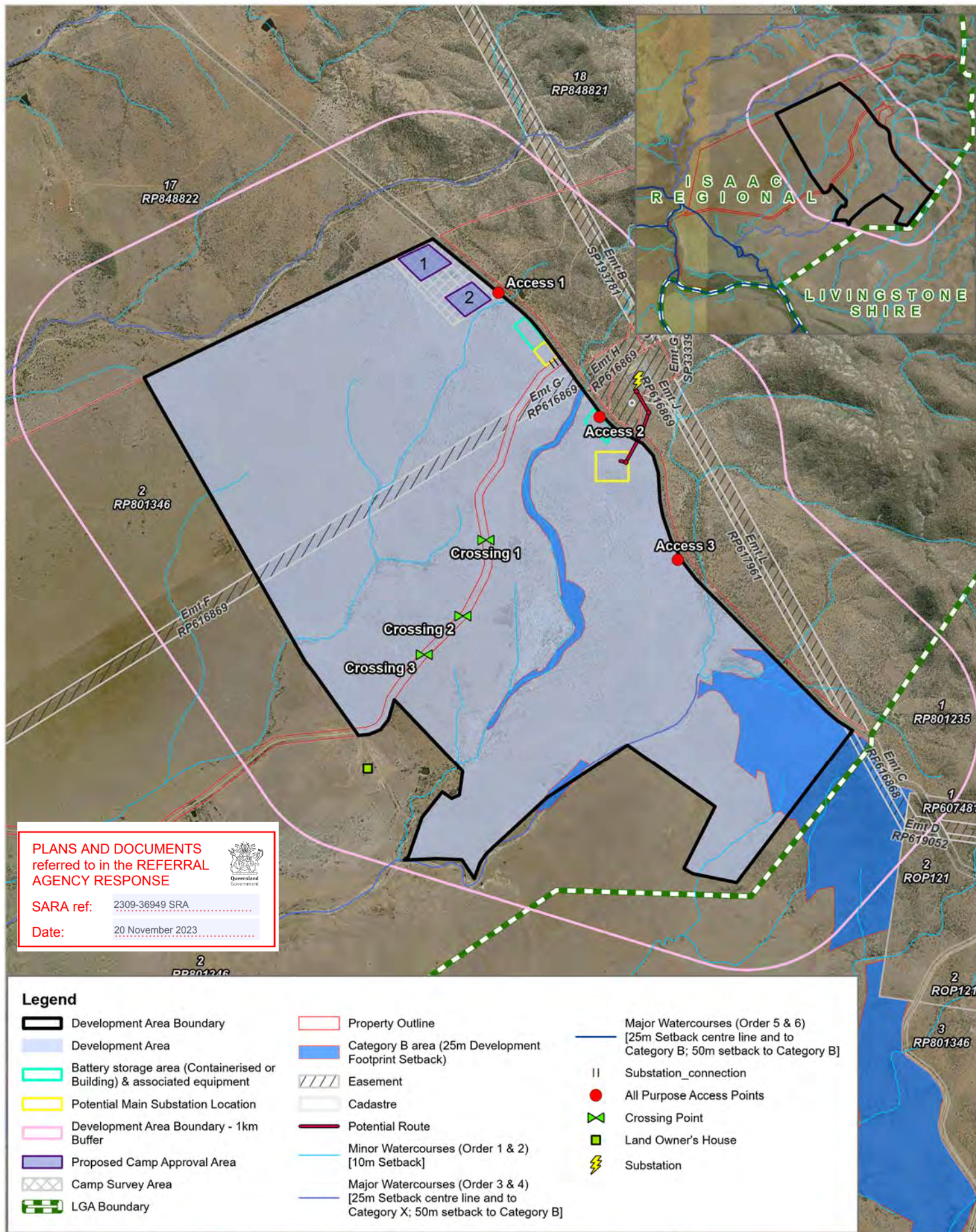
SITE ACCESS LOCATION PLAN

MAP 1



IMPORTANT NOTE
 1. This plan was prepared for the sole purpose of the client for the specific purpose of producing a photographic overlay plan. This plan is strictly limited to the Purpose and does not apply directly or indirectly and will not be used for any other application, purpose, use or matter. The plan is presented without the assumption of a duty of care to any other person (other than the Client) (Third Party) and may not be relied on by Third Party.
 2. RPS Australia East Pty Ltd will not be liable (in negligence or otherwise) for any direct or indirect loss, damage, liability or claim arising or howsoever incurred.
 3. RPS Australia East Pty Ltd is not responsible for any inaccuracies, omissions, or other faults with information or data sourced from a Third Party.
 4. RPS Australia East Pty Ltd is not responsible for any inaccuracies, omissions, or other faults with information provided to it by the Client or a Third Party where the information is incorrect, incomplete, inaccurate, out-of-date or inconsistent.
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 7. Lodgment of this plan with any local authority against the recommendation of RPS Australia East Pty Ltd.
 8. No warranty, liability, suitability or completeness of any approximation or estimate made or related to by RPS Australia East Pty Ltd in this plan.
 9. The aerial photography used in this plan has not been rectified. This image has been overlaid as a best fit on the boundaries shown and position is approximate only.
 10. Without limiting paragraph 1 or 2 above.

PROJECT PATH: C:\onedrive\Portals\Geo\patial Intelligence Services -



DEVELOPMENT PLAN – BROADSOUND SOLAR PV FARM

CLIENT: Iberdrola
PROJ: AU213010206.001
LOCATION: Broadsound

DATA SOURCES

Client, RPS includes material © State of Queensland (Department of Resources), © Planet Labs Netherlands B.V. reproduced under licence from Planet and Geopix, all rights reserved, 2023.



IMPORTANT NOTE
1. This plan was prepared for the use of the client and is not to be used for any other purpose without the written consent of the client. The client is responsible for ensuring that the plan is used for its intended purpose and for any errors or omissions in the plan. The client is also responsible for ensuring that the plan is used in accordance with the relevant legislation and regulations.

MAP: QLD Imagery Basemap
VERSION: B
DATE EXPORTED: 27/10/2023
TECHNICIAN: Natalie Wood

0 0.5 1
Km

SCALE: 1:38,000
A4 SIZE / Projection: GDA2020 MGA Zone 55



Development Assessment Rules—Representations about a referral agency response

The following provisions are those set out in sections 28 and 30 of the Development Assessment Rules¹ regarding **representations about a referral agency response**

Part 6: Changes to the application and referral agency responses

28 Concurrence agency changes its response or gives a late response

- 28.1. Despite part 2, a concurrence agency may, after its referral agency assessment period and any further period agreed ends, change its referral agency response or give a late referral agency response before the application is decided, subject to section 28.2 and 28.3.
- 28.2. A concurrence agency may change its referral agency response at any time before the application is decided if—
- (a) the change is in response to a change which the assessment manager is satisfied is a change under section 26.1; or
 - (b) the Minister has given the concurrence agency a direction under section 99 of the Act; or
 - (c) the applicant has given written agreement to the change to the referral agency response.²
- 28.3. A concurrence agency may give a late referral agency response before the application is decided, if the applicant has given written agreement to the late referral agency response.
- 28.4. If a concurrence agency proposes to change its referral agency response under section 28.2(a), the concurrence agency must—
- (a) give notice of its intention to change its referral agency response to the assessment manager and a copy to the applicant within 5 days of receiving notice of the change under section 25.1; and
 - (b) the concurrence agency has 10 days from the day of giving notice under paragraph (a), or a further period agreed between the applicant and the concurrence agency, to give an amended referral agency response to the assessment manager and a copy to the applicant.

¹ Pursuant to Section 68 of the *Planning Act 2016*

² In the instance an applicant has made representations to the concurrence agency under section 30, and the concurrence agency agrees to make the change included in the representations, section 28.2(c) is taken to have been satisfied.

Part 7: Miscellaneous

30 Representations about a referral agency response

30.1. An applicant may make representations to a concurrence agency at any time before the application is decided, about changing a matter in the referral agency response.³

³ An applicant may elect, under section 32, to stop the assessment manager's decision period in which to take this action. If a concurrence agency wishes to amend their response in relation to representations made under this section, they must do so in accordance with section 28.

12 October 2023



Our Ref: DA5435
(MSLink9681,9682,12368)

Isaac Regional Council
PO Box 257
MACKAY QLD 4740

Iberdrola Australia Development Pty Ltd
C/- RPS AAP Consulting Pty Ltd
Level 8, 31 Duncan Street
FORTITUDE VALLEY QLD 4006

Attention: Sarah Lawley
Email: records@isaac.qld.gov.au
liveability.sustainability@isaac.qld.gov.au
Application: MCU18/0011.01

Attention: Boti Hajos
Email: boti.hajos@rpsgroup.com.au

Dear Sarah & Boti,

Change Application (Other) - Affected Entity Response

(Given under section 82 of the *Planning Act 2016*)

Transmission Infrastructure Impacted	
Transmission Corridor	Bouldercombe Tee to Broadsound & Stanwell to Broadsound & Broadsound Substation & Broadsound Nebo & Broadsound Nebo No 2 & Broadsound Lilyvale 275kV Transmission Line Corridor
Easement ID	Easement E,F,G&H on RP616869 – Dealing No. 601118976 Easement A,B,C&K on RP616868 - Dealing No. 601118975 Easement L&M on RP617961 & Easement J on RP616869 – Dealing No. 601118977 Easement B on SP193781 – Dealing No. 710181715 Easement 8 on ROP 162 – Dealing No. 713559013
Location Details	
Street address	353 Manly Access Road and 18543 Marlborough Sarina Road Clarke Creek
Real property description	Lot 1 on RP801235, Lot 2 on RP801346, Lot 8 on ROP 162
Local government area	Isaac Regional Council
Existing Approval Details	
Approved Development	Material Change of Use for a Public Utility (Renewable Energy Facility (Solar Farm) and associated infrastructure)
Approval Type	Development Permit
Minor Change Application Details	
Details of change/s sought	Other Change to an approval for Material Change of Use for a Public Utility (Renewable Energy Facility (Solar Farm) and associated infrastructure) to include a Temporary Construction Camp for Non-resident work force accommodation (500 beds) and inclusion of additional land for substation connection.
Council Reference	MCU18/0011.01

We refer to the above Change Application for an 'other' change which has been referred to Powerlink Queensland as an affected entity in accordance with section 82 of the *Planning Act 2016*.

33 Harold Street, Virginia
PO Box 1193, Virginia, Queensland 4014, Australia
Telephone: (07) 3860 2111 Facsimile: (07) 3860 2100
www.powerlink.com.au

PLANS AND REPORTS ASSESSED

The following plans and reports have been reviewed by Powerlink Queensland and form the basis of our assessment. Any variation to these plans and reports may require amendment of our advice.

Table 1: Plans and Reports upon which the assessment is based

Drawing / Report Title	Prepared by	Dated	Reference No.	Version / Issue
Development Plan – Broadsound Solar PV Farm	RPS	22/08/2023	AU213010206.001	A

We have reviewed the changes to the development application outlined in the change application and advise that we have **no objection** to the change application. Powerlink supports the minor change application subject to the following additional conditions being imposed by the responsible entity:

No.	Condition	Timing	Reason
1	Powerlink's rights of access to the properties are not to be impeded by any other party on site.	At all times.	To ensure that the existing rights contained in the registered easement dealings are maintained.

Further Advice to Council and the Applicant.

1. Powerlink and Iberdrola Australia Development Pty Ltd are currently negotiating network connection of the proposed facility to the transmission grid. This correspondence does not constitute approval for connection which remains the subject of ongoing technical assessment and commercial negotiations. The exact location of connecting infrastructure is also part of ongoing negotiations. As a result we wish to advise council that the location of any infrastructure may change.
2. This response is provided subject to adherence to the conditions outlined under previous responses DA2663 and DA3047 and DA5414.

Any further works should be in accordance with Powerlink Queensland's general conditions and guidelines when considering works either on a Powerlink Queensland easement or in the vicinity of Powerlink Queensland assets.

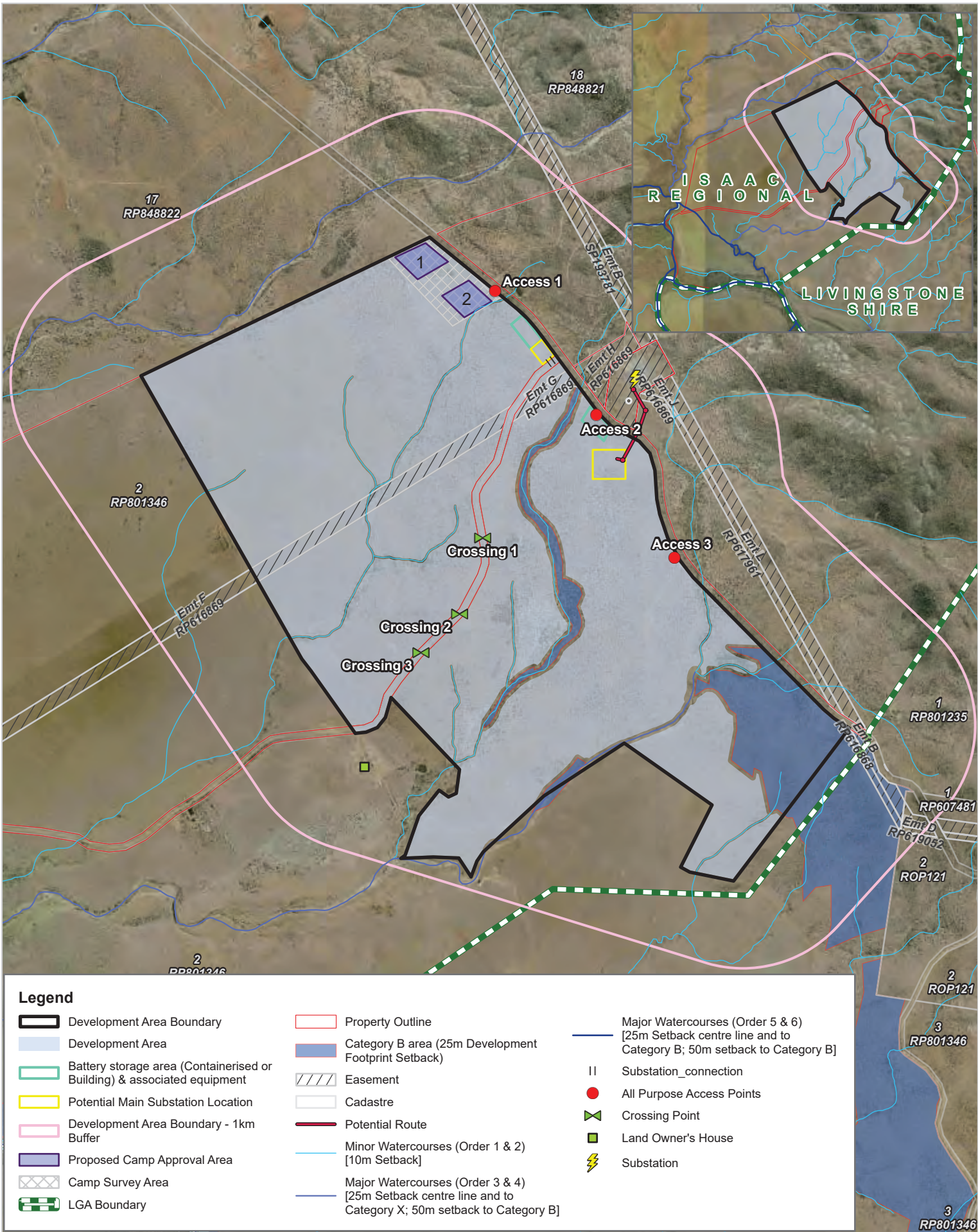
For further information please contact our Property Services & Management Team via email property@powerlink.com.au who will be pleased to assist.

Yours sincerely



for: Narelle Titman

MANAGER PROPERTY



Legend

- | | | |
|---|--|--|
| Development Area Boundary | Property Outline | Major Watercourses (Order 5 & 6)
[25m Setback centre line and to Category B; 50m setback to Category B] |
| Development Area | Category B area (25m Development Footprint Setback) | Substation_connection |
| Battery storage area (Containerised or Building) & associated equipment | Easement | All Purpose Access Points |
| Potential Main Substation Location | Cadastre | Crossing Point |
| Development Area Boundary - 1km Buffer | Potential Route | Land Owner's House |
| Proposed Camp Approval Area | Minor Watercourses (Order 1 & 2)
[10m Setback] | Substation |
| Camp Survey Area | Major Watercourses (Order 3 & 4)
[25m Setback centre line and to Category X; 50m setback to Category B] | |
| LGA Boundary | | |

DEVELOPMENT PLAN – BROADSOUND SOLAR PV FARM

CLIENT: Iberdrola
PROJ: AU213010206.001
LOCATION: BROADSOUND

DATA SOURCES
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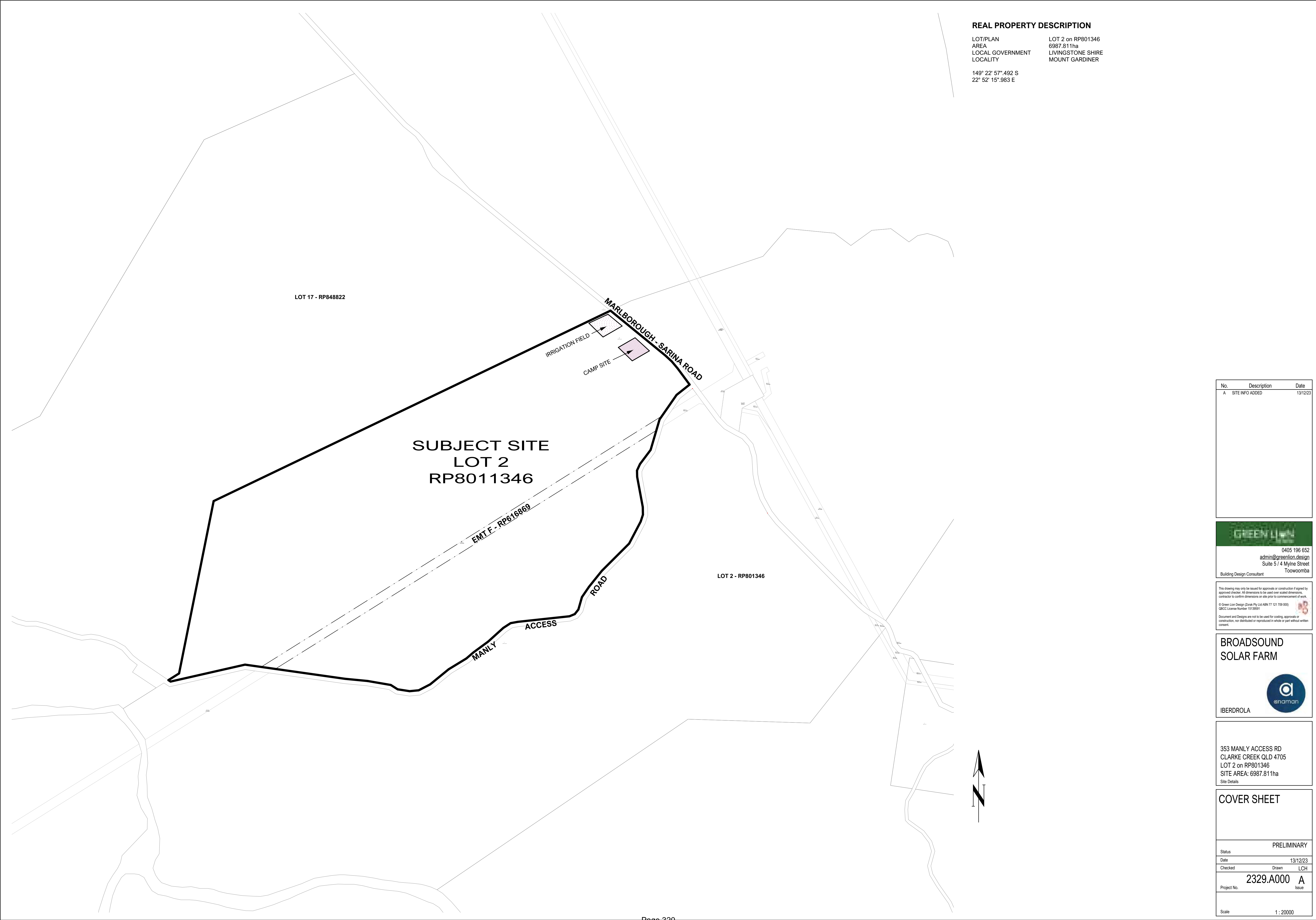
IMPORTANT NOTE
1. This plan was prepared for the sole purpose of the client for the specific purpose of producing a photographic overlay plan. This plan is strictly intended for the purposes and does not apply directly or indirectly and will not be used for any other application purposes, use or matter. The plan is presented without the assumption of a duty of care to any other person (other than the Client) (Third Party) and may not be relied on by Third Party.
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8. The aerial photography used in this plan has not been rectified. This image has been overlaid as a best fit on the boundaries shown and position is approximate only.

MAP: QLD Imagery Basemap
VERSION: A
DATE EXPORTED: 22/08/2023
TECHNICIAN: Natalie Wood

0 0.5 1 Km

SCALE: 1:38,000
A4 SIZE / Projection: GDA2020 MGA Zone 55





No.	Description	Date
A	SITE INFO ADDED	13/12/23



0405 196 652
admin@greenlion.design
Suite 5 / 4 Myine Street
Toowoomba

Building Design Consultant

This drawing may only be issued for approvals or construction if signed by approved checker. All dimensions to be used over scaled dimensions. Contractor to confirm dimensions on site prior to commencement of work.

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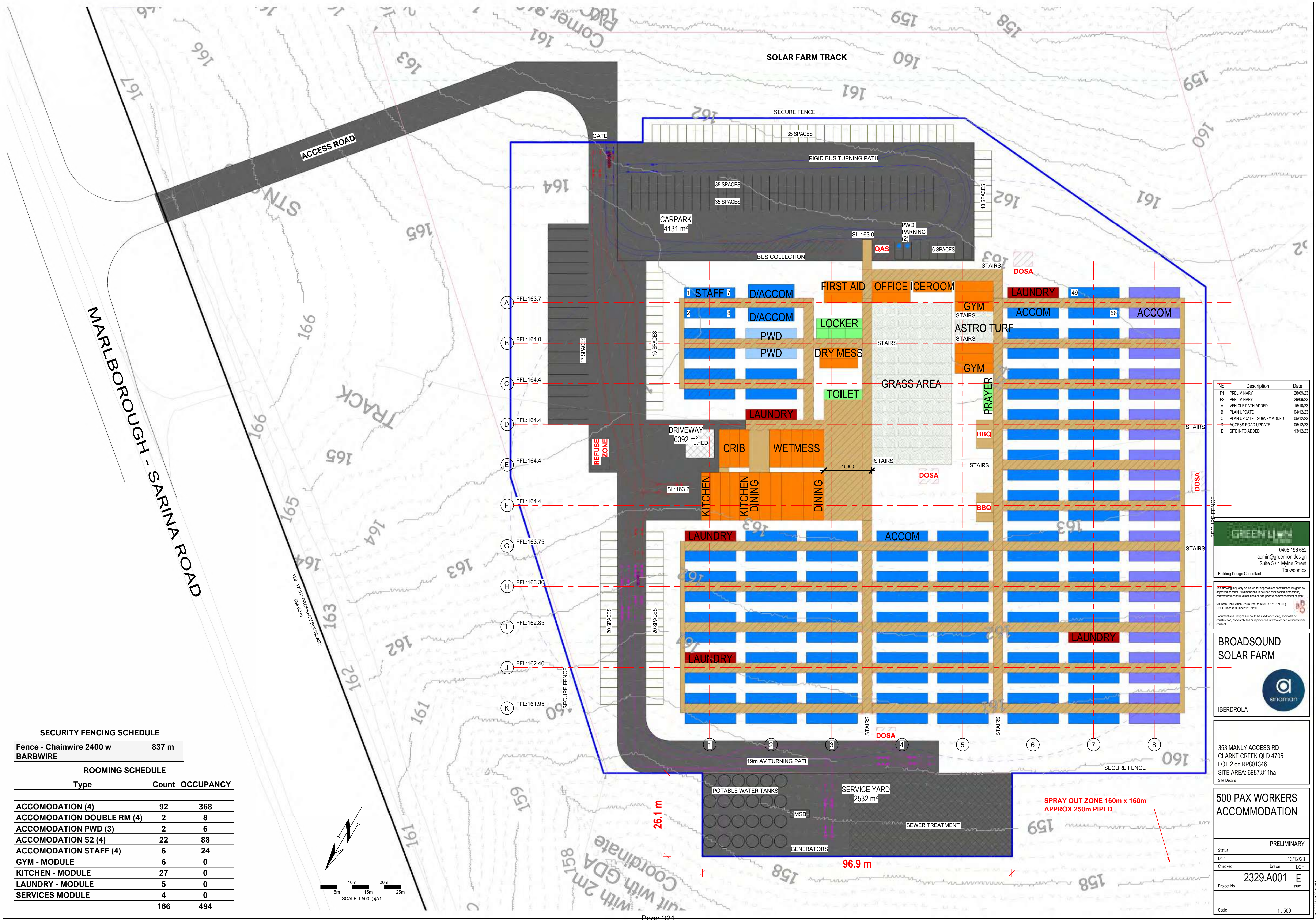
**BROADSOUND
SOLAR FARM**



IBERDROLA

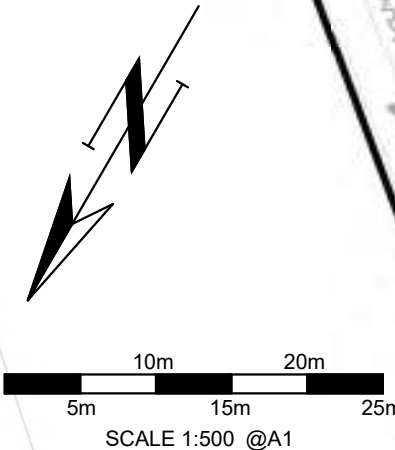
353 MANLY ACCESS RD
CLARKE CREEK QLD 4705
LOT 2 on RP801346
SITE AREA: 6987.811ha
Site Details

COVER SHEET			
PRELIMINARY			
Status			
Date	13/12/23		
Checked	Drawn	LCH	
Project No.	2329.A000	A	Issue
Scale	1 : 20000		



SECURITY FENCING SCHEDULE		
Fence - Chainwire 2400 w	837 m	
BARBWIRE		

ROOMING SCHEDULE		
Type	Count	OCCUPANCY
ACCOMODATION (4)	92	368
ACCOMODATION DOUBLE RM (4)	2	8
ACCOMODATION PWD (3)	2	6
ACCOMODATION S2 (4)	22	88
ACCOMODATION STAFF (4)	6	24
GYM - MODULE	6	0
KITCHEN - MODULE	27	0
LAUNDRY - MODULE	5	0
SERVICES MODULE	4	0
	166	494



No.	Description	Date
P1	PRELIMINARY	29/09/23
P2	PRELIMINARY	29/09/23
A	VEHICLE PATH ADDED	18/10/23
B	PLAN UPDATE	04/12/23
C	PLAN UPDATE - SURVEY ADDED	05/12/23
D	ACCESS ROAD UPDATE	06/12/23
E	SITE INFO ADDED	13/12/23

GREEN LINE

0405 196 652
admin@greenline.design
Suite 5 / 4 Myrne Street
Toowoomba

Building Design Consultant

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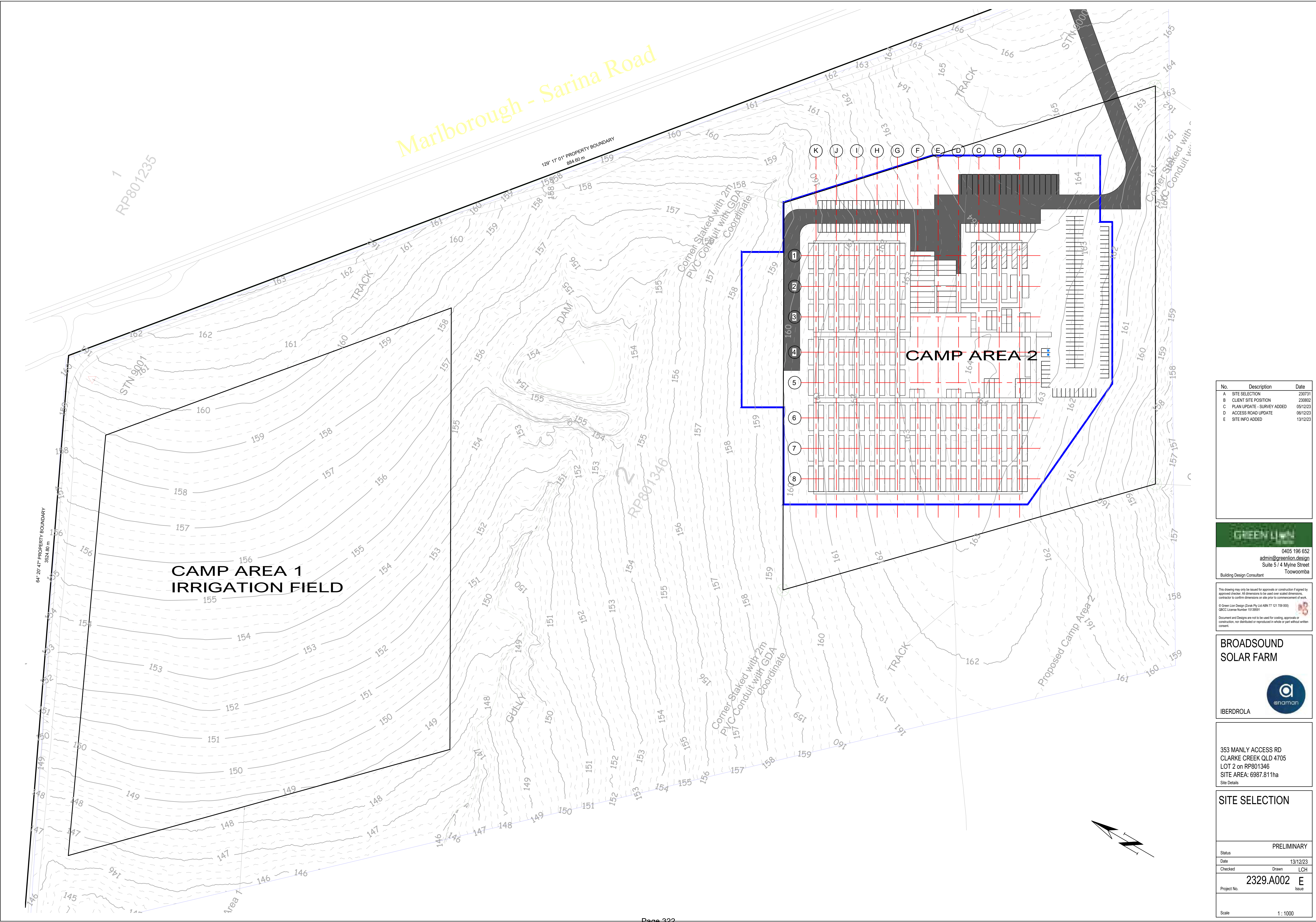
BROADSOUND SOLAR FARM

1BERDROLA

353 MANLY ACCESS RD
CLARKE CREEK QLD 4705
LOT 2 on RP801346
SITE AREA: 6987.811ha

Site Details

500 PAX WORKERS ACCOMMODATION			
Status	PRELIMINARY		
Date	13/12/23	Drawn	LCH
Checked			
Project No.	2329.A001	E	Issue
Scale	1:500		



No.	Description	Date
A	SITE SELECTION	230731
B	CLIENT SITE POSITION	230802
C	PLAN UPDATE - SURVEY ADDED	05/12/23
D	ACCESS ROAD UPDATE	06/12/23
E	SITE INFO ADDED	13/12/23

GREEN LINE

0405 196 652
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Suite 5/4 Myrne Street
Toowoomba

Building Design Consultant

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BROADSOUND
SOLAR FARM

IBERDROLA

353 MANLY ACCESS RD
CLARKE CREEK QLD 4705
LOT 2 on RP801346
SITE AREA: 6987.811ha
Site Details

SITE SELECTION			
PRELIMINARY			
Status			
Date	13/12/23		
Checked	Drawn	LCH	
Project No.	2329.A002	E	Issue
Scale	1 : 1000		

MEETING DETAILS

Ordinary Meeting

Wednesday 24 January 2024

AUTHOR

Sarah Lawley

AUTHOR POSITION

Program Leader Development Assessment

10.10

PA13076 (MCU23/001) DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE – DEVELOPMENT PERMIT WORKS CAMP (STAGE 1 - 342 ROOMS), MATERIAL CHANGE OF USE – PRELIMINARY APPROVAL TO VARY THE EFFECT OF THE NEBO SHIRE PLANNING SCHEME UNDER S242 OF THE SUSTAINABLE PLANNING ACT 2009 (FOR A FURTHER 1058 ROOMS) AND ENVIRONMENTALLY RELEVANT ACTIVITY – ERA 63 – SEWERAGE TREATMENT, LOCATED AT 12798 & 12800 PEAK DOWNS HIGHWAY COPPABELLA, DESCRIBED AS LOTS 9 AND 10 ON SP244495.

EXECUTIVE SUMMARY

On 1 November 2013, Council received an application from Civeo Australia (formerly MAC Services) (the Applicant) for a Material Change of Use – Development Permit Works Camp (stage 1 - 342 Rooms), Material Change of Use – Preliminary Approval to vary the effect of the Nebo Shire Planning Scheme under s242 of the Sustainable Planning Act 2009 (for a further 1058 rooms) and Environmentally Relevant Activity – ERA 63 – Sewerage Treatment, located at 12798 & 12800 Peak Downs Highway Coppabella, described as Lots 9 and 10 on SP244495. (the proposed development).

OFFICER'S RECOMMENDATION

That Council:

- 1. Refuse PA13076 (MCU23/0011) for a Material Change of Use Development Permit – Works Camp (stage 1 -342 Rooms), Material Change of Use – Preliminary Approval to vary the effect of the Nebo Shire Planning Scheme under s242 of the Sustainable Planning Act 2009 (for a further 1058 rooms) and Environmentally Relevant Activity – ERA 63 – Sewerage Treatment situated at 12798 and 12800 Peak Downs Highway Coppabella, legally described as Lots 9 and 10 on SP244495 for the reasons outlined below:***

Nebo Planning Scheme 2008

- 1. The proposed development is in conflict with the Nebo Shire Plan 2008 v1, in particular:***

Desired Environmental Outcomes

2.2.3 Cultural Economic, Physical, and Social Well Being of People and Communities

- (a) The proposed development conflicts with section 2.2.3 because:***

- *The proposed development site is not located within an established town or community where the urban areas within those towns and communities are intended to provide for urban infrastructure and services.*
 - *Coppabella is not a recognised township and remains a location where there is minimal community facilities and/or social services and infrastructure.*
 - *The urban localities of Nebo and Glenden are recognised as the primary urban focal points of the Shire with standard urban infrastructure and services.*
 - *The proposed development is not located within or adjoining these urban localities or within Coppabella (as defined by the Planning Scheme).*
- (b) *The proposed development conflicts with section 2.2.3 (14) because:*
- *The proposal supports the establishment of a non-resident worker population base that is incompatible with the nearby permanent resident populations, with the proposal seeking to accommodate non-resident workers to a level where Coppabella would be the second most populated settlement in the Isaac Region.*
 - *Coppabella does not have social services or facilities to cater for the health, safety and wellbeing of the residents of the proposed development.*
 - *The proposed development will place greater demand on the social services of surrounding urban settlements, notably Nebo and Moranbah, and will reduce the level of access that these existing communities have to these services.*
 - *The applicant acknowledges in their Social Impact Assessment that the development will result in increased demand for social services, including police, ambulance, hospital and health care services which are noted as being significantly undersupplied due to the combined impact of resident and non-resident demand.*
- (c) *The proposed development conflicts with section 2.2.3 (16) because:*
- *The proposed development is located within an isolated location outside of an urban locality or Coppabella.*
 - *The development site is not located within Coppabella (as defined by the Planning Scheme).*
 - *The proposed development site conflicts with the policy intent of the DEO which seeks to accommodate workers camps in locations in which there is readily available access to social services and facilities to support the wellbeing of residents and the community.*

Rural Locality Code

- (d) *The proposed development conflicts with the Overall Outcomes 'Function'(a) and (b) because:*
- *The proposed use is not for a traditional, new or emerging agricultural or primary industry activities nor is it conserving the land for natural or landscape values.*
 - *The proposed development is a further expansion of a potential incompatible land use (sensitive receptor) within the rural zone.*
- (e) *The proposed development conflicts with the Overall Outcomes 'Residential Uses' (i) and (k) because:*

- *The development is located outside of an urban locality.*
 - *The development proposes residential development adjacent to Coppabella, along the Peak Downs Highway which is in direct conflict with Overall Outcome (K) which stipulates “Any further residential development adjacent to Coppabella, along the Peak Downs Highway, is not consistent with the Rural Localities overall outcomes”.*
 - *The applicant has not demonstrated that the development cannot be practically located in an Urban locality.*
 - *The development site is not located within Coppabella (as defined).*
- (f) *The proposed development conflicts with the Overall Outcome ‘Uses and Works’ (r) because:*
- *Coppabella does not have social services or facilities to cater for the health, safety and wellbeing of the residents of the proposed development.*
 - *The proposed development will place greater demand on the social services of surrounding urban settlements, notably Nebo and Moranbah, and will reduce the level of access that these existing communities have to these services.*
 - *The applicant acknowledges in their Social Impact Assessment that the development will result in increased demand for social services, including police, ambulance, hospital and health care services which are noted as being significantly undersupplied due to the combined impact of resident and non-resident demand.*
 - *The mitigation measure proposed by the applicant in its Social Impact Assessment are intangible and, in any event, cannot be lawfully conditioned and enforced.*
- (g) *The proposed development conflicts with the Table 4-2, Specific Outcome O1 of the Rural zone code because:*
- *The site is mapped as Class C agricultural land and located in the Rural zone.*
 - *The State Planning Guideline state that Class C agricultural land that isn’t steep is appropriate for grazing.*
 - *Grazing is considered a primary production activity that the site may be suitable for.*
 - *Other than the adjoining site, the site adjoins Rural activities and a Mine site demonstrating the area is suitable for grazing and primary production uses.*
 - *Approval of the development will further fragment the surrounding rural area.*
- (h) *The proposed development conflicts with the Table 4.2.11, Specific Outcome O1(a), (b) and (d) of the Rural zone code because:*
- *The southern side of the Peak Downs highway outside of the Coppabella township is characterised by Rural properties with single dwellings and an adjoining mine apart from the adjoining camp.*
 - *The continued expansion of large scale Works Camps in this location is not considered to maintain the prevailing rural amenity and character and will alter the character to high density urban.*

- *The higher order outcomes of the code do not envisage expansion of Works camps along the Peak Downs Highway outside Coppabella.*

Urban Locality Code

- (i) *The proposed development conflicts with section 4.1.3.2(e) – function because*
- *The proposed development will be located within the rural locality, outside of the urban localities of Nebo and Glenden where mining workers are expected to be accommodated.*
- (j) *The proposed development conflicts with section 4.1.3.2(f) – consolidation of urban uses because:*
- *the proposed development will result in the extension of a residential use beyond the boundaries of the urban localities of Nebo and Glenden where residential uses are expected to be consolidated within.*

Regional Plan

2. *The proposed development does not comply with the following benchmarks in the Mackay Isaac Whitsunday Regional Plan 2012-2031, namely:*
- (a) *Part B – Regional Framework - Regional Narratives for Coppabella*
- (b) *Desired Regional outcome 5 - Strong communities*
- *Principle 5.1.1 – Social Planning*
 - *Policy 5.1.2. and 5.1.5*
 - *Principle 5.5.1 - Strengthening resource communities*
 - *Policy 5.5.11, 5.5.12*
- (c) *Desired Regional outcome 7 - Managing growth*
- *Principle 7.1.1 - Efficient use of the land*
 - *Policy 7.1.2, 7.1.4, 7.1.8, 7.1.10*
 - *Principle 7.4 - Housing choice and affordability*
 - *Policy 7.4.4, 7.4.5, 7.4.6, 7.4.8*

The reasons the proposed development does not comply with these provisions are:

- *The Regional Plan notes Coppabella's function as a railway township with limited social services.*
- *The Regional Plan notes significant growth due to mining camps.*
- *The Regional Plan does not anticipate further growth in Coppabella.*
- *The Regional Plan recommends that existing services be continued but as further growth is not anticipated does not recommend any social services to be expanded in Coppabella.*

- *In combination with the surrounding camps the proposed Works camp would take the Coppabella Non-residential workforce to 5,917 beds. In 2016 Census there was 466 residents in Coppabella township.*
- *The proposal supports the establishment of a non-resident worker population base that is incompatible with the nearby permanent resident populations, with the proposal seeking to accommodate non-resident workers to a level where Coppabella would be the second most populated settlement in the Isaac Region.*
- *Coppabella does not include local police, ambulance, a hospital or other social services that would regularly service a population of approximately 6,300 residents (residents and non-residents).*
- *The establishment of the proposed Works camp in Coppabella will impact the provision of social services to the surrounding community which are already overextended and lacking.*
- *The proposed development will place greater demand on the social services of surrounding urban settlements, notably Nebo and Moranbah, and will reduce the level of access that these existing communities have to these services.*
- *The size of the Works camp will have cumulative social impacts of social services in surrounding townships.*
- *The nature, size and scale of the proposed workers accommodation equates with a small urban settlement outside of the urban footprint and does not contribute to a compact urban form occurring within areas identified for urban/residential uses.*
- *The proposed development does not encourage settlement in mining communities by providing a mix of dwelling types and sizes for workings within the urban footprint.*
- *The proposal undermines the ability to promote growth in Nebo and/or Moranbah in an area with services and facilities capable of catering for the needs of the development.*
- *The self-contained nature of the proposed development will not advance the liveability or long-term sustainability of the region.*

Isaac Regional Planning Scheme 2021

3. *A decision to approve the proposed development departs from the following applicable assessment benchmarks in the Isaac Regional Planning Scheme 2021 and would therefore make a planning strategy included in that Planning Scheme more difficult to implement:*

Part 3, Strategic Framework of the Isaac Regional Council Planning Scheme –

- (a) **Strategic Framework Section 3.2 Strategic Intent –Section 3.2.2(2) and (3) Isaac Region in 2036:**
 - *the proposed development will result in an urban settlement located outside of established towns where infrastructure and services for residents, including non-resident workers, are available, potentially impacting upon the resilience of those towns.*
- (b) **Strategic Framework Section 3.3 Liveable Communities – Section 3.3.1.1 (1) and (4) – general strategic outcomes**
 - *the proposed development will be located outside of the established towns of Moranbah, Clermont, Nebo, Middlemount, Dysart and Glenden whose communities and urban areas are intended to provide for the range of urban housing choices, and*

urban scale retail, commercial, industrial, administrative, health, community and educational services to the region.

- *the proposed development will result in the expansion of urban areas beyond the specific zones designated for urban expansion.*
- (c) *Strategic Framework Section 3.3 Liveable Communities - Section 3.3.1.3(2) - Non-residential workforce accommodation*
 - *the application has not demonstrated that the workforce accommodation is provided in response to a legitimate and demonstrated need.*
- (d) *Alternatively, to the extent that a legitimate need can be demonstrated, Strategic Framework Section 3.3 Liveable Communities - Section 3.3.1.3(3) - Non-residential workforce accommodation:*
 - *the proposal generates an unacceptable impact on social services, infrastructure and the local economy,*

Rural Zone Code

- (e) *The proposed development does not comply with Overall Outcome 6.2.6.5.2(2)(k) of the Rural Zone Code because:*
 - *The proposed development is for urban expansion within the Rural Zone.*
 - *Such urban expansion is not contemplated on land within the Rural Zone.*

Sufficient Grounds

- 4. *There are no sufficient grounds to justify approval of the proposed development despite the conflict with the relevant planning instruments as identified above.*
- 5. *The applicant has not demonstrated that there is a need for the project to its current size and scale. To the contrary, there is no need:*
 - (a) *for the number of rooms sought by the proposed development; and*
 - (b) *for the proposed development in its proposed location.*
- 6. *There are no matters of public interest that would justify a decision to approve the proposed development despite the identified conflict. To the contrary, it is in the public interest to uphold the requirements of the relevant planning instruments.*

BACKGROUND

The proposal is for a Works camp for a total of 1400 beds in the Rural zone outside of the Coppabella township. The proposed development represents an extension to an existing camp established over the western Lot 10, approved to accommodate approximately 2,600 accommodation units which has been incrementally established and increased since 2005 which was originally established under the Transitional Planning for the Shire of Nebo 2000. Additional accommodation and ancillary facilities are proposed over Lot 9 across ten (10) indicative stages and will house up to an additional 1,400 accommodation units with a first stage of 342 accommodation units proposed.

It should be noted that the application originally lodged in 2013 sought a Preliminary Approval to ultimately allow for up to 2700 accommodation units and a Development Permit for 420 accommodation units in stage a. In response to Councils Information Request issued 12 December 2013 the proposal was amended to

reflect fewer accommodation units within both the ultimate development and within the initial stage A, because of a downturn in the mining market.

The application entered its decision making period in 2017 which was then extended numerous times through 2017 and 2018. The application was then put on hold for the applicant to prepare a presentation to Council. The Covid 19 pandemic hit, and this did not occur. In August 2023 the applicant resubmitted updated assessment material and requested Council determine the application

Further detail of the above application is provided in the Planning Assessment Report.

IMPLICATIONS

Council will incur legal costs in the event the applicant challenges Council's decision on decision.

CONSULTATION

Referral	Response
Internal	
Executive Leadership Team	Overview of application provided via Council Briefing in December 2023.
Councillors	Overview of application provided via Council Briefing in December 2023.
Infrastructure Planning & Technical Services	Assessment provided in 2017
External	
Norling Consulting Pty Ltd	Peer review of Need and Demand Assessment provided.
Bekker Sunner Consulting	Engineering Assessment of resubmitted material and previous conditions provided

BASIS FOR RECOMMENDATION

The town planning assessment has found that the proposed development has not demonstrated compliance with the relevant assessment provisions of the Nebo Shire Plan 2008 v1 and the Mackay Isaac Whitsunday Regional Plan 2012. In addition, it is considered that it has not been demonstrated that there are sufficient grounds to justify approval despite the conflict with the relevant assessment provisions.

ACTION ACCOUNTABILITY

Director Planning, Environment and Community Services to issue a Decision Notice under delegation within five (5) business days, to reflect Council's decision.

KEY MESSAGES

The development application does not achieve compliance with the relevant assessment benchmarks and refusal is recommended accordingly.

Report prepared by:

SARAH LAWLEY
Program Leader – Development Assessment

Date: 11 January 2024

Report authorised by:

DAN WAGNER
**Director Planning, Environment and
Community Services**

Date: 11 January 2024

ATTACHMENTS

- Attachment 1 - Planning Assessment Report MCU230011

REFERENCE DOCUMENTS

- *The Nebo Shire Plan 2008 v1.*
- *The Isaac Regional Planning Scheme 2021*
- *Mackay Isaac Whitsunday Regional Plan;*
- *State Planning Policy: July 2014 / Department of State Development, Infrastructure and Planning*
- *The Sustainable Planning Act 2009*
- *The Sustainable Planning Regulation 2009*

**ISAAC REGIONAL COUNCIL
TOWN PLANNING REPORT:
APPLICATION FOR DEVELOPMENT APPROVAL**

REPORT TITLE:	PA13076 (MCU23/0011) Development application for a Material Change of Use - Development Permit for Works Camp (stage 1 - 342 Rooms) and Material Change of Use – Preliminary Approval to vary the effect of the Nebo Shire Planning Scheme under s242 of the Sustainable Planning Act 2009 (for a further 1058 rooms) and Environmentally Relevant Activity – ERA 63 – Sewerage Treatment, located at 12798 & 12800 Peak Downs Highway, described as Lots 9 and 10 on SP244495.
AUTHOR:	Sarah Lawley – Program Leader Development Assessment
APPLICATION NUMBER:	PA13076 (MCU23/0011)
CLASSIFICATION:	Section 314, 316 and 326 of the Sustainable Planning Act 2009
COUNCIL DIVISION:	Division 8 – Cr Viv Coleman
CORPORATE ALIGNMENT:	Community and Corporate Plan – Liveability through Design and Infrastructure
DELEGATED AUTHORITY:	Council Meeting of 17 November 2020, Resolution No. 6980 – Delegation No. PA19

1. APPLICATION SUMMARY

Applicant:	Civeo Australia (formerly MAC Services)
Consultant:	C/- Tract Consultants Pty Ltd
Owner details:	Civeo Property Pty Ltd
Proposal:	Material Change of Use – Development Permit Works Camp (342 Rooms within Stage 1) Material Change of Use – Preliminary Approval to vary the effect of the Nebo Shire Planning Scheme under s242 of the Sustainable Planning Act 2009 (for a further 1,058 rooms) Environmentally Relevant Activity – ERA 63 – Sewerage Treatment
Properly Made Date:	1 November 2013
Decision Due Date:	24/01/2024
Street Address:	12798 & 12800 Peak Downs Highway
RP Description:	Lots 9 and 10 on SP244495.
Planning Scheme and Version	Nebo Shire Plan 2008 v1
Level of Assessment:	Impact
Zone	Rural

Overlays	Not applicable
Number of Properly Made Submissions	No submissions received
Referral Agencies	<u>Concurrence</u> <ul style="list-style-type: none"> Department of Infrastructure, Local Government & Planning Department of Environment and Heritage Protection
Internal Consultation	<ul style="list-style-type: none"> Director Planning Environment and Community Services Manager Liveability & Sustainability Becker Sunner Consultants (external consultant) Norling Consulting (external consultant)
Officers' recommendation	Refuse

2. PROPOSAL

The purpose of this report is to assess an application for a Development Permit for Material Change of Use – Works Camp (Stage 1 – 342 rooms); Environmentally Relevant Activity – ERA 63 Sewage Treatment; and Material Change of Use – Preliminary Approval to vary the effect of the Nebo Shire Planning Scheme 2008 under s242 of the Sustainable Planning Act 2009

The Nebo Planning Scheme 2008 (the Planning Scheme) defines a Works Camp as:

Means any premises used for the purpose of providing accommodation to workers associated with major developments. It includes ancillary uses such as kitchen, dining hall, amenity buildings, and recreation and parking facilities, which cater exclusively for the residents of the worker's accommodation. The term does not include accommodation units, caravan park, community purposes, multiple dwelling or temporary worker's accommodation or any other facility, which is separately defined.

Part 3 of the Planning Scheme categories the land use as subject to Impact Assessment.

2.1 DESCRIPTION OF PROPOSED DEVELOPMENT

The proposed development comprises the following three components:

- Material Change of Use – Development Permit Works Camp (342 Rooms within Stage 1)
- Material Change of Use – Preliminary Approval to vary the effect of the Nebo Shire Planning Scheme 2008 under s242 of the Sustainable Planning Act 2009 (to provide for a further 1058 rooms)
- Environmentally Relevant Activity – ERA 63 – Sewerage Treatment

The proposed development represents an extension to an existing camp located over Lot 10 which contains approximately 2,600 accommodation units. The existing use over Lot 10 was established in 2005 under the *Transitional Planning Scheme for the Shire of Nebo 2000* and has incrementally increased in size since. Additional accommodation units and ancillary facilities are proposed over Lot 9 across ten (10) indicative stages, containing an additional 1,400 accommodation units, with a first initial stage of 342 accommodation units proposed as the component seeking a part of the Development Permit. The proposed development over Lot 9 is designed to integrate with the existing development over Lot 10.

The application was properly made on 1 November 2013. At the time the application was lodged, it sought a Preliminary Approval for 2,700 accommodation units and a Development Permit for 420

accommodation units. In response to Councils Information Request issued on 12 December 2013 the proposal was amended to reduce the number of units proposed as part of both the Preliminary Approval and Development Permit.

With the exception of infrastructure and servicing, no new development is proposed on Lot 10 beyond what has previously been approved. The applicant proposes (separate to this application) to create easements over lot 10 in favour of lot 9 for the purposes of sewer infrastructure and reciprocal access easements for vehicular access between Lot 9 and Lot 10. The applicant also intendeds to apply reciprocal easements to existing and proposed internal roads over Lot 9 and Lot 10 for internal vehicular circulation.

As part of the proposed development, the applicant previously anticipated an additional 390 staff to service the ultimate development, though this number could now be less as a consequence of the reduction of accommodation units. The anticipated additional 390 staff would consist of:

- 80 additional administration staff;
- 120 additional housekeeping staff; and
- 190 additional chefs/kitchen hand staff.

An Infrastructure Servicing Report has been prepared by the applicant to support the development application. This report considers the stormwater management (quantity and quality), bulk earthworks, electricity and communications, traffic and transport, water and sewer supply and associated works, including the proposed ERA 63 – Sewage Treatment.

A hierarchy of internal roads and pedestrian pathways are proposed to provide access to facilities. The proposed development will provide external roadworks and access to the Peak Downs Highway in accordance with Department of Transport and Main Roads (DTMR) requirements. A connection to a bus set down area will also be provided within Stage A1.

Proposed facilities and accommodation units within the proposed Works camp will be primarily accessed by the Loop Road. The Loop Road is proposed to be landscaped with native vegetation on wide verges. The road will be constructed with pedestrian paths on both sides of the roadway.

Central facilities are all located internal to the Loop Road whilst other lower order roads and pathways branch off the Loop Road to access accommodation units and car parking areas. Pedestrian paths linking accommodation units are also proposed. All accommodation units are proposed within a 400 metre radius of communal facilities to encourage walking within the site.

The total development footprint is 22.91ha, representing 58% of the area of the lot. The total extent of clearing of mapped RE remnant vegetation equates to 22.12ha, representing 57% of the mapped remnant vegetation on site.

The proposed development is to be landscaped in accordance with the proposed Concept Landscape Plan prepared by the applicant. Landscaping throughout the development includes a mixture of both informal native vegetation plantings and formal garden bed plantings.

The Works Camp will be used primarily for the accommodation of workers associated with major developments. Proposed ancillary uses include:

- Accommodation Building,
- Central Facilities Building,
- Gym,
- Guest Services Area,

- Tavern and Kiosk, and outdoor activities and recreation areas, which cater exclusively for the residents of the works camp.

A summary of the development's key details are provided in the table below:

Development Summary – Development Permit for a Material Change of Use Works Camp (stage 1 - 342 Rooms)	
Height	2.992m from finished ground approximately (all single storey product)
Density	342 units in total, comprising: <ul style="list-style-type: none"> • Stage A1 – 234 single storey units; and • Stage A2 – 108 single storey units.
Setbacks	Approximate buildings setbacks: <ul style="list-style-type: none"> • 100m to Peak Downs Highway • 80m - 130m to watercourses • 30m to vegetated areas • 10m eastern property boundary
Parking	Cars – 214 spaces (0.62 spaces per room) Bus – 28 spaces AV Truck – 9 spaces
Vehicular Access	Loop road via Peak Downs Highway
Ancillary facilities and infrastructure	Ancillary Facilities and Infrastructure include: <ul style="list-style-type: none"> • 2 laundry buildings; • 2 bio retention areas; • Internal roadways and parking; • 4 gazebos.

Development Summary – Material Change of Use – Preliminary Approval to vary the effect of the Nebo Shire Planning Scheme under s242 of the Sustainable Planning Act 2009 (for a further 1058 rooms)	
Site area	80 ha (inclusion of Lot 10)
Site cover/developable area	23.31ha (59%)
Setbacks and Buffers	Buildings setback approximately: <ul style="list-style-type: none"> • 100m to Peak Downs Highway • 80m - 130m to watercourses • 30m to vegetated areas • 10m eastern property boundary
Accommodation Rooms	Up to a total of 1,400 rooms on Lot 9 (including Stage A)
Accommodation Buildings	Single storey buildings approximately 14.44m long by 3.34m wide, consisting of three units per building

Building Height	<ul style="list-style-type: none"> Single storey accommodation buildings Central facilities precinct up to 15m
Parking	<p>Cars – 1,035 spaces (minimum rate of 0.42 car parks per room proposed in Preliminary Approval Document (PAD))</p> <p>Bus – 28 spaces (including 10 bay bus stop)</p> <p>AV Truck – 9 spaces</p>
Vehicular Access	Loop road via Peak Downs Highway
Anticipated staff	<p>The anticipated additional staff is broken down as follows:</p> <ul style="list-style-type: none"> Approximately 80 additional administration staff; Approximately 120 additional housekeeping staff; and Approximately 190 additional chefs/kitchen hand staff.
Ancillary facilities and infrastructure	<p>Ancillary Facilities and Infrastructure includes:</p> <ul style="list-style-type: none"> Tavern (Hub Bar) Dining Hall (Zest Eatery) Convenience Shop (The Shop) Gymnasium (Kinetic Gym and Fitness) Laundry facilities

The proposed Preliminary Approval seeks to override the Nebo Shire Planning Scheme. The Level of Assessment Table as proposed by the Preliminary is provided below. In essence, the Preliminary Approval seeks to make the development of the further 1,058 rooms self-assessable.

Defined Use or Type of Development	Precinct	Level of Assessment
Civeo Coppabella Village Works Camp Where for the purposes of: <ul style="list-style-type: none"> Accommodation building 	Accommodation	Self Assessable if complying with the Probable Solutions of the Civeo Coppabella Village Master Plan Code; Otherwise, Code Assessable
Civeo Coppabella Village Works Camp Where for the purposes of: <ul style="list-style-type: none"> Central Facilities Building; or Kinetic; or Guest Services Area; or Tavern (or Hub Bar); or Kiosk; or Outdoor and Active Recreation areas. 	Central Facilities	Self Assessable if complying with the Probable Solutions of the Civeo Coppabella Village Master Plan Code; Otherwise, Code Assessable
Civeo Coppabella Village Works Camp	Central Facilities	Code Assessable

Where for the purposes of: • Accommodation building		
Building work Where only for or associated with non-habitable buildings	Buffer	Self Assessable if complying with the Probable Solutions of the Civeo Coppabella Village Master Plan Code; Otherwise, Code Assessable
Operational work	Buffer	Self Assessable if complying with the Probable Solutions of the Civeo Coppabella Village Master Plan Code; Otherwise, Code Assessable
Placing an Advertising Device	Any	Self Assessable if complying with the Probable Solutions of the Civeo Coppabella Village Master Plan Code; Otherwise, Code Assessable
Any form of development	Conservation	Impact Assessable
Operational work	Accommodation or Central Facilities	Self Assessable if complying with the Probable Solutions of the Civeo Coppabella Village Master Plan Code; Otherwise, Code Assessable
Any form of development not listed above	Any	As per the <i>Nebo Shire Plan 2008</i>

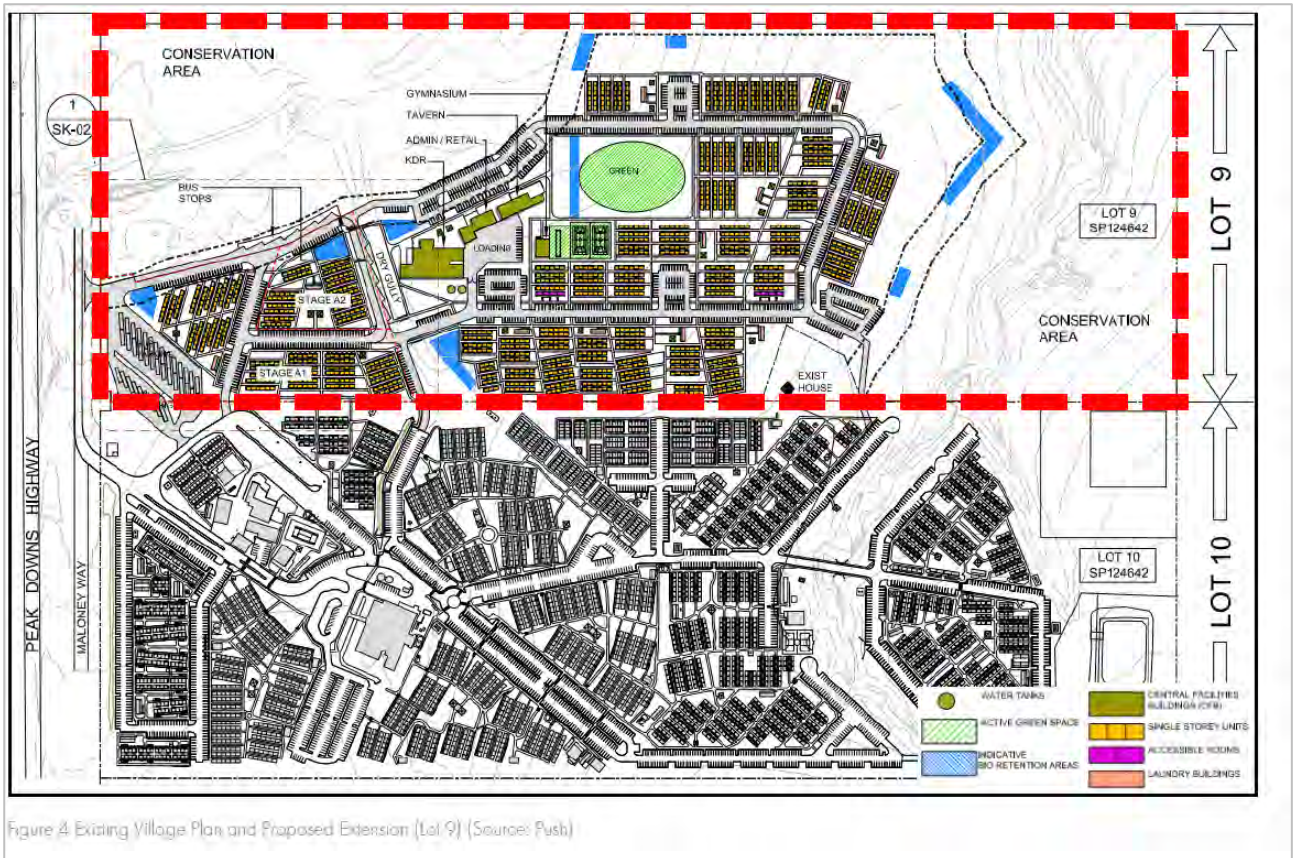


Image 1: Existing Village Plan and Proposed Extension

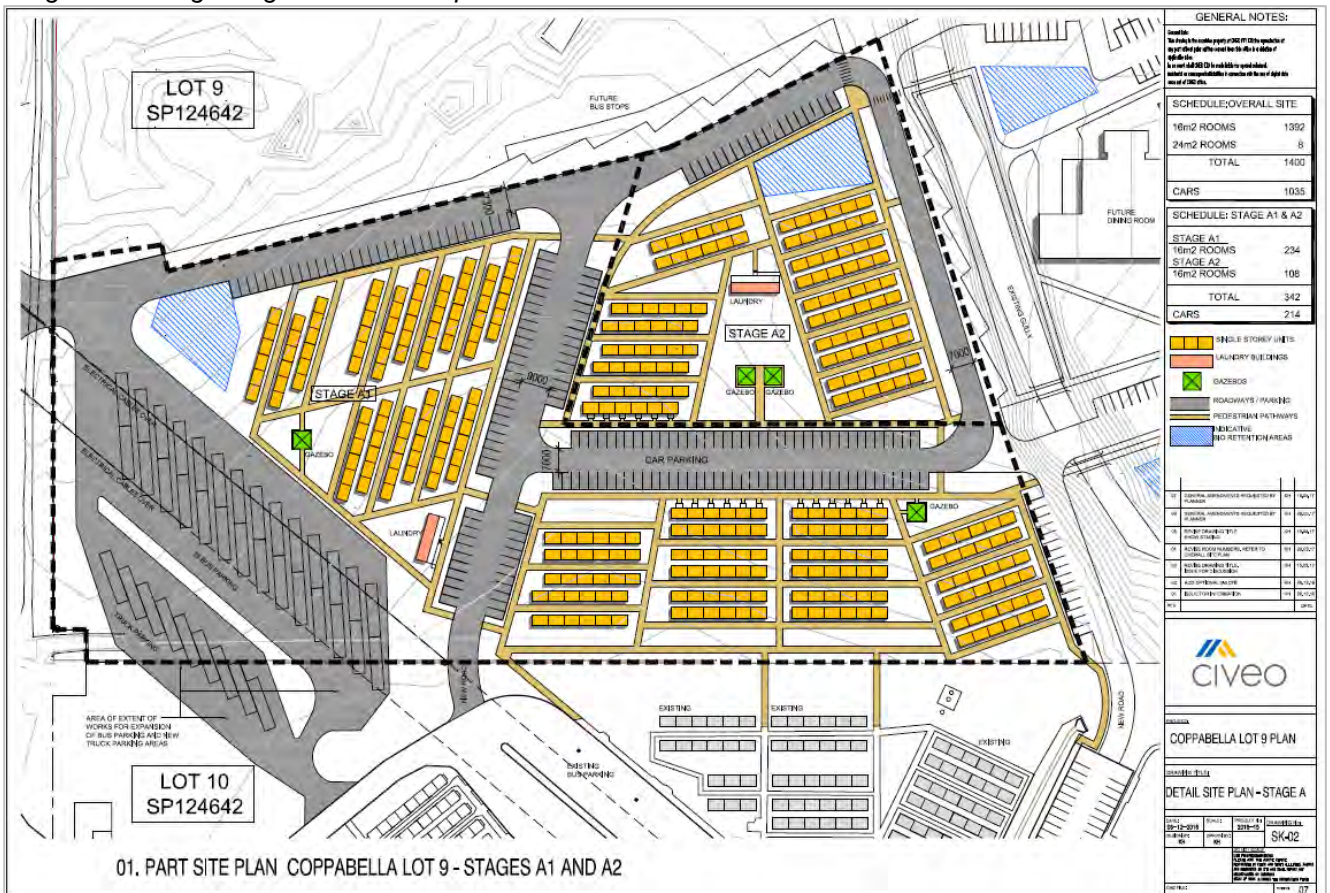
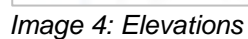


Image 2: Partial Site Plan



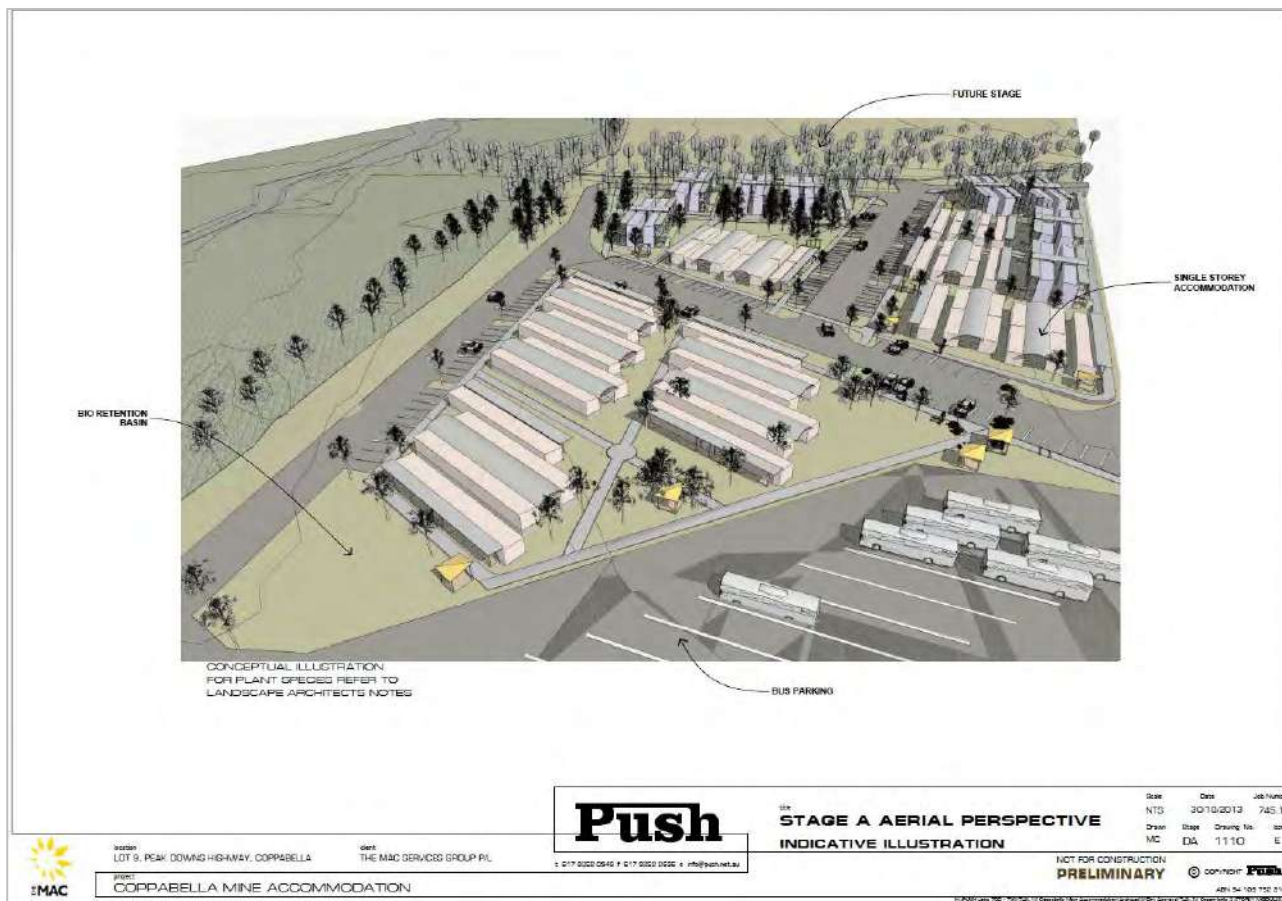


Image 5: Aerial Perspective



Image 6: Single Storey Accommodation Module



Image 7: Entrance Signage

2.2 APPLICATION HISTORY

The history of the development application is detailed below:

- Acknowledgment Notice issued on 15 November 2013.
- Information Request issued on 12 December 2013.
- Various extensions to Information Response Period granted by Council and SARA between 2015 to 2017.
- Response to Information Request received on 29 June 2017.
- Minor Change to the application included as part of the response to information request, reducing the total number of rooms from 2,700 to 1,400, including a reduction of stage A from 420 rooms to 342 rooms.
- Referral Agency Response received from Department of Infrastructure, Local Government and Planning as a concurrence agency on 08 September 2017.
- Department of Environment and Heritage Protection Referral Agency Response and Environmental Authority received 15 September 2017.
- Public notification was undertaken with a comment period from 27 July 2017 to 08 September 2017. Notice of Commencement of Public Notification was received 27 July 2017 and the Notice of Compliance of Public Notification was received on 12 September 2017. No submissions were received during the comment period.
- Extension to Decision Making Period issued on 10 October 2017.

- Extension to Decision Making Period by written agreement issued on 28 February 2018.

There are no records of any further extensions to the Decision-Making Period following this written agreement. It is understood that at the time Council and the applicant were in discussions regarding organising a time for the applicant to present to Council. It appears that this did not eventuate, and the application remained undecided in the decision-making period.

Within the applicants updated application material submitted 7 August 2023 the applicant states *In 2019, it was requested that the applicant prepare a short presentation document for the Councillors, particularly focused around demand and net community/social benefit from the development. This presentation was sent to Council officers for review, however for a variety of reasons, discussions on this matter stalled in 2019 and complications through the COVID period has meant the project has remained on hold.*

The applicant wrote to Council on 15 September 2022 to seek confirmation of the status of the application. The applicant maintained that the application remains valid and is in the decision-making period. Council confirmed their agreeance with this position and requested that to progress the application to a decision, updated information and reports would be required. This information was submitted to Council on 7 August 2023.

On 1 November 2023 Council received correspondence from the applicant stating *The applicant understands that Council is currently preparing a Further Advice request. Civeo firmly believes they have provided all relevant information for the proposal in response to every request sought by Council. To avoid any further significant delays, it is requested that the application be assessed and decided on the basis of the comprehensive information submitted to date.*

3. SITE DETAILS

3.1 SITE FEATURES AND LOCATON

Site and Locality Description	
Land Area	80 ha (Lot 9 and 10)
Existing Use of Land	Lot 10 is approx. 40 hectares in size, and contains the existing Civeo Coppabella Accommodation Village. Lot 9 contains an existing house and shed but is otherwise vacant.
Road Frontage	Approx. 730 metres to Peak Downs Highway
Topography	Lot 9 is generally undulating, with existing ground levels ranging from 243.5 m AHD along the south western boundary to 231.5 m AHD along the north eastern boundary. A ridge runs through the southern half of the site. The site grades from this ridge to a dry river bed running west to east in the southern portion of the site and to two smaller intersecting dry creek beds running through the north eastern portion of the site
Vegetation	Lot 9 is identified as almost wholly containing 'of least concern' remnant vegetation. A small area of 'of concern' regional ecosystem is located at the eastern property boundary, although this has been largely cleared for boundary management purposes.
Easements	Lot A on SP281886 in Lot 10 on SP244495 for the purpose of Electricity Supply
Flooding	The conveyance of stormwater runoff through Lot 9 will cause local flooding across areas of the subject site. The results of the detailed flood modelling within the site indicates that the existing 100 year ARI inundation extents are generally confined to the natural gullies at

	northern and southern extents of the site. The impacts of less than 25mm inundation are generally confined to the dry gully upstream of the central dry gully crossings and immediately upstream of the north east boundary.
Infrastructure	<p>Raw water is currently supplied to the existing Civeo Accommodation Village from the Braeside bore field through a pipeline to Coppabella. BHP Billiton Mitsubishi Alliance is the operator of the water supply pipeline supplying Coppabella.</p> <p>An existing Sewage Treatment Plant (STP) is located within the existing accommodation village. It is proposed to connect the proposed development to the existing STP with staged capacity upgrades to cater for staged development of the site.</p> <p>A 66kV overhead powerline travels North – South/West through the northern corner of Lot 9 SP244495 nearest Peak Downs Highway and through the mid-section of Lot 10 on SP244495.</p> <p>Telstra currently have a service network located within the vicinity of the site, which is used to service the existing accommodation village.</p>
Site Context	The adjacent village originally established as a self-assessable Temporary Works camp under the Transitional Nebo Planning Scheme 2000.
Surrounding Land Uses and Site Context	<p>The immediate land uses adjoining the proposed development include:</p> <ul style="list-style-type: none"> • The Civeo Coppabella Village to the west comprising approximately 2,600 accommodation units and ancillary services. • Rural properties comprising remnant vegetation to the east. • Moorvale Mine to adjoins to the south. • Across the site's Peak Downs Highway frontage to the north is the locality of Coppabella, constructed by Queensland Railways to service the railway. Coppabella includes a primary school, pub and small general store. • A 285 room works camp (Coppavillage) is also contained within Coppabella, managed and operated by QRI Services Pty Ltd.

The location of the subject site in relation to its immediate surrounds is shown below:



Image 8: Aerial Imagery



Image 9: Nebo Shire Planning Scheme Zoning



Image 10: Location of Coppabella

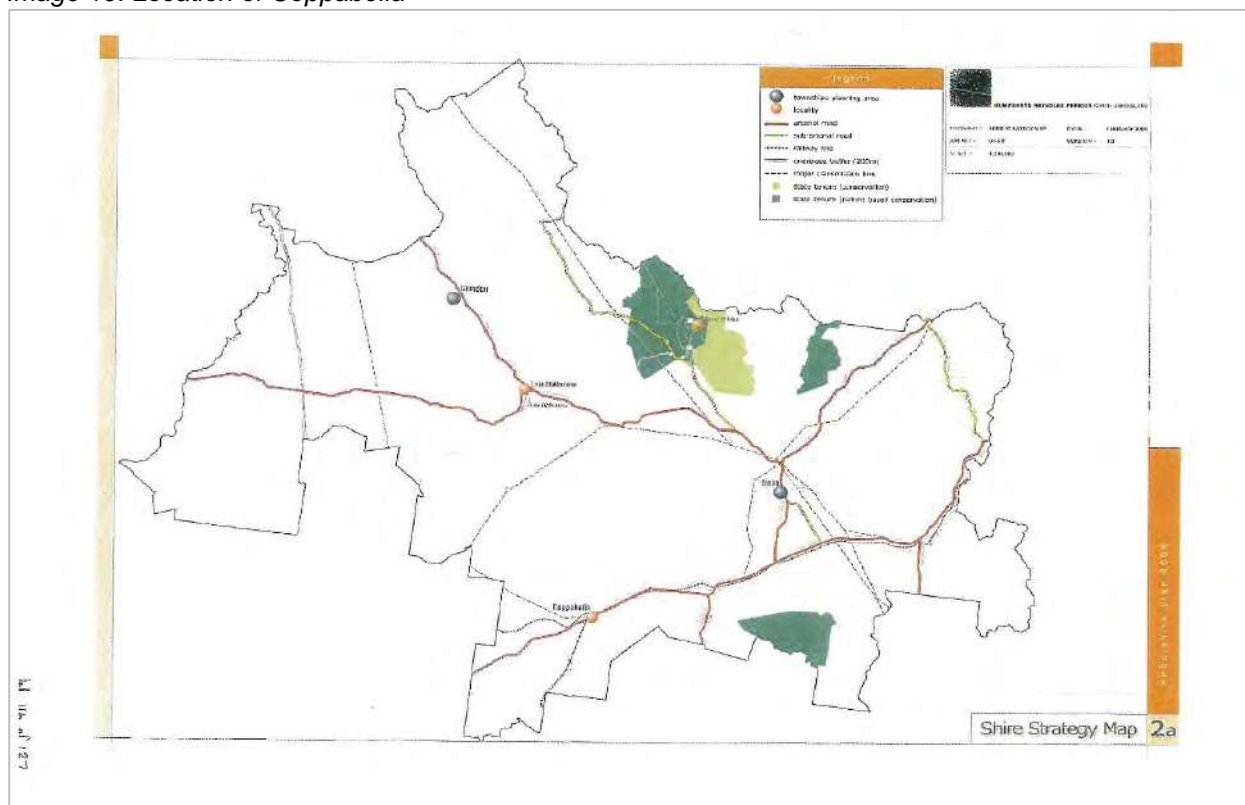


Image 11: Shire Strategy Map 2a.

3.2 DEVELOPMENT HISTORY OF SITE

Lot 10 is subject to existing development approvals for the Civeo Coppabella Village (formerly the MAC Coppabella Village), comprising approximately 2,600 accommodation rooms and service facilities, including:

- A bar;
- A cafeteria eatery;
- A general convenience store;
- A gymnasium; and
- Landscaped recreation facilities.

The approval and application history is detailed below:

Application No.	Date	Approved Development
DA #93	11/05/2006	Development Permit for Material Change of Use – Workers Accommodation Units (558), Catering Shop and Commercial Premises (Stages 2,4,5 and 6) and associated ERAs (ERA11(a) – Crude oil storing and ERA 15(c) – Sewerage Treatment Preliminary Approval for Material Change of Use – Overriding the Planning Scheme) (Balance stages 1,3, 7, 8, 9, 10, 11, 12, 13, 14 and A, B and C)
DA #129	14/05/2007	Development Permit for Material Change of Use for Accommodation Units (748) and Heavy Vehicle Parking Spaces (42) (Stages 1, 3 (part), 7, 8, and 9) and associated ERA 16 (Municipal Water Treatment Plant)
DA 11/08	26/08/2008	Development Permit for material Change of Use for Accommodation Units, Amenity Areas, Car Parking and Landscaping (Stages 7, 10, 12, A, B and C)
PA11044	27/09/2011	Development Permit for Material Change of Use for Accommodation Units (Ancillary Canteen/Wet Mess and Training Rooms)
PA11080	22/11/2011	Development Permit for Material Change of Use for Extension to Accommodation Units (492 rooms) and Replacement of Existing Rooms (72) (Stages 7 and 15)
MCU22/0014	22/02/2023	Development Permit for Material Change of Use for an Extension to Existing Non-Resident Workers Accommodation (96 Rooms)

4. ASSESSMENT

The proposed development triggers impact assessment and has been assessed in accordance with section 314, 316 and 326 of the *Sustainable Planning Act 2009* which states as follows:

Section 314 – Impact assessment - generally

- (2) The assessment manager must assess the part of the application against each of the following matters or things to the extent the matter or thing is relevant to the development—
- a) the State planning regulatory provisions;
 - b) the regional plan for a designated region, to the extent it is not identified in the planning scheme as being appropriately reflected in the planning scheme;
 - c) if the assessment manager is not a local government—the laws that are administered by, and the policies that are reasonably identifiable as policies applied by, the assessment manager and that are relevant to the application; Note—However, if the chief executive is the assessment manager for the application, see section 255B.
 - d) State planning policies, to the extent the policies are not identified in— (i) any relevant regional plan as being appropriately reflected in the regional plan; or (ii) the planning scheme as being appropriately reflected in the planning scheme;
 - e) a temporary local planning instrument;
 - f) a preliminary approval to which section 242 applies;
 - g) a planning scheme;
 - h) for development not in a planning scheme area—any planning scheme or temporary local planning instrument for a planning scheme area that may be materially affected by the development;
 - i) if the assessment manager is an infrastructure provider—the provider's LGIP, if any.
- (3) In addition to the matters or things against which the assessment manager must assess the application under subsection (2), the assessment manager must assess the part of the application having regard to the following—
- a) the common material;
 - b) any development approval for, and any lawful use of, premises the subject of the application or adjacent premises;
 - c) any referral agency's response for the application.

Section 316 - Assessment for s 242 preliminary approvals that affect a local planning instrument:

- (4) The assessment manager must assess the part of the application having regard to—
- a) the common material; and
 - b) (the result of the assessment manager's assessment of any parts of the application requiring code or impact assessment; and
 - c) all of the following to the extent they are relevant to the application—
 - (i) the State planning regulatory provisions;
 - (ii) the regional plan for a designated region, to the extent it is not identified in the planning scheme as being appropriately reflected in the planning scheme;
 - (iii) State planning policies, to the extent the policies are not identified in—
 - (a) any relevant regional plan as being appropriately reflected in the regional plan; or

- (b) *the planning scheme as being appropriately reflected in the planning scheme; and*
- d) *the consistency of the proposed variations with aspects of the local planning instrument, other than the aspects sought to be varied; and*
- e) *the effect the proposed variations would have on any right of a submitter for following applications, with particular regard to the amount and detail of supporting material for the current application available to any submitters; and*
- f) *any referral agency's response for the application*

Section 326 - Other Decision Rules

- (1) *The assessment manager's decision must not conflict with a relevant instrument unless—*
 - a) *the conflict is necessary to ensure the decision complies with a State planning regulatory provision; or*
 - b) *there are sufficient grounds to justify the decision, despite the conflict; or*
 - c) *the conflict arises because of a conflict between—*
 - (i) *2 or more relevant instruments of the same type, and the decision best achieves the purposes of the instruments; or— a conflict between 2 State planning policies*
 - (ii) *2 or more aspects of any 1 relevant instrument, and the decision best achieves the purposes of the instrument.*

4.1 COMMON MATERIAL

4.1.1 Social Impact Assessment

The applicant submitted a Social Impact Assessment prepared by Tract Consulting dated 17 July 2013 as part of the common application material. The Social Impact Assessment process undertaken by the applicant had 6 key steps within their methodology being:

- Scoping the proposal
- Profiling resident and non-resident communities
- Stakeholder engagement
- Impacts prediction
- Impacts assessment
- Mitigation measures

Within the findings of the report the predicted social impact and the magnitude of the social impact was calculated. As set out below, from the data collected and the interviews undertaken, the report identified medium to high magnitude risks with regards to the impact of the development on social services and infrastructure.

Predicted Social Impact	Issues	Magnitude	Likelihood
Increased demand for Police Services	While a local Police representative could not comment on the general levels of policing, concern was expressed that administrative workloads such as serving apprehended violence and other orders and drivers licence matters for no-resident workers will increase.	Medium	High
Increased demand for Ambulance Services	The Ambulance representative reported that they can visit Coppabella Accommodation Village up to 12 times a month. This workload will increase with an expanded Village.	High	High
Increased demand for Hospital Services	The hospital reports that they are not adequately resourced to meet current demand for their services from the non-resident workforce and they are certain that an expanded Coppabella Accommodation Village will increase demand for their services.	High	High
Increased demand for private Dental and Medical Services and pharmaceutical (chemist) services	The dental services appear to be able to cope with increased demand though they are seeking more communication between their service and the Village. The dentists, like many health providers in Moranbah are fly in fly out workers and efficiencies can be gained through block bookings for preventative care and other strategies.	Medium	High

Image 13: Excerpt from Social Impact Assessment submitted by Applicant

The report notes *the Police, Ambulance and Hospital representatives each expressed concern about the increased demand for their services that will be generated by an expanded Coppabella Accommodation Village and their inability to service additional demand without increased resources or other strategies.*

The report then states *In summary, the social impacts of most concern to the Coppabella Village expansion are the increased demand for public services in particular hospital and Ambulance services and to a lesser extent, Police services. These findings are consistent with other research such as the KPMG (2011) report that found that health care and emergency service provision are significantly undersupplied due to the combined impact of resident and non-resident demand. This finding was confirmed in the interviews with the service providers in Moranbah.*

To mitigate the above impacts the assessment recommends the implementation of the following measures:

- *The MAC to continue to deliver affordable accommodation for visiting health specialists per the initiative of the Moranbah Community Health Partnership Group.*
- *The MAC to make quarterly donations derived from the affordable accommodation initiative (the discounted room rates) to the Moranbah Community Health Partnership Group to improve health services funding for the district.*
- *The MAC to consider making available a nurse practitioner and a psychologist to deliver services at the Coppabella Accommodation Village.*
- *Partner with Isaac Regional Council and the mining companies to lobby the State Government for more public funds for hospital and emergency services (including Ambulance and Police) in Moranbah*

Council officers do not consider the identified mitigation measures as being tangible outcomes which can be relied upon to address the significant impacts identified and expected by the proposed development.

Furthermore, the measures include recommendations that could not be lawfully imposed as conditions having regard to the requirement under section 345 of the *Sustainable Planning Act 2009* that conditions be reasonable or relevant and the well-established common law principles that conditions must be final and certain.

From a social impact perspective, the impact of the proposed development is not only expected to be felt by the Coppabella community but also surrounding communities, notably Moranbah and Nebo, whose limited social services would be further depleted to support the development. The establishment of the proposed development will place Coppabella as the second largest settlement in region, but with no essential services that would regularly be located to serve a population of approximately 6,000 residents.

4.2 FRAMEWORK FOR ASSESSMENT

Instruments for Statutory Assessment

In accordance with the *Sustainable Planning Act 2009*, the following instruments may contain assessment benchmarks applicable to development applications:

- the State Planning Policy;
- Mackay, Isaac and Whitsunday Regional Plan ('MIWRP');
- the Planning Scheme for the local government area;
- any Structure Plan or Master Plan in place for declared areas;
- any Preliminary Approval Overriding the Planning Scheme for the land;
- the Planning Scheme for the local government area;
- any Temporary Local Planning Instrument in place for the local government area.

Of these, the instruments for statutory assessment relevant to this application are discussed below.

4.3 STATUTORY INSTRUMENTS – STATE AND OTHER INSTRUMENTS

<p>State Planning Policy: July 2014</p> <p>Department of State Development, Infrastructure Planning</p>	<p>The State Planning Policy 2014 (the SPP) applies to this application as it was introduced in July 2014 after the application was properly made but before it entered the decision-making stage. This policy was not integrated into the Nebo Planning Scheme and should therefore be taken into account in the assessment of this application. It is noted that the SPP refers to the following State interest relating to Non-resident work force Accommodation:</p> <p><i>The planning scheme is to appropriately integrate the state interest by:</i></p> <p><i>Providing sufficient land to support the projected workforce population where housing is required for non-resident workforce accommodation associated with large-scale approved mining, agriculture, industry or infrastructure projects.</i></p> <p><i>The land should either be:</i></p>
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	<p>a) <i>within an existing township—where the accommodation can be appropriately integrated and potential adverse impacts on nearby sensitive uses mitigated, or</i></p> <p>b) <i>outside an existing township—where the accommodation is completely separate from the township and self-sufficient.</i></p> <p>As detailed in Section 4.3 of this report, the Nebo Planning Scheme envisages that Works Camps (Non-residential workforce accommodation) are to be located within or adjoining urban localities (Nebo and Glenden) or within Coppabella. Accordingly it is considered that the Nebo Planning Scheme appropriately integrates this applicable State interest and that the proposed development does not advance the achievement of this desired outcome.</p>
<p>Mackay Isaac Whitsunday Regional Plan 2012-2031 (the Regional Plan)</p>	<p>Under the Mackay, Isaac, Whitsunday Regional Plan 2012 the subject site is within the Regional Landscape and Rural Production Area (RLRPA) of the Regional Plan. The stated intent of the RLRPA is:</p> <p><i>The RLRPA identifies land with regional landscape, rural production or other non-urban values. It protects this land from inappropriate development, particularly urban or rural residential development. The RLRPA also includes lands which are considered unsuitable for development for the life of the plan, based on the regional plan principles to consolidate urban growth. These areas support the lifestyle and wellbeing of the regional population, whom are mostly located in the Urban Footprint.</i></p> <p>The Regional Plan also states the following for Coppabella:</p> <p><i>Coppabella was designed to service the junction of two railway lines and workers employed by Queensland Rail. Although still a railway maintenance village, Coppabella's recent significant growth has been generated by the establishment of an adjacent large-scale mining accommodation village. Further growth in Coppabella is not anticipated, however current services should be retained to support the existing population.</i></p> <p>The following benchmarks contained within the Regional Plan are considered pertinent to the proposed development:</p> <ul style="list-style-type: none"> • <u>Desired Regional Outcome 5 - Strong communities</u> <ul style="list-style-type: none"> ○ Principle 5.1.1- Social planning <ul style="list-style-type: none"> ▪ Policy 5.1.2. and 5.1.5 ○ Principle 5.5.1 - Strengthening resource communities <ul style="list-style-type: none"> ▪ Policy 5.5.11, 5.5.12 <p>Principle 5.1.1 stipulates that:</p> <p><i>Social planning is incorporated into planning processes to manage and respond to changing communities, and support community wellbeing and quality of life.</i></p>

Policy 5.1.2. and 5.1.5 require that:

- 5.1.2 *Land-use and community infrastructure planning decisions incorporate social and community needs assessments.*
- 5.1.5 *An evidence-based approach, which identifies social characteristics and demographic trends, is used to inform planning processes.*

Principle 5.5.1 stipulates that:

The long-term viability of resource communities is sustained by enhancing liveability, providing diverse housing and employment options and accommodating the needs of the resource sector... Opportunities to capture this growth and invest in advancing the liveability and long-term sustainability of these communities will be a major driver in decision-making for these towns and villages.

Policy 5.5.11 and 5.5.12 require that:

- 5.5.11 *Implement the Sustainable Resource Communities Policy to promote equitable and sustainable development of mining communities.*
- 5.5.12 *Implement and monitor social impact management plans.*

- **Desired Regional Outcome 7 - Managing growth**

- **Principle 7.1.1 - Efficient use of the land**
 - **Policy 7.1.2, 7.1.4, 7.1.8, 7.1.10**
- **Principle 7.4 - Housing choice and affordability**
 - **Policy 7.4.5, 7.4.6, 7.4.8**

Principle 7.1.1 - Efficient use of the land stipulates that:

Land and infrastructure are used efficiently, taking into account costs of servicing, projected demand on/from existing urban infrastructure and employment.

Policy 7.1.2, 7.1.4, 7.1.8, 7.1.10 require that development:

- 7.1.2 *Urban growth is consolidated in a compact settlement pattern within areas identified for this purpose.*
- 7.1.4 *Development is located and sequenced to make the best use of existing infrastructure, and ensure efficient and cost-effective investment in new infrastructure.*
- 7.1.8 *A range of lot sizes and housing types is provided within urban areas to cater to diverse needs, including resident and non-resident workers.*

	<p><i>7.1.10 Promote and accommodate growth in areas where existing and planned infrastructure and services can accommodate it.</i></p> <p>Principle 7.4.1 Housing choice and affordability land requires that:</p> <p><i>Housing meets the needs of the community, considering all lifecycle stages, varying demands, and economic circumstances.</i></p> <p>Policy 7.4.4, 7.4.5, 7.4.6, 7.4.8 require that development:</p> <p><i>7.4.4 Encourage settlement in mining communities by providing sufficient urban land supply and diverse housing stock that can adequately accommodate predicted population growth.</i></p> <p><i>7.4.5 Provide a mix of dwelling types and sizes to attract long-term residents and a sustainable population in resource communities. This accommodates different family types, dynamics and housing needs.</i></p> <p><i>7.4.6 Provide housing and accommodation for temporary residents and employees involved in industrial development, mining and construction, and seasonal work.</i></p> <p><i>7.4.8 Facilitate the location of non-resident worker accommodation to ensure access to services and community integration, and social cohesion with the existing community.</i></p> <p>Assessing Officer Comments:</p> <p>The Regional Plan recognises the need to minimise negative social impacts associated with mining operations (including the non-resident workforce) and to sustain the long term viability of resource communities by enhancing liveability, providing diverse housing and employment options and accommodating the needs of the resource sector. It is recognised that a range of housing options assists in attracting long-term residents and building sustainable communities.</p> <p>Coppabella has 3,430 existing constructed non-resident worker accommodation rooms located across the existing Civeo Camp and Coppavillage (owned by QRI Service Pty Ltd) and a further 291 rooms which have been approved but not yet constructed. The Moorvale Terowie Accommodation Village, which is located to the south approximately 6 kilometres via road from Coppabella, also contains 420 rooms with approval capacity for a total of 796 rooms. Consequently, there are 4,517 approved camp rooms within the immediate surrounds of Coppabella. The proposed development would increase the number of approved rooms to 5,917 rooms (not including the 466 permanent residents of Coppabella accounted for</p>
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	<p>in the 2016 Census), equating to the second most populated township in the Isaac local government area.</p> <p>The proposal supports the establishment of a non-resident worker population base that is incompatible with the nearby permanent resident population, with the proposal seeking to accommodate non-resident workers to a level equating to the population of an urban locality.</p> <p>It is noted that Coppabella is not serviced by local police, ambulance, a hospital, health care and/or other social services that would regularly service a population of approximately 6,000 residents. Access to these services is dependent on the existing infrastructure and services provided by nearby communities, notably Moranbah and Nebo.</p> <p>The applicant submitted a Social Impact Assessment in support of their application. The Assessment identified that there is a predicted high likelihood of increased demand for police, ambulance, and hospital services, for which the magnitude of such impacts is identified as high where there are no identified tangible measures to mitigate such impacts.</p> <p>Officers consider that the proposed development is not supported by the relevant principles and policies of the Regional Plan expressed in Desired Regional Outcome 5 – Strong communities and Desired Regional Outcome 7 – Managing growth and is in conflict with the Regional Plan for the following reasons:</p> <ul style="list-style-type: none"> • The Regional Plan does not anticipate further growth in Coppabella and notes that it was designed to service the junction of two rail lines and serve as a railway village. The proposed expansion of the worker accommodation is in conflict with the desired growth outcomes anticipated by the regional plan in this location. • The nature, size and scale of the proposed workers accommodation equates to that of a small stand-alone urban settlement and does not contribute to a compact urban form which integrates within areas identified for urban activity and residential uses. <p>It is the Assessing Officer's opinion that the proposed development would generate significant social impacts by placing greater demand and pressure on existing services in surrounding townships which are already facing challenges with regards to service delivery and meeting the desired standard of living for permanent resident and non-resident workers. This opinion is supported by the applicant's Social Impact Assessment which identifies that the development will detract from social resources at established townships such as Moranbah and Nebo.</p>
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4.4 STATUTORY INSTRUMENTS – NEBO SHIRE PLANNING SCHEME

Under the *Nebo Shire Planning Scheme 2008* development for a Works Camp (as defined below) is Impact Assessable. As such, the proposed development is assessable against the whole planning scheme, including the desired environmental outcomes and relevant zone codes.

The following sections relate to the provisions of the Planning Scheme of particular relevance.

Planning Scheme Details	
Planning Scheme:	Nebo Shire Planning Scheme 2008 v1
Zone:	Rural
Applicable codes	<ul style="list-style-type: none"> • Rural Locality code • Caravan or Relocatable Home Park code • Vehicle Parking and Movement code • Infrastructure Services code

4.4.1 Desired Environmental Outcomes

The proposed development is impact assessment and triggers assessment against the Desired Environmental Outcomes (**DEOs**). The Strategic Framework considers the following strategic themes:

- Ecological processes and natural systems
- Economic development
- Cultural, economic, physical and social wellbeing of people and communities

The application has been assessed against each of the matters above. The pertinent issues arising out of assessment against the Strategic Framework are discussed below.

2.2.3 Cultural Economic, Physical, and Social Well Being of People and Communities

The DEOs under this heading seek a built environment which responds to the climate and individual character and identity of different townships and provides for the safety, well-being and amenity of the community. The DEOs provide for protection of areas of cultural heritage significance and promote access to open space and social and recreational facilities and maintenance of landscape values and natural features.

It is stated for these DEOs that:

All townships in the Shire and Coppabella are now playing an important role as an accommodation base for workers in the coal mining industry, with an active approach by Council for requiring new workers camps to be located within or adjoining the urban localities or within Coppabella. Nebo in particular is within easy road access to the regional centre of Mackay for higher shopping and services and to coastal tourist areas for recreation.

The resident population is around 2500 people.... Urban localities of Nebo and Glenden have standard urban infrastructure and are the primary urban focal points of the shire albeit with differing functions. Nebo is the, main administrative civic and educational focus of the shire, whilst Glenden is the primary residential accommodation area for the coal mining industry.

Primary schooling is available in both urban localities and Coppabella, while Secondary Schooling is only available in Glenden. Tertiary education facilities, together with hospital and higher order medical facilities are accessed in Mackay.

Section 2.2.3 (14) of the DEO states:

The community has access to adequate public open spaces and cultural, recreational and social facilities and activities.

Section 2.2.3 (16) of the DEO states:

The urban localities accommodate a range of uses, new coal mining workers camps, associated services and residential types and lot sizes to reflect community needs. Isolated workers camps, that is not within or adjoining the urban localities or Coppabella, are not envisaged within the Shire unless adjacent to mines in locations not able to be conveniently serviced by accommodation within an urban locality or within Coppabella.

Assessing Officer Comments

In the context of assessment against these DEOs, it is important to note that Coppabella is not identified as a township, but rather a 'locality' as shown on Shire Strategy Map 2a (see Image 11).

Further, *Coppabella* is defined in section 7.2 – Administrative Terms for the Planning Scheme as comprising only four specific land parcels located on the northern side of the Peaks Down Highway. The definition, which references Planning Scheme Figure 1 – Location of Coppabella (see Image 10) is set out in full below.

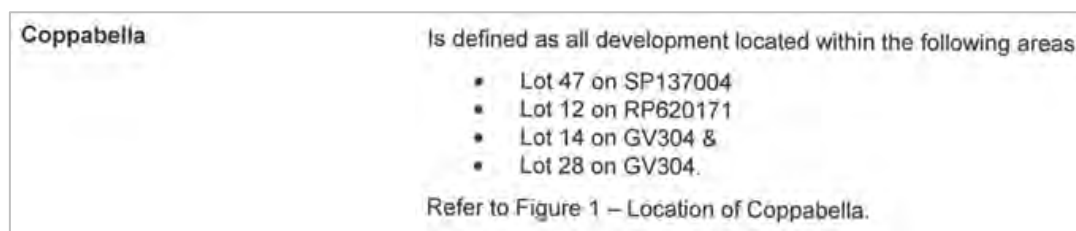


Image 12: Definition of Coppabella as per Nebo Shire Planning Scheme

Accordingly, under the Planning Scheme the site is not located within Coppabella.

The outcomes sought by these DEOs are to be recognised as a clear policy direction of the Planning Scheme to limit the growth of workers camps in Coppabella to a certain size (which in essence manages size and scale) and specifically restrict the expansion of worker accommodation outside of Coppabella – including on the southern side of the Peak Downs Highway.

This policy direction can most readily be followed by accommodating workers camps in urban localities (Nebo or Glenden), where there is existing infrastructure services available to accommodate such development.

Notwithstanding the site is not located within Coppabella, it can also be noted that Coppabella does not provide access to social and health services to support the number of non-resident workers proposed to be accommodated at the proposed development. On this basis, the proposed development is in major conflict with the DEOs.

The proposed development would generate significant and unmanageable social impacts by placing greater demand and pressure on existing services in surrounding townships which are already facing challenges with regards to service delivery and meeting the desired standard of living for permanent resident and non-resident workers. This opinion is supported by the applicant's own Social Impact Assessment which identifies that the development will result in increased demand from social infrastructure at established townships such as Moranbah and Nebo, in circumstances where there are no clear mitigation measures proposed to address these impacts by the applicant.

4.4.2 Zone - Rural Locality Code

The site is located within the Rural zone. The overall outcomes sought by the Rural Locality are as follows:

4.4.2.1 Overall Outcomes

Provision	Assessment discussion
<i>Function</i>	
<p>(a) <i>Rural areas accommodate a range of traditional, new and emerging agricultural and primary industry activities together with areas of natural and/or landscape significance;</i></p> <p>(b) <i>Primary industry activities and the operation of associated infrastructure are not restricted in any way as a consequence of incompatible development.</i></p> <p>(c) <i>The Lake Elphinstone and Mt Britton areas maintain their established existing character and values and accommodate tourism facilities and activities appropriate to, and consistent with, such character and values;</i></p>	<p>The proposed use is not for a traditional, new or emerging agricultural or primary industry activity nor is it conserving the land for natural or landscape values. The proposed development is a further expansion of a potential incompatible land use (sensitive receptor) within the rural zone.</p>
<i>Conservation</i>	
<p>(d) <i>The values of areas with significant natural features, such as areas of remnant vegetation, vegetation corridors, creeks and associated riparian zones, are conserved;</i></p> <p>(e) <i>Significant landscape values are protected, especially from encroachment by development incompatible with the protection of such landscape values;</i></p> <p>(f) <i>Development minimises environmental harm, in particular disturbance to significant vegetation and environmentally sensitive areas such as watercourses (section 4.2.6);</i></p>	<p>The subject site has limited identifiable landscape value. The watercourses traversing the site are minor tributaries of a lower order creek, however, are mapped as being within the MSES (Matters of State Environmental Significance) area on the Queensland Government Development Assessment Mapping System. Notably, the proposal seeks to locate all areas so mapped within a designated 'Conservation Precinct'. All other vegetation on the site is not mapped as containing Environmental significance.</p> <p>The proposed development provides adequate buffer areas to the existing watercourses, designed to protect and maintain:</p> <ul style="list-style-type: none"> – bank stability by protecting against bank erosion; and – water quality by filtering sediments, nutrients and other pollutants; – aquatic habitat; and – terrestrial habitat
<i>Agricultural Land</i>	
<p>(g) <i>Good Quality Agricultural Land is protected from incompatible development that could lead to its alienation, fragmentation and/or</i></p>	<p>The subject site is mapped as class C Agricultural land. As per the state guidelines Class C land is "Pasture land that is suitable only for improved or native pastures due to limitations which preclude</p>

<p><i>diminished productivity, and that could adversely affect the viability and future sustainability of agricultural activities on the land (section 4.2.7);</i></p> <p>(h) <i>Infrastructure and uses associated with agricultural and other primary production activities, including haul roads, sidings and level crossings are protected from incompatible uses;</i></p>	<p><i>continuous cultivation for crop production. Some areas may tolerate a short period of ground disturbance for pasture establishment". The site is therefore not considered good quality agricultural land, although class C land could still be suitable for grazing and the like.</i></p>
<p>Residential Uses</p>	
<p>(i) <i>Residential uses, only where they cannot be practically located in an Urban Locality, are located, designed and operated so as not to adversely affect or restrict the operation of rural uses and associated buildings, structures and/or infrastructure. In such cases, their location should desirably be adjacent to an Urban Locality (section 4.2.8);</i></p> <p>(j) <i>Residential uses are serviced by an individual potable water supply, on-site sewerage, electricity, telephone, and practical road access to an acceptable standard (section 4.2.9);</i></p> <p>(k) <u><i>Any further residential development adjacent to Coppabella, along the Peak Downs Highway, is not consistent with the Rural Localities overall outcomes.</i></u></p> <p>(l) <i>Any further residential development within Coppabella is consistent with the Rural Localities overall outcomes.</i></p>	<p>The development does propose development for a residential use outside of an urban locality. The applicant's submitted material states:</p> <ul style="list-style-type: none"> <i>the urban footprint identified under the MIW Regional Plan and the urban locality under the planning scheme designate land areas for urban uses derived from forecast estimated resident populations. Accordingly, non-resident workforce populations have not been included in land demand forecasts and therefore there is an undersupply of urban designated land for the existing and forecast FTE population of the region, and</i> <i>for the purposes of place making, urban design, amenity and community wellbeing considerations, urban localities should protect well located sites and give preference to development servicing permanent residential populations.</i> <p>Officers do not agree with the above representations as the proposal is for urban growth and expansion of the rural land around Coppabella where both the Planning scheme and the MWIRP have stated no further growth is anticipated or supported.</p> <p>Furthermore, the proposed development is for residential development adjacent to Coppabella along the Peak Downs highway which overall outcome (k) explicitly states is not consistent with the Rural Localities overall outcomes. In relation to this item the applicant has made the following representations which acknowledge it does not and cannot comply with this outcome:</p> <p><i>Clearly, this assessment is in conflict with this particular overall outcome given the proposed development is a form of residential development adjacent to Coppabella along the Peak Downs Highway.</i></p>

	<p><i>While this overall outcome is more of aptly described as a 'statement' as opposed to an 'outcome', to be valid, it requires a proposed development to be inconsistent with at least one of the other Rural Locality overall outcomes. Applying logic, it therefore follows that if a proposed development is consistent with all other Rural Locality overall outcomes, it renders the statement In the absence of the planning scheme providing reasons or justification to qualify the statement, a process of deductive reasoning is required to determine how further residential development along the Peak Downs Highway is inconsistent with other Rural Locality outcomes (sic)</i></p> <p>The applicant themselves acknowledges the development is in conflict with outcome (k) of the code. Officers disagree that this is a statement as the outcome sought has a very clear intent that development along the Peak Downs Highway is inconsistent. This outcome clearly aligns with the relevant DEOs which establish a policy position that further development is not anticipated on the southern side of the Peak Downs Highway, outside of the Coppabella township area (as defined).</p> <p>In any event, it has been demonstrated that the development does not comply with other outcomes within the Rural Zone Code including Residential uses locating in the rural zone only where they cannot be practically located in an Urban Locality. Officers do not agree with the applicants above statement and consider the development to be in conflict with (i) and (k).</p>
Commercial, Industrial and Community Uses	
(m) <i>Commercial, industrial and community uses are located in the Rural Locality only if they cannot be practically located in an Urban Locality due to their nature, scale, effects or necessary relationship to a particular rural feature, natural resource, item of infrastructure or activity;</i>	Not applicable as the proposed use does not include any of the abovementioned uses.
Extractive Resources	
(n) <i>Extractive industry and coal mining operations, with associated haul routes, are effectively separated from, and protected from encroachment by, any sensitive uses, in particular residential uses (section 4.2.8);</i>	Not applicable as the proposed use does not include any of the abovementioned uses.

<i>Aviation Facilities</i>	
(o) <i>The function of Nebo Airstrip is maintained;</i>	Not applicable as the proposed use is not located in proximity to the Nebo Airstrip.
<i>Transport Corridor</i>	
(p) <i>Uses sensitive to noise do not adversely affect a rail corridor, or any major road (i.e. existing/proposed Arterial Road or Sub-Arterial Road shown on Map 2 – Shire Strategy Map);</i>	Noise requirements for the proposed sensitive receptors have been addressed as part of DILGP referral assessment against the applicable SDAP.
<i>Infrastructure</i>	
(q) <i>Uses are serviced by infrastructure of an adequate and appropriate standard, and uses and works are located, designed and managed to maximize the efficient extension and safe operation of infrastructure;</i>	All necessary and required infrastructure could be conditioned to service the proposed development, although water provision is an outstanding matter that is discussed below because of the time period that has lapsed from the application being lodged.
<i>Uses and Works</i>	
(r) <i>Uses and works are compatible and complementary with other uses and works, and meet the needs of the local community (sections 4.2.4 to 4.2.11); and</i>	<p>The development is located next to an existing works camp owned and operated by the applicant.</p> <p>The applicant has submitted a Social Impact Assessment which shows that establishment of the proposed camp will impact upon the provision of social services of the surrounding community which are already overextended and lacking. The Social Impact Assessment identified that the development has a high likelihood of generating increased demand for Police, Ambulance, Hospital and health care services with a medium to high magnitude.</p> <p>The applicant proposes the following to mitigate the impacts:</p> <ul style="list-style-type: none"> • Partner with Council to lobby State Government for more resources • Deliver affordable accommodation in Moranbah for visiting health specialists • Make quarterly donations derived from the affordable accommodation initiative to the Moranbah Community Health Partnership <p>Officers do not consider the above are tangible outcomes to mitigate the known social impacts to not only the Coppabella community, but surrounding communities who's limited resources will also be affected.</p>

	<p>Furthermore, the above recommendations could not be lawfully imposed as conditions having regard to the requirement under section 345 of the <i>Sustainable Planning Act 2009</i> that conditions be reasonable or relevant and the well established common law principles that conditions must be final and certain.</p> <p>Accordingly, the proposed development conflicts with this outcome as it is considered to detract from the needs of the local community.</p> <p>It is noted that Need is discussed separately in this report in section 4.4.2.</p>
Flood, Bushfire and Landslide	
(s) <i>Uses and works minimise the potential adverse impacts of flood, bushfire and landslide on people, property, economic activity and the environment (section 4.2.12 and 4.2.13).</i>	<p>The proposal appropriately responds to the risks of bushfire, flood and landslide by:</p> <ul style="list-style-type: none"> • providing appropriate buffer areas to vegetated areas and conditions could be imposed to further minimise the risk to persons and property; • detailed flood modelling for the site shows only minor inundation (up to 25mm) at the north west corner of the site representing an acceptable risk to the proposal.

4.4.2.1 Specific Outcomes and Probable/Acceptable Solutions

The Specific Outcomes and Probable/Acceptable Solutions of the Rural Locality Code are detailed below:

Table 4-2: Uses or development on or adjoining good quality agricultural land or land use, or capable of use for, primary production activities

Specific Outcome	Probable Solutions for Assessable Development	Assessment discussion
O1 Development on or adjoining Good Quality Agricultural Land, or land used, or capable of use for, primary production activities, does not lead to its fragmentation, alienation or diminished productivity.	<p>S1.1 Development is for a rural use.</p> <p>S1.2 OR There is an overriding need for the development in terms of public benefit, and no other site is suitable.</p> <p>S1.3 OR If reconfiguring a lot, the number of lots is not increased and no Good Quality Agricultural Land is alienated.</p>	<p>The proposed development is not for a rural use. The applicant has provided a needs assessment which will be discussed in greater detail below.</p> <p>The Needs Assessment has demonstrated there is some need for Non- resident Workforce accommodation, however it has not investigated that there is no other site suitable for the proposed accommodation.</p> <p>Consideration therefore must then be given to the associated specific outcome. It is noted that the site</p>

Specific Outcome	Probable Solutions for Assessable Development	Assessment discussion
		<p>is Class C Agricultural Land. The State Planning guidelines states that Class C land that isn't steep and/or inaccessible (which the site isn't) is appropriate for grazing. It should also note that the site, although directly adjoining a Non-residential workforce accommodation camp on one side, adjoins a mine at the rear of the site.</p> <p>It is considered that the proposal has not satisfactorily demonstrated that it meets O1 as the site could be used for another primary productive purpose.</p>

Table 4-4: Specific outcomes and probable/acceptable solutions for services to residential uses in the rural locality

Specific Outcome	Probable Solutions for Assessable Development	Assessment discussion
<p>O1 Residential uses are provided with an independent potable water supply that is reliable, and of sufficient capacity to ensure a continuous supply at all times, having regard to the capacity population of the use.</p>	<p>S1.1 Provision of a reticulated town water supply; OR</p> <p>S1.2 Provision of an on-site bore water supply such that: a) a minimum pumping capacity of 0.3 l/s/ET (litres/second/equivalent tenement) is demonstrated by an independently conducted six-hour pump test; and b) the supply is demonstrated by an independent laboratory assessment to be potable and healthy;</p> <p>S1.3 OR Provision of on-site rainwater storage tanks, together with associated plumbing, of sufficient capacity to ensure an adequate supply at all times, having regard to local rainfall data, roof collection area and consumption at capacity population.</p>	<p>The applicant does not propose to utilise town water supply. Water is proposed to be sourced from a water allocation from BMC.</p> <p>It is noted that since the application was submitted in 2013, BMC has divested their interest in the adjacent mines and it is now unclear as to whether the proposed development is able to access the same water supply as originally proposed.</p> <p>To ascertain this, the applicant would typically need to provide a new water supply contract or provide information demonstrating there is still a valid agreement in place regarding the supply of water. Officers intended to request further information on this matter, however on 1 November 2023 Council received correspondence from the applicant stating <i>"The applicant</i></p>

Specific Outcome	Probable Solutions for Assessable Development	Assessment discussion
		<p><i>understands that Council is currently preparing a Further Advice request. Civeo firmly believes they have provided all relevant information for the proposal in response to every request sought by Council. To avoid any further significant delays, it is requested that the application be assessed and decided on the basis of the comprehensive information submitted to date".</i></p> <p>It therefore remains unknown whether the proposed development can comply with this specific outcome or be conditioned to comply with this specific outcome.</p>
O2 Residential uses are provided with independent electricity and telephone services.	S2.1 Dwelling or accommodation units are connected to the electricity and telephone infrastructure provided by Ergon Energy and Telstra, respectively.	It is considered that reasonable and relevant conditions could be imposed for the development to comply with this probable solution.
O3 Residential uses have safe, all-weather, flood-free vehicle access.	<p>S3.1 Residential uses have direct access, in a safe location having regard to the available sight lines and speed environment, from a local government or a</p> <p>S3.2 state-controlled road; AND Internal access is sealed, or to a gravel standard up to a maximum gradient of 10%.</p>	<p>Complies – DTMR have assessed and approved access to the Peak Downs Highway with conditions.</p> <p>Complies - all internal roads are proposed to be sealed to Councils road standards.</p>

Table 4-5: Specific outcome and probable/acceptable solutions for uses in the vicinity of a transport corridor in the rural locality

Specific Outcome	Probable Solutions for Assessable Development	Assessment discussion
O1 A use sensitive to noise is located or designed to reduce infiltration of noise.	S1.1 A use sensitive to noise is located more than 100	Complies – The proposed accommodation building will be located more than 100m from the nearest rail corridor

Specific Outcome	Probable Solutions for Assessable Development	Assessment discussion
Uses sensitive to noise include, but are not limited to, residential uses and community facilities.	metres from the rail corridor ¹ . S1.2 A use sensitive to noise is located more than 20 metres from existing or proposed arterial and sub-arterial roads in the Shire ² , or approved haul roads.	Complies - The subject site fronts the Peak Downs Highway. The nearest proposed accommodation units are located approximately 100 metres from the Arterial Road.

Table 4-2.11: Specific outcomes for effects of use and works in the rural locality

Specific Outcome	Probable Solutions for Assessable Development	Assessment discussion
O1 Uses and works are located, designed and managed to: <ul style="list-style-type: none"> (a) be compatible with other uses and works; (b) maintain aspects of the character of the area, including style, proportion, colours and materials of buildings, local character, landmark features and views to the rural landscape; (c) have safe and practical vehicular access and car parking; (d) maintain the prevailing amenity; (e) maintain the safety of people and works; and (f) avoid significant adverse effects on the natural and cultural heritage values of the environment, including acoustic and visual qualities. 	No Probable Solutions prescribed.	<p>It is noted the site for the proposed development is located adjacent to an existing Non-Residential workers accommodation village owned and operated by the applicant. The development has been designed to be integrated and co-located with the adjoining development.</p> <p>However, other than the adjoining existing camp that was established prior to the Nebo Shire Plan 2008 v1, the southern side of the Peak Downs Highway (outside of Coppabella), can be characterised by Rural properties with single dwellings and an adjoining Mine at the rear.</p> <p>The continued expansion of large scale residential accommodation within this rural location will not maintain the character and prevailing amenity of the area as it will alter it from being of rural character to an amenity consistent with a high density residential area. As discussed earlier in this report the Strategic framework of the Planning scheme did not envisage further expansion on this side of the Peak Downs Highway or outside of Coppabella.</p>

Table 4-6: Specific outcome and probable/acceptable solutions for uses or works in areas of high or medium bushfire hazard

Specific Outcomes	Probable Solutions for Assessable Development	Assessment discussion
O1 Development maintains the safety of property by: (a) Not being located in areas of High or Medium Bushfire Hazard; or (b) Mitigating the risk through: i. lot design and the siting of buildings; ii. including firebreaks that provide adequate setbacks between buildings and structures and hazardous vegetation; and access for fire-fighting/other emergency vehicles; iii. providing adequate road access for fire fighting/other emergency vehicles and safe evacuation; and iv. providing an	S1.1 Development located on land that is not subject to High or Medium bushfire hazard. OR S1.2 Buildings and structures: (a) are sited in locations of lowest hazard within the lot; (b) achieve setbacks from hazardous vegetation of 1.5 times the predominant mature canopy tree height or 10 metres, whichever is the greatest; (c) are a minimum of 10 metres from any retained vegetation strips or small areas of vegetation; and (d) are sited so that building elements least susceptible to fire are sited closest to the bushfire hazard. AND S1.3 For uses involving new or existing buildings with a gross floor area greater than 50 m ² , each lot has: (a) a reliable reticulated water supply that has sufficient flow and pressure characteristics for fire fighting purposes at all times (minimum pressure and flow is 10 litre/second at 200kPa); or (b) a readily accessible on-site water storage of not less than 25,000 litres (e.g. dam, tank with fire brigade fittings or swimming pool). AND S1.4 a) Uses and lots for residential uses are designed so that their size and shape allow for	<p>The site is located in an area identified as having a medium bushfire risk.</p> <p>Within the application material the applicant states that the entire lot is mapped as being at medium bushfire risk and states "<i>i.e. there is no area with the 'lowest hazard'.</i>"</p> <p>Proposed buildings and structures are generally setback 30 metres from vegetated areas, with the exception of proposed buildings along the north eastern lot boundary which the applicant states achieve a setback of 10 metres due to reduced canopy tree heights (at the time of lodgement). The current height of the surrounding trees is unknown due to the age of the application.</p> <p>The applicant states the buildings are to be constructed from prefabricated steel with high fire resistance.</p> <p>As discussed previously, officers cannot confirm if the originally proposed water agreement with BMC is still in place because the applicant has declined to respond to any request for further information by Council.</p> <p>Given the time that has passed and the unknown height of the vegetation, Council could not be satisfied that the proposal complies with the requirements of Probable solution S1.2 and S1.3.</p> <p>It is considered that conditions could be imposed to ensure adequate setbacks and the provision of a bushfire management plan. However, a</p>

Specific Outcomes	Probable Solutions for Assessable Development	Assessment discussion
adequate and accessible water supply for fire-fighting purposes.	<p>efficient emergency access to buildings for fire-fighting appliances (e.g. by avoiding long narrow lots with long access drives to buildings).</p> <p>AND</p> <p>S1.5 Firebreaks are provided by:</p> <p>(a) a perimeter road that separates lots from areas of bushfire hazard, and that road has:</p> <ul style="list-style-type: none"> i. a minimum cleared width of 20 metres; and ii. a constructed road of an all-weather standard. <p>OR</p> <p>(b) fire maintenance trails are located as close as possible to the boundaries of the lots and the adjoining bushland hazard, and the trails:</p> <ul style="list-style-type: none"> i. Have a minimum cleared width of 6 metres; and ii. Have a formed width and gradient, and erosion control devices; and iii. Have vehicular access at each end; and iv. Provide passing bays and turning points for fire-fighting appliances; and v. Are either located on public land, or within an access easement that is granted in favour of the local government and QFRS. <p>AND</p> <p>S1.6 (c) Sufficient cleared breaks of 6 metres minimum width are available in retained bushland within the development (e.g. creek</p>	water source for firefighting purposes would be difficult to condition if the applicant did not have an agreement in place with a private provider.

Specific Outcomes	Probable Solutions for Assessable Development	Assessment discussion
	<p>corridors and other retained vegetation) to allow burning of sections and access for bushfire response.</p> <p>AND</p> <p>S1.7 Roads are designed and constructed in accordance with applicable local government and State government standards and:</p> <p>(a) Have a maximum gradient of 12.5%; and</p> <p>(b) Exclude cul-de-sac, except where a perimeter road isolates the use works or lot from hazardous vegetation or the cul-de-sac are provided with an alternative access linking the cul-de-sac with other through roads.</p> <p>AND</p> <p>If in a High Bushfire Hazard Area, a use, work or lot complies with a Bushfire Management Plan (except for an existing dwelling house on an existing lot).</p>	
<p>O2 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.</p>	<p>S2.1 A Use, work or lot complies with a Bushfire Management Plan.</p>	<p>Within the application material the applicant states "<i>Hazardous materials associated with the proposed development will be stored under existing license and management arrangements at the existing works camp</i>".</p> <p>The application material does not include a Bushfire management plan and does not detail what the hazardous material associated with the development are. It is considered the proposal does not comply with Probable Solution S2.1 and with the deficiency of information, particularly in relation to water supply, officers cannot determine</p>

Specific Outcomes	Probable Solutions for Assessable Development	Assessment discussion
		if the proposal complies with the associated specific outcome.

4.3 Other Codes

4.3.3.1 Urban Locality Code

According to section 1.4.2.2 of the Planning Scheme, the urban locality in the shire comprises the urban localities of:

- (a) Nebo (as defined on map 5); and
- (b) Glenden (as defined on map 6).

While this mapping shows that the site is not located within the urban locality, there are provisions within the Urban Locality Code that seek to reinforce the requirements of the Planning Scheme with respect to the consolidation of urban uses and the desired location of mining workers accommodation.

According to section 4.1.3.2, the overall outcomes sought by the Urban Locality Code relevantly include:

“Function...

- (e) *Urban Localities accommodate population, mining workers accommodation and rural residential growth in the Shire, to the exclusion of the rural locality;*

Consolidation of Urban Uses

- (g) *Commercial, industrial and residential uses are consolidated in, and do not extend beyond the boundary of, an urban locality...*

It can be noted in section 7.1 – Defined Uses and Use Classes, the Planning Scheme lists the defined uses included in the residential use class. A works camp use is one of the uses included in that list and is therefore considered a residential use.

Contrary to the requirements of the above overall outcomes, the proposed development does not seek to provide mining workers accommodation within the urban localities of Nebo and Glenden. Instead, in conflict with these requirements, the proposed development seeks to provide that accommodation within the rural locality, thereby extending residential uses beyond the boundary of the urban localities.

4.4.3.1 Vehicle Parking and Movement Code

Access to the site is via the Peak Downs Highway and has been assessed and approved by DTMR. The applicant proposes car parking at a rate of 0.42 car parking spaces to each accommodation unit which is supported by the applicants submitted Traffic Impact Assessment. Noting the Code does not have a specific parking rate for Works Camp the submitted TIA has looked at similar rates for surrounding Councils, as well as the parking rate in the Planning Scheme for similar uses such as Motel Rooms or Serviced apartment, which require:

- 1 covered space per room or unit for the first 30 units and then 1 space per 2 rooms or units for the remainder and spaces for ancillary facilities plus 1 space per 2 employees, plus provision for bus parking where containing more than 30 rooms or units.

The TIA notes that there will a large majority of the workforce that will be bussed to the facility with busses running from regional airports and major towns such as Mackay.

Having regard to the information provided by the application Council is satisfied that the proposed parking rate is sufficient to cater for the proposed use. Further, it is considered the proposed development could be conditioned to comply with any other necessary requirements of the Vehicle Parking and Movement Code.

4.4.3.2 Infrastructure Services Code & Filling and Excavation Code

Assessment was undertaken by Councils Infrastructure services team as well as Council external Development Engineering Consultant against both of the above codes. Other than the water supply issue identified above, the development was found to either comply or be able to be conditioned to comply with the requirements of both codes.

4.5 OTHER STATUTORY INSTRUMENTS – ISAAC REGIONAL PLANNING SCHEME 2021

Section 317 of the Sustainable Planning Act 2009 allows an assessment manager to give weight to a later planning instrument, code, law or policy in assessing a development application, but only where that instrument came into effect after the development application was made, but before the day the decision stage for the application started.

In this instance, the day the decision stage started was 15 September 2017, well before the commencement of the current Planning Scheme on 1 April 2021. It should be noted that a draft version of the Planning Scheme was made publicly available for community consultation in 2018.

Notwithstanding the effects of section 317, it is the Assessing Office's opinion that assessment of the application should also consider the provisions of the current Isaac Regional Planning Scheme, in accordance with consideration of the "Coty Principle", which effectively acts as a common law exception to this legislative requirement.

It is considered that in this instance, as Council's current Planning Scheme has been in force for over 1.5 years and underwent public consultation in 2018, it can be afforded significant weight.

Under the Isaac Regional planning scheme, the site is included in the Rural Zone. Within the Rural zone, development for Non-resident workforce accommodation purposes is categorised as impact assessable development, therefore requiring public notification and assessment against the planning scheme as a whole.

According to Part 3 – Strategic Framework, section 3.1(1):

The strategic framework sets the policy direction for the Planning Scheme and forms the basis for ensuring appropriate development occurs in the planning scheme area for the life of the planning scheme.

Section 3.2.2 – Strategic Intent – Isaac Region in 2036 further provides:

- (2) *Moranbah, Clermont, Nebo, Middlemount, Dysart and Glenden are resilient towns providing a wide range of housing, small business, industry and employment opportunities. Urban services and infrastructure support permanent residence, non-resident workers and visitors to the region.*
- (3) *Urban settlements do not occur outside these towns.*

Further, according to section 3.3 – Theme – Liveable Communities, section 3.3.1 Strategic Outcomes, section 3.3.1.1 – General:

- (1) *Moranbah, Clermont, Nebo, Middlemount, Dysart and Glenden are established towns and communities and their urban areas are intended to provide for the range of urban housing choices, and urban scale retail, commercial, industrial, administrative, health, community and educational services to the region.*
- (4) *Expansion of urban areas does not extend beyond areas included within the following zones:*
 - (a) *Low density residential*
 - (b) *Low medium density residential*
 - (c) *Centre*
 - (d) *Industry*
 - (e) *Industry investigation*
 - (f) *Emerging community*
 - (g) *Community facilities*
 - (h) *Open space and recreation*
 - (i) *Special purpose (where urban infrastructure within a town).*

Section 3.3.1.3 deals specifically with non-residential workforce accommodation. It provides:

- (1) *Existing non-residential workers accommodation within the region's urban centres provide substantial accommodation for non-resident workers. These existing facilities are located in the Specialised centre zone. No further development is intended in the Specialised centre zone until this specialised accommodation use ceases.*
- (2) *Non-resident workforce accommodation is provided in response to a legitimate and demonstrated need.¹¹*

Footnote 11 for section 3.3.1.3(2) states:

Council acknowledges that non-residential workforce accommodation is a housing form which arises in response to the operational needs of industries in the region. Council acknowledges that this form of development will continue to be present in the region in the future. Council supports well designed and suitable located non-resident workforce accommodation. Council does not support workforce arrangements that reduce a workers choice to live in the region and have their housing needs met by permanent housing options within the region's established communities. Significant amounts of NRWA is constructed and approved in the region as indicated on the Strategic Framework Maps in Schedule 2 (SC2.2). New proposals must demonstrate need in the context of this supply.

As detailed in Section 4.5.2 of this Report, Council does not agree with the applicant's representations that there a clear demonstrated need for the project.

Regardless of this position, further consideration has been given to the further sections of the Planning Scheme, which are triggered where need has in fact been ascertained.

Where need has been demonstrated, section 3.3.1.3(3)(i)A requires that non-resident workforce accommodation are located in areas that:

- *do not result in unacceptable impacts, including cumulative impacts on established towns and communities including:*
 - *social services;*
 - *infrastructure;*

- *built form character;*
- *visual amenity; and*
- *economy; and*
- *contribute to the regions' economy; and*
- *avoid conflicts with adjoining or nearby land; and*
- *are or can be appropriately serviced with the necessary infrastructure; and*
- *avoid impacts on the planned orderly growth of established communities;*

The applicant has submitted a needs assessment which is discussed in detail below. It is considered that the proposed development would generate significant and unmanageable cumulative social impacts by placing greater demand and pressure on existing services in surrounding townships which are already facing challenges with regards to service delivery and meeting the desired standard of living for permanent resident and non-resident workers.

This conclusion is supported by the applicant's Social Impact Assessment which identifies that the development will result in increased demand from social infrastructure at established townships such as Moranbah and Nebo. There are no clear mitigation measures proposed to address these impacts by the applicant through their Social Impact Assessment.

The Rural Zone Code in section 6.2.6.5 applies to land included within the rural zone. According to section 6.2.6.5.2(2) the purpose of the zone will be achieved through the following overall outcome:

“(k) Urban and rural residential expansion does not occur on land in the rural zone.”

It is considered that the proposed development represents urban expansion within the rural zone where it is not supported by the Rural Zone Code.

Overall, it can be noted that the Isaac Regional Planning Scheme 2021 maintains the relevant themes in both the Nebo Planning Scheme 2008 and Regional Plan, which seek to locate non-residential workforce accommodation within urban localities where existing infrastructure and services are available.

It is considered the proposed development conflicts with the above provisions of the Strategic Framework and the Rural Zone Code which do not anticipate or support urban expansion within the Rural Zone and seeks to protect sensitive land uses from the effects of mining.

4.6 SUFFICIENT GROUNDS - NEEDS ASSESSMENT

A Housing Needs Assessment (original Needs Assessment) was submitted with the original application material prepared by Tract Consulting dated 31 October 2013. The original Needs Assessment, which was based on the original proposal of 2,700 rooms, was not considered to apply a sound methodology to reach its conclusions that by 2016 the Isaac Region would require an additional 7,421 rooms.

On 28 February 2014 the applicant provided an addendum to the original Housing Needs Assessment. This assessment took into consideration a broader scope of matters including revised non-resident population projections released by Queensland Treasury in May 2013, the status of mining projects in the Bowen Basin, a comparison of current business confidence with the underlying assumptions informing Queensland Treasury non-resident population projections and discussion regarding longer term economic outlook for the resources sector in Australia. The findings in the addendum were that the demand in the original assessment remain relevant.

However, in the applicant's response to Information Request that was received on 27 June 2017, the findings of this report were amended following the decline in the mining sector at the time. A further revised Needs Assessment was submitted which identified:

Since 2014 the mining sector has experienced a decline, resulting in market uncertainty which directly affected the Civeo Village development plans for a viable outcome. It has been established that there is a demand for additional accommodation for workers in this location, however not to the scale that was originally proposed. Therefore the proposal has been amended to reflect a decreased number of accommodation units within both the ultimate development and within the initial Stage A.

This also results in a decreased scale of required infrastructure and other support services and facilities. The amended proposal provides for a total of 1,400 accommodation units with a first stage of 342 accommodation units. This is a decrease from the original proposal forming part of the application as submitted where the Preliminary Approval (PA) allowed for up to 2,700 accommodation units and the Development Permit sought approval for 420 accommodation units in Stage A.

On 7 August 2023 the applicant submitted a revised Needs Assessment prepared by Location IQ. This assessment concludes that there is a clear need and demand for the proposed facility for the reasons summarized below:

- *Major projects* – identification of 12 major mining and energy projects proposed within a 50km radius of Coppabella.
- *Location of the village* – proposed strategic location which can service a broad catchment of guests.
- *Town integration vs remote mining camps* – proposed flow-on economic benefits derived from the camp.
- *Quality of accommodation and operation* – proposed that Civeo are industry leader in the workforce accommodation sector and their high quality of accommodation and operation sets their villages apart from similar offers.
- *Occupancy at existing Civeo Villages* – proposed that Civeo's villages are experiencing high levels with 100% occupancy in Moranbah and Coppabella.
- *Buffer in Supply* – proposed that the development would enable Civeo to maintain a buffer in supply.
- *Housing Market* – the provision of workers accommodation assists in easing pressure on household rents and prices.
- *Location of Worker Accommodation Villages* – beneficial location to manage worker fatigue.
- *Economic and Community Need* – achieves economic and community need.

The overall need for the development, as summarized by Location IQ, is:

'There is need for additional worker accommodation on the site adjoining the existing Civeo Coppabella facility due to the fluctuating nature of the mining industry and resources/energy sector, as well as the servicing and growth of major projects resulting in peak periods of demand that are difficult to predict. These peak periods of demand should be accommodated for. This is demonstrated by the recent approval of 97 permanent rooms as part of the existing Civeo Coppabella facility as well as a 291-room extension at the existing CoppaVillage in Coppabella to meet this need. Coal production in Northern sector increased significantly from 2012 and has remained strong since 2014. This highlights strong and consistent demand for mining workers within the region which in turn increases the demand for workers accommodation villages. All market indicators show increasing demand currently and existing facilities reaching full capacity (an estimated 12,080 non-residential workers in mines within the Isaac region, with only 3,997 worker rooms provided within Coppabella), with very limited ability to handle further increases in demand coming from new projects. Facilities within or close to Coppabella itself provide maximum flow on

benefits to the town. The expansion of existing accommodation facilities, where possible and appropriate, is more logical and economically sensible, than building new facilities. Currently, 3,134 rooms are located at the existing Civeo Coppabella worker accommodation village. Existing undersupply suggests significant demand for additional worker accommodation rooms within the region to help alleviate spillage to other regions which would not service mines near Coppabella. Further, it is understood that no land subdivisions in and around Coppabella are currently proposed or approved, indicating future supply is not planned to be increased to meet the immediate demand in the catchment area.'

All versions of the Housing Needs Assessment's have been peer reviewed by Norling Consulting. Norling Consulting's most recent peer review was of the Housing Needs Assessment resubmitted with the application on 18 October 2023 when the applicant requested the decision period recommence and Council decide the application. Norling consulting has provided the following findings in their Peer Review of the latest version of the Needs Assessment:

The Need and Demand Assessment has generally adopted reasonable assumptions, with the following issues highlighted:

- *No supporting data has been provided to evidence the pattern of occupancy at the Village or its forward bookings. It is a matter for Council as to whether the occupancy claims made in this respect by the Assessment can be taken at face value or need to be supported by hard data;*
- *The Applicant's claim that an average occupancy rate of 70% is optimal is difficult to accept without further information. Whilst this rate appears to be on the low side, the real issue is the ability of the facility to cater to occupancy peaks, with the variation between peaks and troughs contributing substantially to the average occupancy rate that can be achieved. However, Table 1.1 of the Assessment shows allowance needs to be made for rooms set aside for fatigue management and refurbishment (shutdown) requirements, both of which would place a downward pressure on average occupancy rates;*
- *Whilst the Assessment has documented the residential housing market within the Isaac Region and the two SA2s in that Region, it has failed to identify that there have been zero house sales in Coppabella over the past 12 years. This is due to all of the approximately 80 houses being owned by entities associated with the railway and therefore are not available to mining workers;*
- *The Assessment identifies 12 major projects that are either recently operational, approved or proposed within 50km of Coppabella. However, given the role of Moranbah established by the Superseded and current Planning Schemes, those projects that are located closer by road to Moranbah should be excluded. Accordingly, the list of 12 projects should reduce to eight, with the total operational workforce reducing to about 3,600 workers;*
- *Chapter 4, Non-Resident Workforce is based upon out-of-date data (2021). The 2022 workforce population had increased by 11% to 13,405 workers, whilst the 2022-26 projections were not materially different from the 2021-26 projections referred to in the Assessment; and*
- *The Assessment has failed to highlight that larger town-based workers camps run by commercial operators that service demand from multiple mines/projects (such as Civeo Coppabella Village) are preferable to the establishment of many smaller workers camps run by mining companies and that are located at individual mines and subject to only the operating life of each mine.*

Based upon the eight major projects that are located closer to Coppabella than other towns, the Assessment has identified the potential for just over 1,600 additional jobs over and above those existing at present. When regard is also had to Table 1.1, where it is claimed that 330 workers are currently housed at Moranbah because the Civeo Coppabella Village cannot accommodate them, there is a need for 100 beds for fatigue management and there would normally be at least 100 rooms taken offline for renovation/maintenance, then I am satisfied

that the Assessment has demonstrated a need for an additional 1,400 beds on the Subject Site.

The Assessment has therefore reached a reliable conclusion.

In accordance with the peer review undertaken by Norling Consulting, it is accepted that there is a possible need for additional Non-resident workforce accommodation in the catchment. However there are still some matters that have not be addressed in the application, notably:

- The workforce figures proposed by the applicant have not accounted for the component of the major project workforce who may choose to reside permanently in the region. From historic projects, this is understood to be approximately 20% of a major project's operational workforce. On this basis the stated demand would reduce further from 1,600 jobs to 1,280.
- The impact of the existing approved rooms in Coppabella, being 291 at Coppavillage and 376 at Moorvale Terowie Accommodation Village, have not been considered with regards to the project's need. These approvals constitute an additional 667 rooms in the direct vicinity of the site which could alleviate a portion of the stated demand proposed by the applicant.
- The vacancy rates for the Civeo camp may be overstated due to the contracting arrangements between Civeo and mining companies know as 'take or pay'. This practice allows for rooms to be reserved for a proponent, regardless of whether they are being utilized or not. This practice can significantly swing the supply and demand of available rooms and requires further exploration to ascertain its impact on the market.
- While it has been identified that 12 of the projects nominated are closer to Coppabella than Moranbah, it is not accepted by the Assessing Officer that this concludes that the accommodation should be provided in Coppabella. Commute to a site is acceptable within fatigue management requirements and as such Moranbah is still considered a suitable location to service a number of these projects.
- The Housing and Needs Assessment has not suitably explored planning need in consideration of the Nebo Planning Scheme 2008 and Isaac Regional Planning Scheme.

In accordance with the applicant's request that the application be decided based on the information submitted to date, Council was unable to request further information to address these matters.

Having regard to the above matters, it is not agreed that there is a clear demonstrated need for the proposed development.

Given the non-compliance with the assessment benchmarks, including the Mackay Isaac Whitsunday Regional Plan 2012-2031, Nebo Planning Scheme 2008 and the Isaac Regional Planning Scheme 2021, Council officers do not consider that the need for the proposed development, as sought to be demonstrated by the applicant, amounts to a ground sufficient to justify approval of the proposed development despite the serious conflicts with the relevant planning instruments.

4.7 VARIATION APPROVAL

There is no Variation Approval applicable to the site.

5. OTHER CONSIDERATIONS

5.1 BUDGET AND RESOURCE IMPLICATIONS

Council will incur legal costs in the event the applicant challenges Council's decision on decision.

5.2 LEGAL IMPLICATIONS

Council will incur legal costs in the event the applicant challenges Council's decision.

5.3 COUNCIL POLICY IMPLICATIONS

No policy implications are envisaged.

5.4. HUMAN RIGHTS

The *Human Rights Act 2019* provides that it is unlawful for a public agency to act or make a decision in a way that is not compatible with human rights, or to fail to give proper consideration to a human right.

This necessitates understanding the human rights that are protected. When making decisions or taking actions, consideration needs to be given to how that may impact on a person's human rights. Where there is a restriction on a person's human rights the restriction must be no greater than is justifiable to protect the rights of others or the community at large.

In assessing this application consideration has been given to the following sections of the Human Rights Act 2019:

- Section 15 – Recognition and equality before the law
- Section 24 – Property rights

It is the opinion of the assessing officer that no human rights have been limited by this decision.

6. REFERRALS

The application was referred to the following referral agencies in accordance with the *Sustainable Planning Act 2009*:

Concurrence

- Department of State Development, Infrastructure, Local Government and Planning (formerly Department of State Development, Infrastructure and Planning)

The Department is a concurrence agency for the following triggers under the *Sustainable Planning Regulation 2009*:

- | | |
|------------------------------------|-------------------------------|
| • State-controlled Roads- | Schedule 7, Table 3, Item 1. |
| • State transport infrastructure - | Schedule 7, Table 3, Item 2. |
| • Clearing Vegetation - | Schedule 7, Table 3, Item 10. |
| • Development involving an ERA - | Schedule 3, Table 2, Item 1. |

The Department responded by letter dated 07 September 2017. DILGP advised that the conditions set out in their response must be attached to any development approval.

The conditions contained in the Concurrence Agency Response relate to managing impacts and safety on the State-controlled road, and clearing vegetation.

Under section 289(1) of the Sustainable Planning Act 2009, DILGP must set out the reasons for the decision to impose conditions. The reasons for their decision are:-

- To ensure the development is carried out generally in accordance with the plans of development submitted with the application.

- To maintain the safety and efficiency of the state-controlled road by reducing the number of access.
- To ensure the road works on, or associated with, the state-controlled road network are undertaken in accordance with applicable standards.

Department of Environment and Heritage Protection provided a concurrence agency response with no requirements on 14 September 2017.

Environmental Authority Permit – Department of Environment and Heritage Protection

An environmental authority permit (reference EPPR01784113) was issued by Department of Environment and Heritage Protection 14 September 2017. The conditions of the environmental authority are separate, and in addition to, the conditions contained within the DILGP referral agency response, relating to the environmentally relevant activity.

Third Party Advice – Ergon Energy

Whilst not triggered as an advice agency (under the provisions of the *Sustainable Planning Regulations 2009*), Ergon Energy has a safety and an operational interest in the current development proposal given the presence of a 19.1 kV and a 66 kV powerline running parallel with each other diagonally through the subject lots (lots 9 and 10). These powerlines are not within an easement.

A submission was received on 23 May 2014 on behalf of Ergon Energy Corporation Limited stating it has no recommendations in relation to development conditions.

7. CONSULTATION

The application has been considered by internal referral officers and technical consultants who have provided comments and reasonable and relevant conditions. A summary of these internal referrals are provided in the table below.

Referral	Response
Internal	
Engineering and Infrastructure Department	Reviewed and provided technical input.
External	
Becker Sunner Consulting (2023)	Reviewed and provided technical input.
John Norling Consulting	Reviewed and provided technical input.

8. PUBLIC NOTIFICATION

The application was publicly notified for 30 business days in accordance with the requirements of the *Sustainable Planning Act 2009* from 26 July to 12 September 2017. No properly made submissions were received.

Although no submissions were received when notification was undertaken, it is noted that more than 5 years has passed since notification was undertaken. Consequently the current communities awareness of the subject application and in particular the application for a “Preliminary approval to vary the effect of the planning scheme” is likely to be very low.

When considering the requirements for assessment for the Variation request under Section 316 of *SPA 2009* Council is required to note “the effect the proposed variations would have on any right of

a submitter for following applications, with particular regard to the amount and detail of supporting material for the current application available to any submitters". Given the time that has past and the likely lack of community awareness it is unknown if there would be submitter or differing issues surrounding the proposal to vary the planning scheme.

9. INFRASTRUCTURE CHARGES

Should the development application be approved, the development would attract an infrastructure charge levied in accordance with the Isaac Regional Council Charges Resolution (No. 3) 2021. In accordance with the Resolution, each unit would incur a charge of \$6,369.20. Accordingly, the development permit for Stage 1 of the development would incur an infrastructure charge of \$2,178,266.40. Assuming the remaining units proposed as part of the Preliminary Approval, do not require an assessable development permit, these charges would be levied at the Building Application Stage. The remaining 1,058 units would attract an infrastructure charge of \$6,738,613.60, bringing the total infrastructure charge for the development to \$8,916,880.

Should the development application be refused no charges will be payable.

12. CONCLUSION

The town planning assessment has found that the proposed development has not demonstrated compliance with the relevant assessment provisions of the *Nebo Shire Plan 2008* and the Mackay Isaac Whitsunday Regional Plan 2012. In addition, it is considered that the applicant has not demonstrated that there are sufficient grounds to justify approval despite the conflict with the relevant assessment provisions.

It is recommended that the development application be refused.

The grounds for refusal are outlined below:

Nebo Planning Scheme 2008

1. The proposed development is in conflict with the Nebo Shire Plan 2008 v1, in particular:

Desired Environmental Outcomes

2.2.3 Cultural Economic, Physical, and Social Well Being of People and Communities

- (a) The proposed development conflicts with section 2.2.3 because:

- The proposed development site is not located within an established town or community where the urban areas within those towns and communities are intended to provide for urban infrastructure and services.
- Coppabella is not a recognised township and remains a location where there is minimal community facilities and/or social services and infrastructure.
- The urban localities of Nebo and Glenden are recognised as the primary urban focal points of the Shire with standard urban infrastructure and services.
- The proposed development is not located within or adjoining these urban localities or within Coppabella (as defined by the Planning Scheme).

- (b) The proposed development conflicts with section 2.2.3 (14) because:

- The proposal supports the establishment of a non-resident worker population base that is incompatible with the nearby permanent resident populations, with the proposal seeking to accommodate non-resident workers to a level where Coppabella would be the second most populated settlement in the Isaac Region.
- Coppabella does not have social services or facilities to cater for the health, safety and wellbeing of the residents of the proposed development.
- The proposed development will place greater demand on the social services of surrounding urban settlements, notably Nebo and Moranbah, and will reduce the level of access that these existing communities have to these services.
- The applicant acknowledges in their Social Impact Assessment that the development will result in increased demand for social services, including police, ambulance, hospital and health care services which are noted as being significantly undersupplied due to the combined impact of resident and non-resident demand.

(c) The proposed development conflicts with section 2.2.3 (16) because:

- The proposed development is located within an isolated location outside of an urban locality or Coppabella.
- The development site is not located within Coppabella (as defined by the Planning Scheme).
- The proposed development site conflicts with the policy intent of the DEO which seeks to accommodate workers camps in locations in which there is readily available access to social services and facilities to support the wellbeing of residents and the community.

Rural Locality Code

(d) The proposed development conflicts with the Overall Outcomes 'Function'(a) and (b) because:

- The proposed use is not for a traditional, new or emerging agricultural or primary industry activities nor is it conserving the land for natural or landscape values.
- The proposed development is a further expansion of a potential incompatible land use (sensitive receptor) within the rural zone.

(e) The proposed development conflicts with the Overall Outcomes 'Residential Uses' (i) and (k) because:

- The development is located outside of an urban locality.
- The development proposes residential development adjacent to Coppabella, along the Peak Downs Highway which is in direct conflict with Overall Outcome (K) which stipulates "*Any further residential development adjacent to Coppabella, along the Peak Downs Highway, is not consistent with the Rural Localities overall outcomes*".
- The applicant has not demonstrated that the development cannot be practically located in an Urban locality.
- The development site is not located within Coppabella (as defined).

(f) The proposed development conflicts with the Overall Outcome 'Uses and Works' (r) because:

- Coppabella does not have social services or facilities to cater for the health, safety and wellbeing of the residents of the proposed development.
 - The proposed development will place greater demand on the social services of surrounding urban settlements, notably Nebo and Moranbah, and will reduce the level of access that these existing communities have to these services.
 - The applicant acknowledges in their Social Impact Assessment that the development will result in increased demand for social services, including police, ambulance, hospital and health care services which are noted as being significantly undersupplied due to the combined impact of resident and non-resident demand.
 - The mitigation measure proposed by the applicant in its Social Impact Assessment are intangible and, in any event, cannot be lawfully conditioned and enforced.
- (g) The proposed development conflicts with the Table 4-2, Specific Outcome O1 of the Rural zone code because:
- The site is mapped as Class C agricultural land and located in the Rural zone.
 - The State Planning Guideline state that Class C agricultural land that isn't steep is appropriate for grazing.
 - Grazing is considered a primary production activity that the site may be suitable for.
 - Other than the adjoining site, the site adjoins Rural activities and a Mine site demonstrating the area is suitable for grazing and primary production uses.
 - Approval of the development will further fragment the surrounding rural area.
- (h) The proposed development conflicts with the Table 4.2.11, Specific Outcome O1(a), (b) and (d) of the Rural zone code because:
- The southern side of the Peak Downs highway outside of the Coppabella township is characterised by Rural properties with single dwellings and an adjoining mine apart from the adjoining camp.
 - The continued expansion of large scale Works Camps in this location is not considered to maintain the prevailing rural amenity and character and will alter the character to high density urban.
 - The higher order outcomes of the code do not envisage expansion of Works camps along the Peak Downs Highway outside Coppabella.

Urban Locality Code

- (i) The proposed development conflicts with section 4.1.3.2(e) – function because
- The proposed development will be located within the rural locality, outside of the urban localities of Nebo and Glenden where mining workers are expected to be accommodated.
- (j) The proposed development conflicts with section 4.1.3.2(f) – consolidation of urban uses because:
- the proposed development will result in the extension of a residential use beyond the boundaries of the urban localities of Nebo and Glenden where residential uses are expected to be consolidated within.

Regional Plan

2. The proposed development does not comply with the following benchmarks in the Mackay Isaac Whitsunday Regional Plan 2012-2031, namely:

(a) Part B – Regional Framework - Regional Narratives for Coppabella

(b) Desired Regional outcome 5 - Strong communities

- Principle 5.1.1 – Social Planning
 - Policy 5.1.2. and 5.1.5
- Principle 5.5.1 - Strengthening resource communities
 - Policy 5.5.11, 5.5.12

(c) Desired Regional outcome 7 - Managing growth

- Principle 7.1.1 - Efficient use of the land
 - Policy 7.1.2, 7.1.4, 7.1.8, 7.1.10
- Principle 7.4 - Housing choice and affordability
 - Policy 7.4.4, 7.4.5, 7.4.6, 7.4.8

The reasons the proposed development does not comply with these provisions are:

- The Regional Plan notes Coppabella's function as a railway township with limited social services.
- The Regional Plan notes significant growth due to mining camps.
- The Regional Plan does not anticipate further growth in Coppabella.
- The Regional Plan recommends that existing services be continued but as further growth is not anticipated does not recommend any social services to be expanded in Coppabella.
- In combination with the surrounding camps the proposed Works camp would take the Coppabella Non-residential workforce to 5,917 beds. In 2016 Census there was 466 residents in Coppabella township.
- The proposal supports the establishment of a non-resident worker population base that is incompatible with the nearby permanent resident populations, with the proposal seeking to accommodate non-resident workers to a level where Coppabella would be the second most populated settlement in the Isaac Region.
- Coppabella does not include local police, ambulance, a hospital or other social services that would regularly service a population of approximately 6,300 residents (residents and non-residents).
- The establishment of the proposed Works camp in Coppabella will impact the provision of social services to the surrounding community which are already overextended and lacking.
- The proposed development will place greater demand on the social services of surrounding urban settlements, notably Nebo and Moranbah, and will reduce the level of access that these existing communities have to these services.
- The size of the Works camp will have cumulative social impacts of social services in surrounding townships.
- The nature, size and scale of the proposed workers accommodation equates with a small urban settlement outside of the urban footprint and does not contribute to a compact urban form occurring within areas identified for urban/residential uses.

- The proposed development does not encourage settlement in mining communities by providing a mix of dwelling types and sizes for workings within the urban footprint.
- The proposal undermines the ability to promote growth in Nebo and/or Moranbah in an area with services and facilities capable of catering for the needs of the development.
- The self-contained nature of the proposed development will not advance the liveability or long-term sustainability of the region.

Isaac Regional Planning Scheme 2021

3. A decision to approve the proposed development departs from the following applicable assessment benchmarks in the Isaac Regional Planning Scheme 2021 and would therefore make a planning strategy included in that Planning Scheme more difficult to implement:

Part 3, Strategic Framework of the Isaac Regional Council Planning Scheme –

- a) Strategic Framework Section 3.2 Strategic Intent –Section 3.2.2(2) and (3) Isaac Region in 2036:
 - the proposed development will result in an urban settlement located outside of established towns where infrastructure and services for residents, including non-resident workers, are available, potentially impacting upon the resilience of those towns.
- b) Strategic Framework Section 3.3 Liveable Communities – Section 3.3.1.1 (1) and (4) – general strategic outcomes
 - the proposed development will be located outside of the established towns of Moranbah, Clermont, Nebo, Middlemount, Dysart and Glenden whose communities and urban areas are intended to provide for the range of urban housing choices, and urban scale retail, commercial, industrial, administrative, health, community and educational services to the region.
 - the proposed development will result in the expansion of urban areas beyond the specific zones designated for urban expansion.
- c) Strategic Framework Section 3.3 Liveable Communities - Section 3.3.1.3(2) - Non-residential workforce accommodation
 - the application has not demonstrated that the workforce accommodation is provided in response to a legitimate and demonstrated need.
- d) Alternatively, to the extent that a legitimate need can be demonstrated, Strategic Framework Section 3.3 Liveable Communities - Section 3.3.1.3(3) - Non-residential workforce accommodation:
 - the proposal generates an unacceptable impact on social services, infrastructure and the local economy,

Rural Zone Code

- e) The proposed development does not comply with Overall Outcome 6.2.6.5.2(2)(k) of the Rural Zone Code because:
 - The proposed development is for urban expansion within the Rural Zone.
 - Such urban expansion is not contemplated on land within the Rural Zone.

Sufficient Grounds

4. There are no sufficient grounds to justify approval of the proposed development despite the conflict with the relevant planning instruments as identified above.
5. The applicant has not demonstrated that there is a need for the project to its current size and scale. To the contrary, there is no need:
 - (a) for the number of rooms sought by the proposed development; and
 - (b) for the proposed development in its proposed location.
6. There are no matters of public interest that would justify a decision to approve the proposed development despite the identified conflict. To the contrary, it is in the public interest to uphold the requirements of the relevant planning instruments.

Findings on material questions of fact

- The subject site is located within the Rural zone of the Nebo Shire Plan 2008 v1.
- The development application was made for a Material Change of Use – Development Permit Works Camp (stage 1 342 Rooms), Material Change of Use – Preliminary Approval to vary the effect of the Nebo Shire Planning Scheme under s242 of the Sustainable Planning Act 2009 (for a further 1058 rooms), Environmentally Relevant Activity – ERA 63 – Sewerage Treatment 1 November 2013
- The subject site is located on land at 12798 & 12800 Peak Downs Highway Coppabella being Lots 9 and 10 on SP244495 comprising an area of 80 hectares.
- The land surrounding the subject site is located within the Rural zone and is utilised for rural and mining activities apart from the adjoining established Works camp run and owned by the applicant which was established under the Transitional Nebo Planning Scheme.
- In 2016 Census there was 466 residents in Coppabella township.
- In combination with the sounding camps the proposed camp would take the Coppabella Non-residential workforce to 5,917 beds. This would establish Coppabella as the second largest locality in the Issac Region (with the largest being Moranbah).
- Coppabella is located 51.1 km north east of Moranbah or approximately 35 minutes drive by car.
- Coppabella is located approximately 50 kilometres south west of Nebo and approximately 30 minutes by car.
- Public notification of the development application was undertaken from 26 July to 12 September 2017.
- Isaac Regional Council, as the statutory Assessment Manager, undertook assessment of the development application against the applicable assessment instruments identified by the *Sustainable Planning Act 2009*.

Evidence or other material on which the findings were based

- The development application;
- The Nebo Shire Plan 2008 v1;
- The Issac Regional Planning Scheme 2021;
- Mackay Isaac Whitsunday Regional Plan;
- State Planning Policy: July 2014 / Department of State Development, Infrastructure and Planning;

- The Sustainable Planning Act 2009.

14. RECOMMENDATION

That Council:

REFUSE PA13076 (MCU23/0011) for a Material Change of Use Development Permit – Works Camp (stage 1 -342 Rooms), Material Change of Use – Preliminary Approval to vary the effect of the Nebo Shire Planning Scheme under s242 of the Sustainable Planning Act 2009 (for a further 1058 rooms) & Environmentally Relevant Activity – ERA 63 – Sewerage Treatment situated at 12798 & 12800 Peak Downs Highway Coppabella, legally described as Lots 9 and 10 on SP244495 as per the grounds for refusal contained in Section 12.

15. APPLICANT APPLICATION MATERIAL

Document	ECM Document ID
Town Planning Report	5148789
Preliminary approval document	3159128
Information Response	3159128
Proposed Plans	3159128
Technical Reports	5154357 (TIA) 5154350 (SIA) 5154346 (Flooding) 5154340 (Infrastructure servicing report) 5154331 (Needs assessment original lodgement)

16. ATTACHMENTS

Attachment 1 – Draft Decision Notice (inc. Appendices)

ATTACHMENT 1 – DRAFT DECISION NOTICE

Our Ref.: MCU23/0011
Your Ref.: 0712-0413

SENT BY EMAIL TO: ereardon@tract.net.au
Geoff.Campbell@civeo.com

[Date]

The MAC Services Group Pty Ltd
C/- Tract Consultants Pty Ltd
Level 7, 140 Ann Street
BRISBANE QLD 4000

Dear Sir/Madam

Decision Notice
Sustainable Planning Act 2009

I refer to your application and advise that on **[Decision Date]** Council decided to refuse the application.

Details of the decision are as follows:

APPLICATION DETAILS

Application No:	PA13076 (MCU23/0011)
Street Address:	12798 & 12800 Peak Downs Highway Coppabella
Real Property Description:	Lots 9 and 10 on SP244495.
Planning Scheme:	Isaac Regional Planning Scheme 2021, Version 1

DECISION DETAILS

Type of Decision:	Refused
Type of Approval:	Material Change of Use Development Permit – Works Camp (stage 1 -342 Rooms)
	Material Change of Use – Preliminary Approval to vary the effect of the Nebo Shire Planning Scheme under s242 of the Sustainable Planning Act 2009 (for a further 1058 rooms)
	Environmentally Relevant Activity – ERA 63 – Sewerage Treatment
Date of Decision:	[Decision Date]

REASONS FOR REFUSAL

The grounds for refusal are outlined below:

Nebo Planning Scheme 2008

1. The proposed development is in conflict with the Nebo Shire Plan 2008 v1, in particular:

Desired Environmental Outcomes

2.2.3 Cultural Economic, Physical, and Social Well Being of People and Communities

- (a) The proposed development conflicts with section 2.2.3 because:

- The proposed development site is not located within an established town or community where the urban areas within those towns and communities are intended to provide for urban infrastructure and services.
- Coppabella is not a recognised township and remains a location where there is minimal community facilities and/or social services and infrastructure.
- The urban localities of Nebo and Glenden are recognised as the primary urban focal points of the Shire with standard urban infrastructure and services.
- The proposed development is not located within or adjoining these urban localities or within Coppabella (as defined by the Planning Scheme).

- (b) The proposed development conflicts with section 2.2.3 (14) because:

- The proposal supports the establishment of a non-resident worker population base that is incompatible with the nearby permanent resident populations, with the proposal seeking to accommodate non-resident workers to a level where Coppabella would be the second most populated settlement in the Isaac Region.
- Coppabella does not have social services or facilities to cater for the health, safety and wellbeing of the residents of the proposed development.
- The proposed development will place greater demand on the social services of surrounding urban settlements, notably Nebo and Moranbah, and will reduce the level of access that these existing communities have to these services.
- The applicant acknowledges in their Social Impact Assessment that the development will result in increased demand for social services, including police, ambulance, hospital and health care services which are noted as being significantly undersupplied due to the combined impact of resident and non-resident demand.

- (c) The proposed development conflicts with section 2.2.3 (16) because:

- The proposed development is located within an isolated location outside of an urban locality or Coppabella.
- The development site is not located within Coppabella (as defined by the Planning Scheme).
- The proposed development site conflicts with the policy intent of the DEO which seeks to accommodate workers camps in locations in which there is readily available access to social services and facilities to support the wellbeing of residents and the community.

Rural Locality Code

- (d) The proposed development conflicts with the Overall Outcomes 'Function'(a) and (b) because:
- The proposed use is not for a traditional, new or emerging agricultural or primary industry activities nor is it conserving the land for natural or landscape values.
 - The proposed development is a further expansion of a potential incompatible land use (sensitive receptor) within the rural zone.
- (e) The proposed development conflicts with the Overall Outcomes 'Residential Uses' (i) and (k) because:
- The development is located outside of an urban locality.
 - The development proposes residential development adjacent to Coppabella, along the Peak Downs Highway which is in direct conflict with Overall Outcome (K) which stipulates *"Any further residential development adjacent to Coppabella, along the Peak Downs Highway, is not consistent with the Rural Localities overall outcomes"*.
 - The applicant has not demonstrated that the development cannot be practically located in an Urban locality.
 - The development site is not located within Coppabella (as defined).
- (f) The proposed development conflicts with the Overall Outcome 'Uses and Works' (r) because:
- Coppabella does not have social services or facilities to cater for the health, safety and wellbeing of the residents of the proposed development.
 - The proposed development will place greater demand on the social services of surrounding urban settlements, notably Nebo and Moranbah, and will reduce the level of access that these existing communities have to these services.
 - The applicant acknowledges in their Social Impact Assessment that the development will result in increased demand for social services, including police, ambulance, hospital and health care services which are noted as being significantly undersupplied due to the combined impact of resident and non-resident demand.
 - The mitigation measure proposed by the applicant in its Social Impact Assessment are intangible and, in any event, cannot be lawfully conditioned and enforced.
- (g) The proposed development conflicts with the Table 4-2, Specific Outcome O1 of the Rural zone code because:
- The site is mapped as Class C agricultural land and located in the Rural zone.
 - The State Planning Guideline state that Class C agricultural land that isn't steep is appropriate for grazing.
 - Grazing is considered a primary production activity that the site may be suitable for.
 - Other than the adjoining site, the site adjoins Rural activities and a Mine site demonstrating the area is suitable for grazing and primary production uses.
 - Approval of the development will further fragment the surrounding rural area.

- (h) The proposed development conflicts with the Table 4.2.11, Specific Outcome O1(a), (b) and (d) of the Rural zone code because:
- The southern side of the Peak Downs highway outside of the Coppabella township is characterised by Rural properties with single dwellings and an adjoining mine apart from the adjoining camp.
 - The continued expansion of large scale Works Camps in this location is not considered to maintain the prevailing rural amenity and character and will alter the character to high density urban.
 - The higher order outcomes of the code do not envisage expansion of Works camps along the Peak Downs Highway outside Coppabella.

Urban Locality Code

- (i) The proposed development conflicts with section 4.1.3.2(e) – function because
- The proposed development will be located within the rural locality, outside of the urban localities of Nebo and Glenden where mining workers are expected to be accommodated.
- (j) The proposed development conflicts with section 4.1.3.2(f) – consolidation of urban uses because:
- the proposed development will result in the extension of a residential use beyond the boundaries of the urban localities of Nebo and Glenden where residential uses are expected to be consolidated within.

Regional Plan

2. The proposed development does not comply with the following benchmarks in the Mackay Isaac Whitsunday Regional Plan 2012-2031, namely:
- (a) Part B – Regional Framework - Regional Narratives for Coppabella
- (b) Desired Regional outcome 5 - Strong communities
- Principle 5.1.1 – Social Planning
 - Policy 5.1.2. and 5.1.5
 - Principle 5.5.1 - Strengthening resource communities
 - Policy 5.5.11, 5.5.12
- (c) Desired Regional outcome 7 - Managing growth
- Principle 7.1.1 - Efficient use of the land
 - Policy 7.1.2, 7.1.4, 7.1.8, 7.1.10
 - Principle 7.4 - Housing choice and affordability
 - Policy 7.4.4, 7.4.5, 7.4.6, 7.4.8

The reasons the proposed development does not comply with these provisions are:

- The Regional Plan notes Coppabella's function as a railway township with limited social services.
- The Regional Plan notes significant growth due to mining camps.

- The Regional Plan does not anticipate further growth in Coppabella.
- The Regional Plan recommends that existing services be continued but as further growth is not anticipated does not recommend any social services to be expanded in Coppabella.
- In combination with the surrounding camps the proposed Works camp would take the Coppabella Non-residential workforce to 5,917 beds. In 2016 Census there was 466 residents in Coppabella township.
- The proposal supports the establishment of a non-resident worker population base that is incompatible with the nearby permanent resident populations, with the proposal seeking to accommodate non-resident workers to a level where Coppabella would be the second most populated settlement in the Isaac Region.
- Coppabella does not include local police, ambulance, a hospital or other social services that would regularly service a population of approximately 6,300 residents (residents and non-residents).
- The establishment of the proposed Works camp in Coppabella will impact the provision of social services to the surrounding community which are already overextended and lacking.
- The proposed development will place greater demand on the social services of surrounding urban settlements, notably Nebo and Moranbah, and will reduce the level of access that these existing communities have to these services.
- The size of the Works camp will have cumulative social impacts of social services in surrounding townships.
- The nature, size and scale of the proposed workers accommodation equates with a small urban settlement outside of the urban footprint and does not contribute to a compact urban form occurring within areas identified for urban/residential uses.
- The proposed development does not encourage settlement in mining communities by providing a mix of dwelling types and sizes for workings within the urban footprint.
- The proposal undermines the ability to promote growth in Nebo and/or Moranbah in an area with services and facilities capable of catering for the needs of the development.
- The self-contained nature of the proposed development will not advance the liveability or long-term sustainability of the region.

Isaac Regional Planning Scheme 2021

3. A decision to approve the proposed development departs from the following applicable assessment benchmarks in the Isaac Regional Planning Scheme 2021 and would therefore make a planning strategy included in that Planning Scheme more difficult to implement:

Part 3, Strategic Framework of the Isaac Regional Council Planning Scheme –

- a) Strategic Framework Section 3.2 Strategic Intent –Section 3.2.2(2) and (3) Isaac Region in 2036:
 - the proposed development will result in an urban settlement located outside of established towns where infrastructure and services for residents, including non-resident workers, are available, potentially impacting upon the resilience of those towns.
- b) Strategic Framework Section 3.3 Liveable Communities – Section 3.3.1.1 (1) and (4) – general strategic outcomes

- the proposed development will be located outside of the established towns of Moranbah, Clermont, Nebo, Middlemount, Dysart and Glenden whose communities and urban areas are intended to provide for the range of urban housing choices, and urban scale retail, commercial, industrial, administrative, health, community and educational services to the region.
 - the proposed development will result in the expansion of urban areas beyond the specific zones designated for urban expansion.
- c) Strategic Framework Section 3.3 Liveable Communities - Section 3.3.1.3(2) - Non-residential workforce accommodation
- the application has not demonstrated that the workforce accommodation is provided in response to a legitimate and demonstrated need.
- d) Alternatively, to the extent that a legitimate need can be demonstrated, Strategic Framework Section 3.3 Liveable Communities - Section 3.3.1.3(3) - Non-residential workforce accommodation:
- the proposal generates an unacceptable impact on social services, infrastructure and the local economy,

Rural Zone Code

- e) The proposed development does not comply with Overall Outcome 6.2.6.5.2(2)(k) of the Rural Zone Code because:
- The proposed development is for urban expansion within the Rural Zone.
 - Such urban expansion is not contemplated on land within the Rural Zone.

Sufficient Grounds

4. There are no sufficient grounds to justify approval of the proposed development despite the conflict with the relevant planning instruments as identified above.
5. The applicant has not demonstrated that there is a need for the project to its current size and scale. To the contrary, there is no need:
 - (c) for the number of rooms sought by the proposed development; and
 - (d) for the proposed development in its proposed location.
6. There are no matters of public interest that would justify a decision to approve the proposed development despite the identified conflict. To the contrary, it is in the public interest to uphold the requirements of the relevant planning instruments.

REFERRAL AGENCIES

The referral agencies applicable to this application are:

Referral Status	Referral Agency and Address	Referral Trigger	Response
Concurrence	Department of State Development, Infrastructure, Local Government and	<ul style="list-style-type: none"> • State-controlled Roads-Schedule 7, Table 3, Item 1. 	The agency provided its response on 07 September 2017 (Reference No. SDA - 113-006266). A copy of the response is attached.

	Planning - MIWSARA@dsdmip.qld.gov.au PO Box 257, MACKAY QLD 4740	<ul style="list-style-type: none"> • State transport infrastructure- Schedule 7, Table 3, Item 2. • Clearing Vegetation - Schedule 7, Table 3, Item 10. • Development involving an ERA- Schedule 3, Table 2, Item 1. 	
Concurrence	The Department of Environment, Science and Innovation - Postal address: GPO Box 2454, Brisbane, Queensland, Australia, 400	<ul style="list-style-type: none"> • Schedule 7, Table 2 Item 1 Environmentally Relevant Activities 	The agency provided its response on 14 September 2017 (Reference No. 410131/SPCE06133313/EPP R01784113). A copy of the response is attached.

SUBMISSIONS

Not Applicable

RIGHTS OF APPEAL

You are entitled to appeal against this decision. A copy of the relevant appeal provisions from the *Sustainable Planning Act 2009* is attached.

OTHER DETAILS

If you wish to obtain more information about Council's decision, please contact Sarah Lawley on 0486015489 or email liveability.sustainability@isaac.qld.gov.au.

Yours faithfully

MICHAEL ST CLAIR
Manager Liveability & Sustainability
(on behalf of Ken Gouldthorp, Chief Executive Officer)

Enc: Appendix 1 - Appeal Rights
Appendix 2 - Referral Agency Response

cc Department of State Development, Infrastructure, Local Government and Planning
PO Box 257
MACKAY QLD 4740

Department of Environment, Science and Innovation
GPO Box 2454
BRISBANE QLD 4000

APPENDIX 1 – APPEAL RIGHTS

Appeal Rights

SUSTAINABLE PLANNING ACT 2009 & SUSTAINABLE PLANNING REGULATION 2009

The following is an extract from the *Sustainable Planning Act 2009* (Chapter 7).

MATERIAL CHANGE OF USE, RECONFIGURING A LOT & OPERATIONAL WORKS

Division 8 Appeals to court relating to development applications and approvals

461 Appeals by applicants

- (1) An applicant for a development application may appeal to the court against any of the following—
 - (a) the refusal, or the refusal in part, of the development application;
 - (b) any condition of a development approval, another matter stated in a development approval and the identification or inclusion of a code under section 242;
 - (c) the decision to give a preliminary approval when a development permit was applied for;
 - (d) the length of a period mentioned in section 341;
 - (e) a deemed refusal of the development application.
- (2) An appeal under subsection (1)(a), (b), (c) or (d) must be started within 20 business days (the **applicant's appeal period**) after—
 - (a) if a decision notice or negotiated decision notice is given—the day the decision notice or negotiated decision notice is given to the applicant; or
 - (b) otherwise—the day a decision notice was required to be given to the applicant.
- (3) An appeal under subsection (1)(e) may be started at any time after the last day a decision on the matter should have been made.

462 Appeals by submitters—general

- (1) A submitter for a development application may appeal to the court only against—
 - (a) the part of the approval relating to the assessment manager's decision about any part of the application requiring impact assessment under section 314; or
 - (b) the part of the approval relating to the assessment manager's decision under section 327.
- (2) To the extent an appeal may be made under subsection (1), the appeal may be against 1 or more of the following—
 - (a) the giving of a development approval;
 - (b) any provision of the approval including—
 - (i) a condition of, or lack of condition for, the approval; or
 - (ii) the length of a period mentioned in section 341 for the approval.
- (3) However, a submitter may not appeal if the submitter—
 - (a) withdraws the submission before the application is decided; or
 - (b) has given the assessment manager a notice under section 339(1)(b)(ii).
- (4) The appeal must be started within 20 business days (the **submitter's appeal period**) after the decision notice or negotiated decision notice is given to the submitter.

463 Additional and extended appeal rights for submitters for particular development applications

- (1) This section applies to a development application to which chapter 9, part 7 applies.
- (2) A submitter of a properly made submission for the application may appeal to the court about a referral agency's response made by a prescribed concurrence agency for the application.
- (3) However, the submitter may only appeal against a referral agency's response to the extent it relates to—
 - (a) if the prescribed concurrence agency is the chief executive (environment)—development for an aquacultural ERA; or
 - (b) if the prescribed concurrence agency is the chief executive (fisheries)—development that is—
 - (i) a material change of use of premises for aquaculture; or
 - (ii) operational work that is the removal, damage or destruction of a marine plant.
- (4) Despite section 462(1), the submitter may appeal against the following matters for the application even if the matters relate to code assessment—
 - (a) a decision about a matter mentioned in section 462(2) if it is a decision of the chief executive (fisheries);
 - (b) a referral agency's response mentioned in subsection (2).

464 Appeals by advice agency submitters

- (1) Subsection (2) applies if an advice agency, in its response for an application, told the assessment manager to treat the response as a properly made submission.
- (2) The advice agency may, within the limits of its jurisdiction, appeal to the court about—
 - (a) any part of the approval relating to the assessment manager's decision about any part of the application requiring impact assessment under section 314; or
 - (b) any part of the approval relating to the assessment manager's decision under section 327.
- (3) The appeal must be started within 20 business days after the day the decision notice or negotiated decision notice is given to the advice agency as a submitter.

- (4) However, if the advice agency has given the assessment manager a notice under section 339(1)(b)(ii), the advice agency may not appeal the decision.

465 Appeals about decisions relating to extensions for approvals

- (1) For a development approval given for a development application, a person to whom a notice is given under section 389, other than a notice for a decision under section 386(2), may appeal to the court against the decision in the notice.
- (2) The appeal must be started within 20 business days after the day the notice of the decision is given to the person.
- (3) Also, a person who has made a request under section 383 may appeal to the court against a deemed refusal of the request.
- (4) An appeal under subsection (3) may be started at any time after the last day the decision on the matter should have been made.

466 Appeals about decisions relating to permissible changes

- (1) For a development approval given for a development application, the following persons may appeal to the court against a decision on a request to make a permissible change to the approval—
 - (a) if the responsible entity for making the change is the assessment manager for the application—
 - (i) the person who made the request; or
 - (ii) an entity that gave a notice under section 373 or a pre-request response notice about the request;
 - (b) if the responsible entity for making the change is a concurrence agency for the application—the person who made the request.
- (2) The appeal must be started within 20 business days after the day the person is given notice of the decision on the request under section 376.
- (3) Also, a person who has made a request under section 369 may appeal to the court against a deemed refusal of the request.
- (4) An appeal under subsection (3) may be started at any time after the last day the decision on the matter should have been made.

467 Appeals about changing or cancelling conditions imposed by assessment manager or concurrence agency

- (1) A person to whom a notice under section 378(9)(b) giving a decision to change or cancel a condition of a development approval has been given may appeal to the court against the decision in the notice.
- (2) The appeal must be started within 20 business days after the day the notice of the decision is given to the person.

APPENDIX 2 – REFERRAL AGENCY RESPONSE

MEETING DETAILS

Ordinary Meeting
Wednesday 24 January 2024

AUTHOR

Michael St Clair

AUTHOR POSITION

Manager Liveability and Sustainability

10.11

MCU20/0007.01 - APPLICATION FOR EXTENSION TO CURRENCY PERIOD – MATERIAL CHANGE OF USE (DEVELOPMENT PERMIT) FOR NON-RESIDENT WORKER ACCOMMODATION LOCATED AT 80 RAILWAY STATION ROAD, MORANBAH, DESCRIBED AS LOT 27 ON SP255600

EXECUTIVE SUMMARY

On 3 November 2023, Council received an application from Civeo Property Pty Ltd CAN 62 160 463 463 (the Applicant) for an Extension to Currency Period – Material Change of Use (Development Permit) for Non-resident Worker Accommodation located at 80 Railway Station Road, Moranbah described as Lot 27 on SP255600 (the proposed development).

OFFICER'S RECOMMENDATION

That Council:

1. ***Refuse the application submitted by Civeo Property Pty Ltd CAN 62 160 463 463 for an Extension to Currency Period – Material Change of Use (Development Permit) for Non-resident Worker Accommodation located at 80 Railway Station Road, Moranbah described as Lot 27 on SP255600. The reason for the refusal are:***
 - 1) Reasonable steps to commence and progress the development have not been undertaken, such that maintaining an approval of this size with no demonstrated intent to proceed with its implementation is potentially detrimental to other existing and prospective non-resident workforce accommodation providers operating or looking to operate in the relevant catchment';
 - 2) A need for the number of rooms that will result from an approval of the extension application has not been adequately demonstrated;
 - 3) Granting the extension and permitting the establishment of the extent and scale of non-resident worker accommodation proposed is not supported by the requirements of applicable laws and policies including:-
 - Moranbah UDA Development Scheme:
 - In respect of section 2.2 – Vision Statement:-
 - ***Be a liveable community by:-***

- (v) The development does not promote community health and wellbeing through neighbourhood design that supports a health and active lifestyle;
- (vii) The development does not support planning for necessary community, social and cultural infrastructure;
 - *Be a connected place by:-*
- (ii) The development does not use street treatments to reinforce clear, desirable routes for pedestrians and cyclists;
- (iii) The development does not facilitate a street pattern and pathways that link parks to residential areas and support local trips to nearby shops, schools and other community facilities;
 - *Provide for good neighbours by:-*
- (i) The development does address interfaces between new uses, existing developed areas and expected future uses, especially between residential and non-residential uses and between suburban residential uses and non-resident worker accommodation;
 - *Promote planning and design excellence by:-*
- (ii) The development does not support the becoming of a modern, resilient and adaptable urban area that promotes connectivity, safety and accessibility whilst recognising what is important to the Moranbah community;
- (iii) The development does not embrace a Queensland building style that is responsive to Moranbah's climate;
- In respect of section 3, Precinct 2 –
 - Precinct Outcomes - the development does not facilitate the pedestrian and/or proposed road connections as detailed in Map 5: Precinct 2 Map
 - Sub-Precinct Outcomes - the development does not support the provision of a key visual town entry statement, noting that consultation with Isaac Regional Council is required in respect of the appropriateness of the town entry statement.
 - The implementation strategy under that Scheme, including the implementation mechanisms in ULDA Guideline No. 3 Non-Resident Worker Accommodation:
- In respect of principle 1:
 - Criterion 1.1, 1.2, 1.3 and 1.6.
 - Criterion 1.1 – the size of the workforce to be accommodated by the proposed development is out of scale with existing or planned development in the form of existing or approved accommodation facilities and mining and other resource projects more realistically likely to generate a supply of workers that could be accommodated in these rooms.
 - Criterion 1.2 – the development does not establish a strong physical links to and from existing and future neighbouring areas and to retail, entertainment and recreational services and facilities available in the town.

- Criterion 1.3 – the development does not achieve desirable integration and contribute positively to the streetscape in terms of both the immediate local amenity and making a contribution to the town more broadly.
 - Criterion 1.6 – the development does not provide adequate community facilities and services or provide a suitable response or solution that addresses the impacts of the development on existing critical community services or facilities.
 - The following relevant State interests in the Mackay Isaac Whitsunday Regional Plan:
 - 5.1.1 - Social planning is incorporated into planning processes to manage and respond to changing communities, and support community wellbeing and quality of life.
 - 5.1.2 - Land-use and community infrastructure planning decisions incorporate social and community needs assessments.
 - 5.1.5 - An evidence-based approach, which identifies social characteristics and demographic trends, is used to inform planning processes.
 - 5.4.8 - Expand opportunities for local communities to participate in decision-making processes regarding the location of accommodation for non-resident workers.
 - 5.5.1 - The long-term viability of resource communities is sustained by enhancing liveability, providing diverse housing and employment options and accommodating the needs of the resource sector.
 - 5.5.2 - Project proponents should identify and respond to cumulative impacts in collaboration with stakeholders, including impacts on regional social infrastructure, arising from multiple projects through Social Impact Assessment and/or Social Impact Management Plan processes.
 - 5.5.6 - Support sustainable, balanced resource communities through integrated planning and delivery of land uses, infrastructure, economic development, environmental protection and housing.
 - 7.1.4 - Development is located and sequenced to make the best use of existing infrastructure, and ensure efficient and cost-effective investment in new infrastructure.
 - 7.1.10 - Promote and accommodate growth in areas where existing and planned infrastructure and services can accommodate it.
 - 7.4.8 - Facilitate the location of non-resident worker accommodation to ensure access to services and community integration, and social cohesion with the existing community.
- 4) The public interest in requiring a fresh development application to be made for the proposed development outweighs any potential prejudice to the Applicant, bearing in mind:

- that since the original approval was issued over 11 years ago, circumstances have changed with respect to matters relating to social impacts, infrastructure provision, surrounding land uses and the planning regime now in force. The extension application does not adequately confront and address this change in circumstances;
- community awareness of the development permit is low and any approval to extend the currency period would remove the ability for the community to make a submission against the development permit should it be submitted anew;
- to the extent relevant, the life stage of the Moranbah UDA Scheme, compared to the more contemporary planning regime which:
 - applies to land in the areas outside of the PDA; and
 - will apply to the site should the PDA be revoked as anticipated.

BACKGROUND

On 3 November 2023, the Applicant, Civeo Property Pty Ltd CAN 62 160 463 463, submitted an application for extension to currency period for their existing Development Permit for a Material Change of Use for Non-Resident Worker Accommodation.

The proposal seeks a four (4) year extension of the currency period which would result in the currency period remaining valid until 29 November 2028.

The applicant requests an extension for the following reasons:

'Due to the specific nature of demand for this type of use, the construction of the approved development has not yet commenced. However, in light of the current and continuing demand for accommodation by the resource sector, the applicant seeks to extend the currency period of the existing approval by a period of 4 years. The extension of the currency period will allow the approved accommodation to be available to respond to demand by the resource sector at short notice. As such, the approval plays a key role in ensuring that there are sufficient accommodation options available for non-resident workers and protecting the local community from the impacts that result from insufficient supply.'

Further details of the development application and the matters considered in forming the Assessing Officer's recommendation are provided in the Planning Assessment Report.

IMPLICATIONS

The applicant is provided with no appeal rights in accordance with the *Economic Development Act 2012*. Accordingly, the likelihood and risk of any legal recourse, should Council refuse the application, is considered low.

CONSULTATION

Referral	Response
Internal	
Executive Leadership Team	Overview of application provided via Council Briefing in December 2023.
Councillors	Overview of application provided via Council Briefing in December 2023.
Manager Infrastructure Planning and Technical Services	Noted
Water and Sewerage Planning Engineer	Noted
External	
Norling Consulting Pty Ltd	Peer review of Need and Demand Assessment provided.

BASIS FOR RECOMMENDATION

The development application has not demonstrated compliance with the relevant assessment benchmarks of the Isaac Regional Planning Scheme and the Mackay Isaac Whitsunday Regional Plan 2012. In addition to this there are relevant matters that warrant Council exercising its discretion to refuse the development application.

ACTION ACCOUNTABILITY

Director Planning, Environment and Community Services to issue a Decision Notice under delegation within five (5) business days, to reflect Council's decision.

KEY MESSAGES

The development application does not achieve compliance with the relevant assessment benchmarks and there are other relevant matters that warrant Council exercising its discretion to refuse it.

Report prepared by: MICHAEL ST CLAIR Manager Liveability and Sustainability Date: 11 January 2024	Report authorised by: DAN WAGNER Director Planning, Environment and Community Services Date: 11 January 2024
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ATTACHMENTS

- Attachment 1 - Planning Assessment Report - Extension to Currency - MCU20 0007 01

REFERENCE DOCUMENT

- Economic Development Act 2012*

**ISAAC REGIONAL COUNCIL
DELEGATED AUTHORITY REPORT:
APPLICATION FOR EXTENSION TO CURRENCY PERIOD**

REPORT TITLE: Application for Extension to Currency Period – Material Change of Use (Development Permit) for Non-resident Worker Accommodation located at 80 Railway Station Road, Moranbah described as Lot 27 on SP255600

AUTHOR: Michael St Clair, Manager Liveability and Sustainability

APPLICATION NUMBER: MCU20/0007.01

CLASSIFICATION: Section 101, Economic Development Act 2012

COUNCIL DIVISION: Division 7

DELEGATED AUTHORITY: Council Meeting of 17 November 2020, Resolution No. 6980 – Delegation No. MEDQ17

1. APPLICATION SUMMARY

Applicant	Civeo Property Pty Ltd ACN 62 160 463 463
Consultant	Not Applicable
Owner details	Civeo Property Pty Ltd
Proposal	Application for Extension to Currency Period – Material Change of Use (Development Permit) for Non-resident Worker Accommodation
Properly Made Date	3 November 2023
Decision Due Date	25 January 2024
Street Address	80 Railway Station Road, Moranbah
RP Description	Lot 27 on SP255600
Original Approval - Application Number	MCU20/0007 DEV2011/191
Original Approval - Type and Description	Development Permit for Reconfiguration of a Lot for Subdivision (1 into 3 Lots), Material Change of Use for Non-Resident Worker Accommodation (3,258 Dwelling Units) and Material Change of Use for Interim Use – 360 Dwelling Units for Construction Workers
Original Approval - Level of Assessment	Permissible development (notifiable)
Original Approval - Number of Properly Made Submissions	8
Original Approval – State Referral Agencies	Not Applicable
Original Approval – Planning Instrument	Moranbah Urban Development Scheme
Internal Consultation	Manager Infrastructure Planning & Technical Services Water and Sewerage Planning Engineer
Officers' recommendation	Refuse

2. PROPOSAL

The purpose of this report is to assess an application for an extension to currency period in accordance with Section 102 of the *Economic Development Act 2012* (the *Economic Development Act*).

On 3 November 2023, the applicant, Civeo Property Pty Ltd CAN 62 160 463 463, submitted an application for extension to currency period for their existing Development Permit for a Material Change of Use for Non-Resident Worker Accommodation.

The proposal seeks a four (4) year extension of the currency period which would result in the currency period remaining valid until 29 November 2028.

The applicant requests an extension for the following reasons:

Due to the specific nature of demand for this type of use, the construction of the approved development has not yet commenced. However, in light of the current and continuing demand for accommodation by the resource sector, the applicant seeks to extend the currency period of the existing approval by a period of 4 years. The extension of the currency period will allow the approved accommodation to be available to respond to demand by the resource sector at short notice. As such, the approval plays a key role in ensuring that there are sufficient accommodation options available for non-resident workers and protecting the local community from the impacts that result from insufficient supply.

3. BACKGROUND

3.1 ORIGINAL APPROVAL

A Decision Notice for DEV2011/191 was issued by the (former) Urban Land Development Authority (ULDA) on 29 May 2012. The development permit was for a Material Change of Use for Non-resident worker accommodation and Reconfiguring a lot (1 into 3) with plan of development. The Decision Notice imposed a currency period of 4 years from the decision date with an expiry date of 29 May 2016.

The Reconfiguring a lot component of the abovementioned approval has since been enacted and the new lots created.

On 16 November 2012, ULDA issued a Decision Notice for a change application to DEV2011/191. The change approval reconfigured the site layout based on the proposed relocation of the BMA overhead electricity power lines which traverse centrally through the site.

On 10 February 2014, Economic Development Queensland (EDQ) issued a decision notice approving an extension to the currency period to 8 years from the original decision date expiring on 29 May 2020.

On 3 May 2016, the Minister for Economic Development Queensland (MEDQ), under section 169(1) of the *Economic Development Act* delegated the power to Isaac Regional Council to assess development applications within the Moranbah Priority Development Area (Moranbah PDA). Pursuant to Item 20 in Schedule 1 of the Instrument of Delegation provided to Council on 7 April 2016, the delegation included the power to accept and determine applications to extend the currency period of development approvals under Section 101 and 102 of the *Economic Development Act*.

On 5 August 2020, Council (acting under delegation) issued a Decision Notice to Change the Approval to reduce the approved number of rooms from 3,258 to 2,734 and the removal of a component of the approval for 360 dwelling units for construction workers. This approval also amended the relevant plans and conditions to reflect these changes.

On 5 August 2020, Council issued a Decision Notice to Change the Approval to reduce the approved number of rooms from 3,258 to 2,734 and the removal of a component of the approval for 360 dwelling units for construction workers. This approval also amended the relevant plans and conditions to reflect these changes.

On 5 August 2020, Council also issued an approval to Extend the Currency Period of DEV2011/191 for a further period of 2 years. This approval extended the currency period until 29 May 2022.

The currency period was further extended until 29 November 2023 in accordance with the Planning Minister's COVID-19 applicable event government notices (see Section 3.2 below).

To date, no steps have been taken to implement the approval.

3.2 APPROVAL HISTORY

The approval and application history is summarised below:

Application No.	Date	Approved Development
DEV2011/191	29 May 2012	Development Permit for Reconfiguration of a Lot for Subdivision (1 into 3 Lots), Material Change of Use for Non-Resident Worker Accommodation (3,258 Dwelling Units) and Material Change of Use for Interim Use – 360 Dwelling Units for Construction Workers
DEV2011/191	16 November 2012	Change to Approval for Development Permit for Reconfiguration of a Lot for Subdivision (1 into 3 Lots), Material Change of Use for Non-Resident Worker Accommodation (3,258 Dwelling Units) and Material Change of Use for Interim Use – 360 Dwelling Units for Construction Workers
DEV2011/191	10 February 2014	Extension of Currency Period for Development Permit for Reconfiguration of a Lot for Subdivision (1 into 3 Lots), Material Change of Use for Non-Resident Worker Accommodation (3,258 Dwelling Units) and Material Change of Use for Interim Use – 360 Dwelling Units for Construction Workers by 4 years until 29 May 2020
MCU20/0006	5 August 2020	Extension of Currency Period for Reconfiguration of a Lot for Subdivision (1 into 3 Lots) and Material Change of Use for Non-Resident Worker Accommodation (2,734 Dwelling Units) by 2 years until 29 May 2022
MCU20/0007	5 August 2020	Change to Approval for Reconfiguration of a Lot for Subdivision (1 into 3 Lots) and Material Change of Use for Non-Resident Worker Accommodation (2,734 Dwelling Units)
MCU20/0007.01		

In addition to the above, are the September 2021 and April 2022 COVID-19 related state government notices, which extended currency periods for 6 months and 12 months respectively to eligible development approvals. These extensions applied to this approval meaning that the original lapsing date was extended until 29 November 2023 by virtue of these notices. Further details regarding the COVID-19 extensions and the applicable notices can be found on the State Government's website at - [Extension or suspension of planning framework periods | State Development, Infrastructure, Local Government and Planning](#)

4. ASSESSMENT

4.1 FRAMEWORK FOR ASSESSMENT

The applicant has made an application to extend the currency period of a development approval under section 101 of the *Economic Development Act*. In terms of the criteria for deciding an extension application, section 102 is silent on the matters that may be taken into account. Relevantly, it provides:

- (2) *Before granting or refusing the extension, MEDQ must consult with each nominated assessing authority under the PDA development approval.*
- (3) *MEDQ must grant or refuse the extension within—*
 - (a) *generally—20 business days after the making of the application; or*
 - (b) *if, during the 20 business days, MEDQ and the applicant agree on a longer period—the longer period.*
- (4) *MEDQ must, within 5 business days after making the decision, give notice of the decision to the applicant and each nominated assessing authority under the PDA development approval.*
- (5) *Despite section 100, the PDA development approval does not lapse until MEDQ has given the applicant the notice under subsection (4).*
- (6) *If the decision was to refuse the extension, the notice must state the reasons for the refusal.*

It can be noted that if the extension application is refused the development approval will lapse and, to the extent required, development as proposed would be subject to a further development application being made.

4.2 APPLICANT'S REPRESENTATIONS

The applicant has proposed the following matters as relevant to the assessment of the request:

<p><i>Consistency with the Moranbah UDA Development Scheme:</i></p> <p><i>The existing approval remains consistent with the current laws and policies. Notably, the Moranbah UDA Development Scheme is the development scheme currently in effect and the development scheme that was in effect at the time of the original assessment/approval. The original approval demonstrated compliance with the relevant components of the Moranbah UDA Development Scheme resulting in the approval of the development. Further, the latest change to the development approval in 2020 achieves further compliance with the Moranbah UDA Development Scheme through removing the interim use within the small portion of the site located in the Rural Zone, reducing height of the built form to a single storey and reducing the overall yield to 2,734 rooms.</i></p> <p><i>Consistency with the Isaac Regional Planning Scheme:</i></p> <p><i>As noted above, the site is located in the Moranbah Priority Development Area. As such, the Isaac Regional Council Planning Scheme will only become applicable when the Moranbah Priority Development Area is revoked by the Minister of Economic Development Queensland. Notwithstanding, in accordance with the Section 3.3.1.3 of the Strategic Framework of Isaac Regional Council Planning Scheme, new proposals for Non-Resident Worker Accommodation must demonstrate need in the context of the existing supply of existing and approved Non-Resident Worker Accommodation as indicated on the Strategic Framework Maps. The existing approval forms part of the existing and approved supply of the Non-Resident Workforce</i></p>
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Accommodation in the region as indicated on Strategic Framework Map SFM 1.5 Moranbah under the Isaac Regional Council Planning Scheme. Thus, the existing approval forms part of the acknowledged supply of Non-Resident Worker Accommodation under the Isaac Regional Council Planning Scheme.

Major projects:

There are 11 major mining and energy projects proposed within a 50km radius of Moranbah which are either advancing or commenced. These projects could generate over 6,000 construction jobs and 5,000 operating jobs in combination. This includes:

- *Olive Downs Project*
- *Iron Bark No. 1*
- *Isaac Downs Project*
- *Moorvale South Expansion*
- *Winchester South Project*
- *Eagle Downs*
- *Saraji East*
- *Moranbah South Mine*
- *Red Hill Project*
- *Broadlea Solar Farm*
- *Bowen Basin Gas Project*

Importantly, it should be acknowledged that the above projects are all within the 50km/30min drive time of the subject site which is a best practice principle in managing driver and worker fatigue in the mining sector. It is also estimated that the above projects will result in over 6,000 construction jobs and over 5,000 operational jobs specific to the Coppabella and Moranbah region.

Location of Village:

Civeo's South Moranbah Village is located within a strategic position on the southern edge of Moranbah and in close proximity to Moranbah Airport and also Peak Downs Highway which connects to a wide catchment of resource sector projects in the Moranbah region. The highway is the primary access route for workers and supplies to the coal mines of the Bowen Basin from nearby coastal areas. Most workers now operate on 12-hour shifts over a period of two weeks including some day and night shifts. Fatigue management has become an important issue in managing this shift work. Ideally, therefore, the appropriate region of relevance is primarily a 30-minute drive time due to mine related fatigue management and the health and safety risks associated with long drive distances after a 12-hour shift. Given the full occupancy at Civeo's Acacia Street Village in Moranbah, it is understood that many workers have spilled over to accommodation at nearby towns including Nebo and Coppabella which are also over 100% occupied. These towns are unsuitable locations for workers in the Moranbah region as they must travel longer distances than necessary than if their accommodation was local.

With regard to accommodating the increased demand within the 30,000 existing or approved Non-resident workforce accommodation within the Isaac region (as per the Isaac Regional Planning Scheme), it should be highlighted that many of these facilities are not located within the required 50km catchment of the subject site. Accordingly they cannot be reasonably considered in the need for additional facilities within the Moranbah region.

Buffer in Supply:

The approval enables accommodation options to be available to the resource sector at short notice as demand arises or accommodation villages close, acting as an important buffer in supply and protecting the community from adverse impacts of insufficient supply arising from mining camps being established on remote mining tenements where the local economy is not benefited. Worker camps do fluctuate in size depending on demand, however, there is a need for approvals to be in place so that worker accommodation camps can respond to short term fluctuations in demand in town such as Moranbah where fluctuations occur quite rapidly. Supply should always be in-excess of demand such that there is occupancy well below 100% to accommodate for potential peaks which could be either expected or unexpected, and to provide for choice of location and operator. These are important elements to the worker accommodation village market within the Moranbah region.

Occupancy at existing Civeo villages:

Civeo currently operates five accommodation villages within the Bowen Basin. Civeo's existing accommodation villages are experiencing very high levels of occupancy (with Coppabella, Moranbah and Nebo currently at full capacity) and a range of current, advancing, and upcoming projects in the region indicate an increase in demand over the coming years.

Due to the high demand and limited supply, the accommodation villages are currently well above the optimal contracted room occupancy rate of 70%. Civeo consider this to be an optimal level for contracted rooms as it allows the remaining 30% of rooms for staff accommodation, maintenance of rooms and also an allowance for uncontracted rooms which are needed at short notice for shutdowns, peak periods and fatigue days. Accordingly, it is essential that more rooms are provided in the region to allow occupancy rates to return to more optimal levels.

Demand Events/Contracts:

Civeo do not operate on speculation. As such, the approval would only be enacted by Civeo in response to a demand event by the resource sector with contracts in place for provision of accommodation. Furthermore, the staged nature of the approval allows the development to be rolled out in stages in response to demand events.

Town Integration vs Remote Mining Camps:

The approval is located on the edge of Moranbah town thereby supporting integration with the local community and enabling the community and local economy to achieve flow on benefits. Flow on benefits include significant expenditure within the local community by village occupants including in entertainment, groceries, food catering, transport, and health (the average worker spends over \$6,500 per year). Additional economic benefits include employment of locals at village operations, village construction local spend, development contributions and infrastructure upgrades. A major benefit of Civeo's villages over on-lease mining villages is how the operations phase workforce is accommodated and integrated once the mining construction phase has finished. Civeo seeks to capture the initial spike in the construction phase first and then capture any overflow in the operations phase, if required. Civeo's aim is to utilise any spare capacity in a village as a buffer once the operation phase begins to cater for any future spikes in construction phase demand. The operations phase is not the predominant focus, and this allows occupants the ability and choice to locate permanently in the town. In comparison, on-site villages tend to utilise their full capacity during both the construction and operations phases, deleting any initiative to locate permanently in the town. Once the mining construction phase has been completed there is a tendency to house the operations workforce there as well, presumably to maximise the return on the assets sunk cost.

Quality of Accommodation & Operation:

Civeo are industry leaders in the workforce accommodation sector. The high quality of accommodation and operation offered by Civeo sets their villages apart from similar offers. All of Civeo's villages offer an expansive provision of entertainment and fitness facilities (gymnasiums, exercise tracks, BBQ areas and the like), an adequate provision of on-site carparking, high quality meal options for the occupants and quality designs of villages to support a high level of on-site amenity (including quality building module and room designs and provision of landscaping and recreational facilities). Civeo also maintains a Code of Conduct for occupants, on-site security and occupation health and safety management. Civeo has a successful, long-term presence in the Bowen Basin, having a history of acting as a responsible member of the communities in which it operates. This includes the many community sponsorships and support initiatives it has provided (including schools, sports, health and a variety of community events and initiatives) across the Bowen Basin.

Housing market:

The provision of the non-workers accommodation assists in easing pressure on household rents and prices generally in the area such as Moranbah, when pent up demand occurs, for local resident population. Historical house prices have seen a boom in prices in Moranbah and this can be allayed by the provision of additional rooms. The rapid house price movements indicate the market being unable to respond to increases in demand when projects are being undertaken. When mining projects are committed, the mining company usually starts construction within a short period of time. Without the certainty of construction, it is very difficult for an investor to invest in new accommodation in towns like Moranbah. Consequently, investment and accommodation will always lag investment in constructions. The ongoing use of workers accommodation villages is, therefore, important to a stable economic environment. During periods of high demand, such as experienced recently at Moranbah, large increases in rental housing prices have the potential to result in significant social impacts in terms of low socio-economic people not having access to housing, and significant losses for people who purchase in the boom period. Large increases in house prices also lead to large increases in rents, leading to division in places such as Moranbah with existing residents priced out of the market.

Economic and Community Need:

Given the number of major projects which are under construction, planned and proposed, worker accommodation within the region is reaching or at capacity. This is evident by increasing house and unit prices, as well as low vacancy rates within the region. Given Moranbah is an economy which typically has high peaks and troughs in terms of economic growth due to reliance on major projects proceeding, this can complicate planning in terms of availability of lots for housing development, price of housing, provision of accommodation for non-residential workers, and overall social impacts on the local economy. Similarly, given the inability to secure rentals for workers, many companies purchase houses outright, also leading to price inflation (and "crowding out" locals). Further, the subject proposal will help reduce travel times to mine sites in the region, assisting with fatigue management.

Community Awareness of the Approval:

The existing approval underwent public notification. As such, it is considered that the community have reasonable awareness of the approval and the development scheme has not changed since the time of the original assessment. The approval also forms part of the acknowledged supply of existing and approved Non-Resident Worker Accommodation as indicated on the Strategic Framework Maps under the Isaac Regional Council Planning Scheme that also underwent public notification prior to commencement.

Right/Likelihood of Submissions:

Whilst a new application for the approved Non-Resident Workforce Accommodation would be subject to public notification under the provisions of the Moranbah UDA Development Scheme and submissions may be made, the Development Scheme has not changed since the time of the original approval and the approval remains consistent with the Moranbah UDA Development Scheme and thereby the reasonable expectations for the land.

4.3 ASSESSING OFFICER CONSIDERATIONS

The matters that the assessing officer has considered in deciding the request are detailed below.

4.3.1 The purpose of the Economic Development Act

The purpose of the Economic Development Act to '*facilitate economic development, and development for community purposes, in the State*'.

It is the Assessing Officer's opinion that the development of the Non-resident workers accommodation to a size and scale of the approved development without just consideration to contemporary planning considerations and the current circumstances of the development site and its surrounds, may hinder the long-term economic development of the Isaac Region and give rise to significant economic and social impacts.

In this regard the Assessing Officer is unable to support that the approval of the extension request would support the progression of Economic Development Act's purpose.

4.3.2 Any actions taken by the applicant to progress the approval.

The original development application (DEV2011/191) was approved on 29 May 2012. The applicant has provided no information to demonstrate that any reasonable steps have been taken to progress the development, nor has the applicant provided any information to indicate that construction is imminent.

4.3.3 The age of the approval and the community's current awareness of it.

The original development application (DEV2011/191) underwent public notification in April 2012, at which time eight (8) properly made submissions were received. These submissions generally opposed the development. If the application was to be remade today it would require public notification.

The ancillary applications which have been approved since (extension and minor change applications) were not required to undergo any form of public notification. In this regard the development site has not benefited from any form of signage and/or public notices which would assist in maintaining community awareness since public notification for the original approval was carried out over 11 years ago. For this reason, it is the Assessing Officer's opinion that community awareness of the development is significantly lower than that alleged by the applicant.

If the application was remade today, people who did not make a submission at the time of the original application's public notification period, may choose to do so because they are new to the area, because they were not aware of the development application, because their attitude to the proposal has changed since that time or for some other reason.

It is therefore considered that approval of a further extension would remove the rights for the community to make submission against a development for which they likely have little to no awareness of.

4.3.4 Potential impacts

4.3.4.1 Need

The absence of an intent to act on the original approval and what has effectively been a 'warehousing' of the approval has implications in the broader context of the supply and demand of non-residential workforce accommodation in the catchment. Unutilised approvals may dissuade others from making application and/or investment decisions for a similar development in the area.

In support of approval the applicant submitted a Need and Demand Assessment prepared by Location IQ which surmised that there is an overall need for the development due to *the fluctuating nature of the mining industry and resources/energy sector, as well as the servicing and growth of major projects resulting in peak periods of demand that are difficult to predict.*

The Assessment further advised that:

due to the specific nature of demand for this type of use, the construction of the approved development has not yet commenced. However, in light of the current and continuing demand for accommodation by the resource sector, the applicant seeks to extend the currency period of the existing approval by a period of 4 years. The extension of the currency period will allow the approved accommodation to be available to respond to demand by the resource sector at short notice.

The Assessment also claims that 11 major mining projects have potential to result in increased workforce of 6,500 construction workers and over 4,500 operational workers.

To assist with a detailed consideration of the Assessment Business and Property Economics firm, Norling Consulting Pty Ltd, were engaged to undertake a peer review. This peer review has identified that there is a demand for additional non-resident workforce accommodation rooms in Moranbah, but that the level of demand is not as high as that alleged by the applicant.

The key findings in the peer review are reproduced below:

The Need and Demand Assessment has generally applied an appropriate methodology to this task. It has described the Proposed Development, described the Moranbah economy, identified major projects in the area, examined non-resident workforce numbers, assessed the supply of NRWA facilities, reviewed alternate sites and reached a conclusion as to need for the Proposed Development.

The Need and Demand Assessment has generally adopted reasonable assumptions, with the following issues noted:

- (a) *The Assessment claims high occupancy rates at Civeo's Villages in the Bowen Basin without providing any supporting data. The monthly occupancy rate for the Moranbah Village over the past four years should be supplied to verify this claim;*
- (b) *The Assessment includes Red Hill and Saraji East projects as generating demand for the Proposed Development, yet their approvals allow for all workers to be accommodated on-site. It is noted that these two projects are located furthest away from Moranbah;*
- (c) *The Assessment also includes the Olive Downs project, with its approval being based upon all workers being accommodated at the Coppabella NRWA Facilities; and*
- (d) *Whilst the Assessment notes that there could be an overlap of demand from its 11 nominated mining projects to other locations such as Coppabella, it fails to note that all 11 major projects were used by Location IQ to justify demand for Civeo's recent application to extend its Coppabella NRWA facility (Need and Demand Assessment*

prepared for Civeo Coppabella dated June 2023) or that four of these major projects were actually located closer to Coppabella than to Moranbah.

... I consider that the Assessment's estimation of demand (over 6,500 construction and 4,500 operating jobs) to be optimistic for the reasons outlined above.

...

As stated in the previous section, of the 11 major mining projects listed by the Assessment in support of its argument, two have approvals for their workforce to be accommodated on their mining leases, one has approval to accommodate its workforce at Coppabella NRW facilities and a further three are located closer to Coppabella than to Moranbah. After removing these projects, I estimated that the remaining five major projects could increase the workforce seeking accommodation at Moranbah by 1,900 (construction) and 2,200 (operational) workers. Whilst these numbers are significantly below those claimed by the Assessment (over 6,500 construction workers and over 4,500 operational workers), they remain significant.

...

... the demand levels claimed by the assessment need to be reduced, resulting in the strong level (of need) not applying to the full 2,734 rooms at this time.

The fluctuating supply of non-residential workforce accommodation is actively monitored to ensure that development of non-resident workforce accommodation is provided in response to a demonstrated need in the context of constructed and approved non-resident workforce accommodation. Records indicate that there are currently 1,875 non-resident workforce accommodation rooms approved, but not yet constructed in Moranbah (not accounting for the 2,734 rooms approved over the subject site).

Of note there are a further 667 rooms in Coppabella and 160 rooms in Dysart which are approved but not yet constructed and the applicant also has a further development application under assessment with Council proposing an additional 2,700 rooms in Coppabella. While obviously these rooms are located outside of Moranbah, they are referenced because they are still likely service some of this anticipated workforce of the projects identified in the Moranbah catchment.

It can be summarised that there are currently 1,875 rooms with approval in Moranbah (and a further 827 rooms in Dysart and Coppabella) which have not yet been constructed. The peak workforce expected to be generated in Moranbah by the mining projects listed by the applicant is estimated at 2,200 operational workers. Of this workforce it is surmised that approximately 20% of the operational workforce would live locally which reduces the estimated operational workforce to 1,760. The existing 1,875 approved rooms in Moranbah could account for this workforce without placing any reliance on surrounding Coppabella or Dysart.

The approval of the extension would support the retention of a further 2,734 rooms, which would take the total amount of approved, but not constructed, rooms in Moranbah to 4,609. The establishment of this number of rooms would dramatically exceed the non-resident workforce demand generated by anticipated future projects in the region and would give possible rise to significant social and economic impacts.

Maintaining an approval of this size with no demonstrated intent to proceed with its development is potentially detrimental to other existing and prospective non-resident workforce accommodation providers operating or looking to operate in the relevant catchment.

4.3.4.2 Surrounding Development

Lot 26 on SP255600

Since the original approval was granted, development of the adjoining site at 20 Railway Station Road, Moranbah (Lot 26 on SP255600) has progressed for the purposes of establishing the 'Isaac Resources Excellence Hub' (the IREH).

This site is owned in freehold by Isaac Regional Council who is progressing the development of a community facility which will comprise:

- A Mines Rescue Training and Development centre
- A campus of the Resources Centre of Excellence, and
- A Country or Regional University

Council undertook an EOI process in October 2022 and in December 2022 endorsed Queensland Mines Rescue and the Resources Centre of Excellence as project partners to be located on the site. Queensland Mines Rescue have since withdrawn their interest; however, the development continues to be progressed.

On 29 September 2022, Council resolved at the Ordinary Meeting of Council to make application for a Ministerial Infrastructure Designation (MID) over the site for the purpose of establishing the IREH. Council has engaged consultants to prepare the MID application and is currently progressing design and infrastructure planning, in collaboration with project partners. Pre-lodgement advice has also been received from the former Department of State Development, Infrastructure, Local Government and Planning.

Lot 29 SP218555

Since the original approval was granted, development of the adjoining site at 52 Cunningham Way, Moranbah (Lot 29 on SP218555) has progressed for the purposes of a 186 residential lot subdivision in accordance with a Plan of Development. The development permit was issued by the (former) Urban Land Development Authority on 7 March 2014 (Development Reference DEV2013/494). This development permit represents the first four stages of residential development on the western side of Grosvenor Creek. Council has constructed a sewerage pump station to service the development, however the remaining trunk infrastructure remains undeveloped. The approved development includes a future road connection which would adjoin the development site subject to this extension request.

Summary of Surrounding Development Considerations

At the time the original development application was approved, the future land uses of the surrounding sites were generally unknown. With the passage of time and progression of development on adjoining land the need to revisit the compatibility of a development of this scale, and whether it appropriately integrates with surrounding land uses, is heightened. The applicant does not seek to adequately address these matters in the extension application.

4.3.4.3 Infrastructure Provision

The conditions of the original development permit provide the option for the development to be connected to Council's trunk water and sewerage infrastructure networks. As stated above in relation to section 102(2) of the Economic Development Act, before granting or refusing an extension application, consultation with each nominated assessing authority under a PDA development approval is required. It can be noted that under the original development approval Isaac Regional Council is a nominated assessing authority for a number of conditions relating to the provision of infrastructure. The age of the existing approval and uncertainty around its implementation has the potential to add to ongoing infrastructure planning challenges for the area.

4.3.4.4 Social Impacts

Community awareness of the negative social impacts of large scale non-resident workers accommodation on workers and social infrastructure and services has increased since the original approval was issued in 2012. The extension application does not adequately address these matters.

4.3.5 The consistency of the approval, with current laws and policies applying to the development.

4.3.5.1 Moranbah Urban Development Area Development Scheme

The development does not satisfy several of the provisions of the Moranbah Urban Development Scheme as identified below:

- With respect to section 2.2 – Vision Statement:-
 - *Be a liveable community by:-*
 - (v) - The development does not promote community health and wellbeing through neighbourhood design that supports a health and active lifestyle;
 - (vii) - The development does not support planning for necessary community, social and cultural infrastructure;
 - *Be a connected place by:-*
 - (ii) - The development does not use street treatments to reinforce clear, desirable routes for pedestrians and cyclists;
 - (iii) - The development does not facilitate a street pattern and pathways that link parks to residential areas and support local trips to nearby shops, schools and other community facilities;
 - *Provide for good neighbours by:-*
 - (i) - The development does address interfaces between new uses, existing developed areas and expected future uses, especially between residential and non-residential uses and between suburban residential uses and non-resident worker accommodation;
 - *Promote planning and design excellence by:-*
 - (ii) - The development does not support the becoming of a modern, resilient and adaptable urban area that promotes connectivity, safety and accessibility whilst recognising what is important to the Moranbah community;
 - (iii) - The development does not embrace a Queensland building style that is responsive to Moranbah's climate;
- With respect to section 3, Precinct 2 –
 - Precinct Outcomes - the development does not facilitate the pedestrian and/or proposed road connections as detailed in Map 5: Precinct 2 Map
 - Sub-Precinct Outcomes - the development does not support the provision of a key visual town entry statement, noting that consultation with Isaac Regional Council is required in respect of the appropriateness of the town entry statement.

4.3.5.2 Non-resident worker accommodation – PDA Guidelines No.3 (May 2015)

The Non-resident worker accommodation – PDA Guideline No.3 was published by the Department of Infrastructure, Local Government and Planning in May 2015. It is identified as one of the

implementation mechanisms for the Implementation Strategy in Part 5 of the Moranbah UDA Development Scheme.

As one of the elements of the Moranbah UDA Development Scheme (section 1.4), the Implementation Strategy is '*intended to assist in delivering high quality non-resident worker accommodation for the benefit of the occupants and the towns that host the accommodation*'.

Further, according to Moranbah UDA Development Scheme:

The implementation strategy describes other strategies and mechanisms that the ULDA will use to complement the land use plan and infrastructure plan to achieve the outcomes for the UDA (section 1.4 and Part 5).

The ... implementation strategy may include further information, which should be taken into account in the preparation, design and feasibility of development proposals (section 3.2.6).

According to the Implementation Strategy:

"The strategy identifies each of the implementation mechanisms and the purpose of the Urban Land Development Act 2007 (the Act) that each is seeking to achieve."

The relevant purposes of the Act sought to be achieved by the identified implementation mechanisms, which include PDA Guideline No. 3 are:

- *Provision of a range of housing options to address diverse community needs.*
- ...
- *Planning principles that give effect to ecological sustainability and best practise urban design.*
- *Availability of land for urban purposes.*

The proposed development does not satisfy a number of the requirements of this Guideline as detailed below.

Of particular concern is the extent to which the establishment of the number of rooms that would be permitted by granting an approval of the extension is at odds with Guideline Principle 1, Criterion 1.1.

Principle 1 requires that non-resident worker accommodation is located and designed to be integrated into the town. Specifically it states:-

Accommodation proposals need to ensure that there is minimal impact on visual, environmental and community values, as well on transport and other infrastructure. Development on the site also needs to be oriented and designed to ensure that impacts on the accommodation facility arising from adjoining uses or transport infrastructure are avoided or minimised.

Another consideration is the scale of proposed non-resident worker accommodation, in terms of any potential to dominate residential development in a particular locality within a town. In some circumstances it may be appropriate to consider splitting the proposed number of rooms between separate sites, or avoiding sites close to other accommodation facilities.

The underpinning context is also integral to the planning and design process. This includes knowledge of assumptions such as workforce composition, size, occupancy patterns and changes over time. These can all affect planning for expected growth in the town, how the town functions, and the adequacy of the town's services, facilities and infrastructure.

With regards to identifying a suitable location, Criterion 1.1 of Principle 1 states:-

The circumstances of each resource town are different, as are the size and characteristics of the non-resident workforce that needs to be accommodated. Accordingly, identifying the most suitable location for non-resident worker accommodation needs to be determined on a case-by-case basis having regard to a range of factors, including:-

- *the size of the workforce to be accommodated and the scale of new development relative to the scale of existing or planned development;*

...

Relying upon the findings in the peer review carried out by Norling Consulting Pty Ltd, it is considered the number of rooms that would be permitted by granting an approval of the extension application is out of scale with the current level of demand for such accommodation, having regard to the scale of existing or planned development in the form of existing or approved accommodation facilities and mining and other resource projects more realistically likely to generate a supply of workers that could be accommodated in these rooms.

It can be noted that the extension application also falls short in demonstrating adherence to the following further criterion for Principle 1 for the reasons stated:-

- Criterion 1.2 – the development does not establish a strong physical links to and from existing and future neighbouring areas and to retail, entertainment and recreational services and facilities available in the town.
- Criterion 1.3 – the development does not achieve desirable integration and contribute positively to the streetscape in terms of both the immediate local amenity and making a contribution to the town more broadly.
- Criterion 1.6 – the development does not provide adequate community facilities and services or provide a suitable response or solution that addresses the impacts of the development on existing critical community services of facilities.

4.3.5.3 Mackay Isaac Whitsunday Regional Plan

The Mackay Isaac Whitsunday Regional Plan (Regional Plan) was released in February 2012, following the adoption of the Moranbah Urban Development Scheme and the approval of the development application. In this regard it can be assumed that the Regional Plan was not considered in the State Interest Check undertaken by the Urban Land Development Authority at the time the original application was assessed.

Bearing in mind that considering an extension application for a development approval which has yet to be implemented, is analogous to considering a development application for the development in the first instance, it can be noted that section 87(1) of the Economic Development Act requires consideration of any relevant State interest.

It can be noted that the development does not support advancement of several of the principles of the Regional Plan as summarised below:

- 5.1.1 - Social planning is incorporated into planning processes to manage and respond to changing communities, and support community wellbeing and quality of life.
- 5.1.2 - Land-use and community infrastructure planning decisions incorporate social and community needs assessments.

- 5.1.5 - An evidence-based approach, which identifies social characteristics and demographic trends, is used to inform planning processes.
- 5.4.8 - Expand opportunities for local communities to participate in decision-making processes regarding the location of accommodation for non-resident workers.
- 5.5.1 - The long-term viability of resource communities is sustained by enhancing liveability, providing diverse housing and employment options and accommodating the needs of the resource sector.
- 5.5.2 - Project proponents should identify and respond to cumulative impacts in collaboration with stakeholders, including impacts on regional social infrastructure, arising from multiple projects through Social Impact Assessment and/or Social Impact Management Plan processes.
- 5.5.6 - Support sustainable, balanced resource communities through integrated planning and delivery of land uses, infrastructure, economic development, environmental protection and housing.
- 7.1.4 - Development is located and sequenced to make the best use of existing infrastructure, and ensure efficient and cost-effective investment in new infrastructure.
- 7.1.10 - Promote and accommodate growth in areas where existing and planned infrastructure and services can accommodate it.
- 7.4.8 - Facilitate the location of non-resident worker accommodation to ensure access to services and community integration, and social cohesion with the existing community.

4.3.5.4 Isaac Regional Planning Scheme

The Isaac Regional Planning Scheme was adopted on 24 February 2021 and came into effect on 1 April 2021. It is recognised that an application submitted for land within a Priority Development Area under the Economic Development Act is not assessable against the Planning Scheme.

Nevertheless the Applicant seeks to rely upon the Isaac Regional Planning Scheme by stating that *the existing approval forms part of the acknowledged supply of Non-Resident Worker Accommodation* under the Isaac Regional Planning Scheme.

The Applicant also notes that the Isaac Regional Council Planning Scheme will only become applicable when the Moranbah priority development area is revoked by the MEDQ.

In response to these assertions, it is relevant to note the steps that Council has taken in progressing the revocation of the PDA, the timing of this revocation, which is expected in 2024, and that the further extension of the approval would effectively remove the ability for the development to be considered and assessed against the Planning Scheme. This is not a sought-after outcome given that the Planning Scheme provides a more contemporary instrument in managing growth and planning for a sustainable future for the Isaac Region which aligns with community expectations and awareness.

Additional information regarding the revocation is contained in Section 4.3.5.5. of this report.

For completeness an assessment of the application's compliance with the Isaac Regional Planning Scheme is detailed below.

The following strategic framework intents are applicable to the proposed development.

- *Section 3.2.2 - Isaac Region in 2036*

- (2) *Moranbah, Clermont, Nebo, Middlemount, Dysart and Glenden are resilient towns providing a wide range of housing, small business, industry and employment opportunities. Urban services and infrastructure support permanent residents, non-resident workers and visitors to the region.*
- (3) *Urban settlements do not occur outside these towns.*
- *Section 3.3.1.3 Non-residential workforce accommodation*
 - (1) *Existing non-resident workers accommodation within the region's urban centres provide substantial accommodation for non-resident workers. These existing facilities are located in the Specialised centre zone. No further development is intended in the Specialised centre zone until this specialised accommodation use ceases.*
 - (2) *Non-resident workforce accommodation is provided in response to a legitimate and demonstrated need.*

As per Section 4.3.4.1 of this Town Planning Assessment Report, the applicant submitted a *Need and Demand Assessment* to support the extension application. Council's Peer Review of the report identified that there is a demand for additional non-resident workforce accommodation rooms in Moranbah, but that the level of demand is not as high as what has been claimed. Council's review of the levels of demand as identified in Council's Peer Review indicate that the expected demand, being approximately 1,760 room, would be able to be catered by the 1,875 existing approved (but not yet constructed) rooms in Moranbah. As such, it is this Assessing Officer's opinion that the development does not respond to a legitimate and demonstrated need.

The site is located within the emerging community zone. The purpose of the zone includes:

6.2.6.2.2 Purpose

- (1) *The purpose of the emerging community zone is to:*
 - (a) *identify land that is intended for an urban purpose in the future;*
 - (b) *protect land that is identified for an urban purpose in the future from incompatible uses; and*
 - (c) *provide for the timely conversion of non-urban land to land for urban purposes.*

Editor's note—Future urban development must be in accordance with an approved structure plan. Part 3 (Strategic Framework) provides further guidance on these matters.
- (2) *The purpose of the zone will be achieved through the following overall outcomes:*
 - (a) *land that is considered generally suitable for urban purposes where detailed planning studies will need to be undertaken to identify developable areas that address scenic, environmental and infrastructure constraints;*
 - (b) *interim development does not compromise the future development potential of the area for urban purposes and uses that are incompatible with residential uses are not encouraged;*
 - (c) *development does not compromise the efficient provision of infrastructure, consideration of environmental constraints and desired settlement pattern for the area;*
 - (d) *significant historical, architectural, topographic, landscape, scenic, social, recreational and cultural features and associations, as well as natural habitat areas, wildlife corridors, wetlands and waterway corridors are protected;*
 - (e) *roads and other transport corridors are coordinated and interconnected to ensure pedestrian, bike, public transport and private vehicles have accessibility between neighbourhoods, centres and other locations;*

- (f) *development responds to land constraints, including but not limited to topography, dust, bushfire and flooding.*

The proposed development for non-resident workers accommodation could not be considered a consistent use with the emerging community zone in the absence of further detailed planning studies which have not been submitted as part of any applications over the site. Notably, the original development application provided no structure planning to demonstrate how the development site will integrate with expected future land use and not result in an incompatible land use.

4.3.5.5 Moranbah PDA Revocation

The Moranbah Urban Development Area Development Scheme (Development Scheme) was adopted in July 2011. At its Ordinary Meeting on 27 April 2022 Council resolved to recommence the revocation process of the Moranbah Priority Development Area first created in 2010.

The *Isaac Regional Planning Scheme 2021* came into effect on 1 April 2021 and was drafted to appropriately cater for land within the Priority Development Area when the Moranbah PDA is revoked. In this regard, it is the intent that land within the Priority Development Area, including the development site, will be regulated by the Isaac Regional Planning Scheme at the time that the revocation takes effect.

Council is currently progressing the revocation process in consultation with EDQ and it is anticipated that the revocation will take effect in 2024.

The Isaac Regional Planning Scheme 2021 provides more contemporary assessment benchmarks and strategic land use planning outcomes compared to those sought to be facilitated by the 2011 Development Scheme. The further extension of the approval would remove the ability for the proposed development to be considered and assessed against this more current planning regime. Such an outcome unlikely to be in the interest of the public given that the 2021 Planning Scheme provides a more contemporary approach to managing growth and planning for a sustainable future for the Isaac Region, in alignment with community expectations and awareness.

4.3.6 The matters presented by the applicant to justify approval of their extension request have been taken into account as part of this assessment.

In accordance with the considerations listed above, it is recommended that the extension request be refused.

5. OTHER CONSIDERATIONS

5.1 BUDGET AND RESOURCE IMPLICATIONS

No budget and/or resource implications are envisaged.

5.2 LEGAL IMPLICATIONS

The applicant is provided with no appeal rights in accordance with the *Economic Development Act 2012*. Accordingly, the likelihood and risk of any legal recourse, should Council refuse the application, is considered low.

5.4. HUMAN RIGHTS

The *Human Rights Act 2019* provides that it is unlawful for a public agency to act or make a decision in a way that is not compatible with human rights, or to fail to give proper consideration to a human right.

This necessitates understanding the human rights that are protected. When making decisions or taking actions, consideration needs to be given to how that may impact on a person's human rights. Where there is a restriction on a person's human rights the restriction must be no greater than is justifiable to protect the rights of others or the community at large.

In assessing this application consideration has been given to the following sections of the Human Rights Act 2019:

- Section 15 – Recognition and equality before the law
- Section 24 – Property rights

It is the opinion of the Assessing Officer that no human rights have been limited by this decision.

6. INFRASTRUCTURE CHARGES

The original development permit contained a condition requiring an infrastructure contribution of \$10,000 per dwelling. This amount equates to a total infrastructure contribution of \$27,340,000 if all the rooms on the site were constructed. If refusal of this application is supported, no infrastructure charges will be applicable.

7. REFERRALS

The original development application was assessed by the Urban Development Land Authority (former). There were no referral agencies for the original application.

The current application for an extension to currency period does not trigger any referrals.

8. CONSULTATION

The application has been considered by internal referral officers and technical consultants who have provided comments to inform the decision. A summary of these internal referrals is provided in the table below.

Referral	Response
Internal	
Executive Leadership Team	Overview of application provided via Council Briefing in December 2023.
Councillors	Overview of application provided via Council Briefing in December 2023.
Manager Infrastructure Planning & Technical Services	Noted
Water and Sewerage Planning Engineer	Noted
External	
Norling Consulting Pty Ltd	Peer review of Need and Demand Assessment provided.

9. CONCLUSION

The requested application for Extension to Currency Period is not supported following consideration of the relevant matters identified as part of the assessment manager's assessment. It is therefore recommended that the application be refused.

10. RECOMMENDATION

That Council:

REFUSE THE APPLICATION FOR EXTENSION TO CURRENCY PERIOD for Material Change of Use (Development Permit) for Non-resident Worker Accommodation located at 80 Railway Station Road, Moranbah described as Lot 27 on SP255600 in accordance with the below reasons:

1. Reasonable steps to commence and progress the development have not been undertaken, such that maintaining an approval of this size with no demonstrated intent to proceed with its implementation is potentially detrimental to other existing and prospective non-resident workforce accommodation providers operating or looking to operate in the relevant catchment’;
2. A need for the number of rooms that will result from an approval of the extension application has not been adequately demonstrated;
3. Granting the extension and permitting the establishment of the extent and scale of non-resident worker accommodation proposed is not supported by the requirements of applicable laws and policies including:-
 - Moranbah UDA Development Scheme:
 - In respect of section 2.2 – Vision Statement:-
 - *Be a liveable community by:-*
 - (v) - The development does not promote community health and wellbeing through neighbourhood design that supports a health and active lifestyle;
 - (vii) - The development does not support planning for necessary community, social and cultural infrastructure;
 - *Be a connected place by:-*
 - (ii) - The development does not use street treatments to reinforce clear, desirable routes for pedestrians and cyclists;
 - (iii) - The development does not facilitate a street pattern and pathways that link parks to residential areas and support local trips to nearby shops, schools and other community facilities;
 - *Provide for good neighbours by:-*
 - (i) - The development does address interfaces between new uses, existing developed areas and expected future uses, especially between residential and non-residential uses and between suburban residential uses and non-resident worker accommodation;
 - *Promote planning and design excellence by:-*
 - (ii) - The development does not support the becoming of a modern, resilient and adaptable urban area that promotes connectivity, safety and accessibility whilst recognising what is important to the Moranbah community;
 - (iii) - The development does not embrace a Queensland building style that is responsive to Moranbah’s climate;
 - In respect of section 3, Precinct 2 –
 - Precinct Outcomes - the development does not facilitate the pedestrian and/or proposed road connections as detailed in Map 5: Precinct 2 Map

- Sub-Precinct Outcomes - the development does not support the provision of a key visual town entry statement, noting that consultation with Isaac Regional Council is required in respect of the appropriateness of the town entry statement.
- The implementation strategy under that Scheme, including the implementation mechanisms in ULDA Guideline No. 3 Non-Resident Worker Accommodation:
 - In respect of principle 1:
 - Criterion 1.1, 1.2, 1.3 and 1.6.
 - Criterion 1.1 – the size of the workforce to be accommodated by the proposed development is out of scale with existing or planned development in the form of existing or approved accommodation facilities and mining and other resource projects more realistically likely to generate a supply of workers that could be accommodated in these rooms.
 - Criterion 1.2 – the development does not establish a strong physical links to and from existing and future neighbouring areas and to retail, entertainment and recreational services and facilities available in the town.
 - Criterion 1.3 – the development does not achieve desirable integration and contribute positively to the streetscape in terms of both the immediate local amenity and making a contribution to the town more broadly.
 - Criterion 1.6 – the development does not provide adequate community facilities and services or provide a suitable response or solution that addresses the impacts of the development on existing critical community services of facilities.
- The following relevant State interests in the Mackay Isaac Whitsunday Regional Plan:
 - 5.1.1 - Social planning is incorporated into planning processes to manage and respond to changing communities, and support community wellbeing and quality of life.
 - 5.1.2 - Land-use and community infrastructure planning decisions incorporate social and community needs assessments.
 - 5.1.5 - An evidence-based approach, which identifies social characteristics and demographic trends, is used to inform planning processes.
 - 5.4.8 - Expand opportunities for local communities to participate in decision-making processes regarding the location of accommodation for non-resident workers.
 - 5.5.1 - The long-term viability of resource communities is sustained by enhancing liveability, providing diverse housing and employment options and accommodating the needs of the resource sector.
 - 5.5.2 - Project proponents should identify and respond to cumulative impacts in collaboration with stakeholders, including impacts on regional social infrastructure, arising from multiple projects through Social Impact Assessment and/or Social Impact Management Plan processes.
 - 5.5.6 - Support sustainable, balanced resource communities through integrated planning and delivery of land uses, infrastructure, economic development, environmental protection and housing.

- 7.1.4 -Development is located and sequenced to make the best use of existing infrastructure, and ensure efficient and cost-effective investment in new infrastructure.
 - 7.1.10 - Promote and accommodate growth in areas where existing and planned infrastructure and services can accommodate it.
 - 7.4.8 - Facilitate the location of non-resident worker accommodation to ensure access to services and community integration, and social cohesion with the existing community.
4. The public interest in requiring a fresh development application to be made for the proposed development outweighs any potential prejudice to the Applicant, bearing in mind:
- that since the original approval was issued over 11 years ago, circumstances have changed with respect to matters relating to social impacts, infrastructure provision, surrounding land uses and the planning regime now in force. The extension application does not adequately confront and address this change in circumstances;
 - community awareness of the development permit is low and any approval to extend the currency period would remove the ability for the community to make a submission against the development permit should it be submitted anew;
 - to the extent relevant, the life stage of the Moranbah UDA Scheme, compared to the more contemporary planning regime which:
 - applies to land in the areas outside of the PDA; and
 - will apply to the site should the PDA be revoked as anticipated.

11. APPLICATION MATERIAL

Document	ECM Document ID
Town Planning Report	5133315

12. ATTACHMENTS

Attachment 1 – Draft Decision Notice (inc Statement of Reasons)
 Attachment 2 – Application Material
 Attachment 3 – Needs and Demand Assessment
 Attachment 4 – Peer Review of Needs and Demand Assessment

ATTACHMENT 1 – DRAFT DECISION NOTICE

Our Reference: MCU20/0007.01/MS:LJ
Your Reference: N/A

SENT BY EMAIL TO: Geoff.Cambell@civeo.com

[Date]

Civeo Property Pty Ltd CAN 62 160 463 463
Level 6, 10 Bond Street
SYDNEY NSW 2000

Dear Sir/Madam

Decision Notice - Extension to Currency Period
Economic Development Act 2012

I refer to your request, properly made on 3 November 2023 to extend the currency period for an existing approval. On <insert date> Council (under delegation) decided to refuse your request. Details of the decision are as follows:

APPLICATION DETAILS

Application No:	MCU20/0007.01
Proposal:	Application for Extension to Currency Period - Material Change of Use (Development Permit) for Non-resident Worker Accommodation
Street Address:	80 Railway Station Road, Moranbah
Real Property Description:	Lot 27 on SP255600
Planning Scheme:	Moranbah Urban Development Scheme

DECISION DETAILS

In relation to the request to extend the currency period for this approval, Council has decided to refuse to grant the extension.

The reasons for refusal are provided in the Statement of Reasons enclosed with this decision notice.

OTHER DETAILS

If you have any further queries in relation to the above, please contact Michael St Clair, Manager Liveability and Sustainability on 0418 768 674 or via email at michael.stclair@isaac.qld.gov.au.

Yours faithfully

MICHAEL ST CLAIR

**Manager Liveability and Sustainability
Attachment**

Attachment

Notice about decision

Cc

Economic Development Queensland
GPO Box 2202
Brisbane Queensland 4001

DECISION NOTICE HISTORY

<i>Application No.</i>	<i>Date</i>	<i>Approved Development</i>
<i>DEV2011/191</i>	<i>29 May 2012</i>	<i>Original Decision Notice</i>
<i>DEV2011/191</i>	<i>16 November 2012</i>	<i>Change to Approval</i>
<i>DEV2011/191</i>	<i>10 February 2014</i>	<i>Extension of Currency Period</i>
<i>MCU20/0006</i>	<i>5 August 2020</i>	<i>Extension of Currency Period</i>
<i>MCU20/0007</i>	<i>5 August 2020</i>	<i>Change to Approval</i>
<i>MCU20/0007.01</i>	<i><insert></i>	<i>Extension of Currency Period</i>

[Date]

Notice about Decision – Statement of Reasons *Economic Development Act 2012*

This Notice is prepared in accordance with s102(6) of the Economic Development Act 2012.

APPLICATION DETAILS

Application No: MCU20/0007.01
Proposal: Application for Extension to Currency Period - Material Change of Use (Development Permit) for Non-resident Worker Accommodation
Street Address: 80 Railway Station Road, Moranbah
Real Property Description: Lot 27 on SP255600
Planning Scheme: Moranbah Urban Development Scheme

DECISION DETAILS

Type of Decision Refusal
Date of Decision: <insert>

REASONS FOR THE DECISION

Reasons provided under section 102(6) of the Economic Development Act 2012 in respect of the decision to refuse the extension application are:

1. Reasonable steps to commence and progress the development have not been undertaken, such that maintaining an approval of this size with no demonstrated intent to proceed with its implementation is potentially detrimental to other existing and prospective non-resident workforce accommodation providers operating or looking to operate in the relevant catchment’;
2. A need for the number of rooms that will result from an approval of the extension application has not been adequately demonstrated;
3. Granting the extension and permitting the establishment of the extent and scale of non-resident worker accommodation proposed is not supported by the requirements of applicable laws and policies including:-
 - Moranbah UDA Development Scheme:
 - In respect of section 2.2 – Vision Statement:-
 - *Be a liveable community by:-*
 - (v) - The development does not promote community health and wellbeing through neighbourhood design that supports a health and active lifestyle;

- (vii) - The development does not support planning for necessary community, social and cultural infrastructure;
- *Be a connected place by:-*
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 - (iii) - The development does not facilitate a street pattern and pathways that link parks to residential areas and support local trips to nearby shops, schools and other community facilities;
- *Provide for good neighbours by:-*
 - (i) - The development does address interfaces between new uses, existing developed areas and expected future uses, especially between residential and non-residential uses and between suburban residential uses and non-resident worker accommodation;
- *Promote planning and design excellence by:-*
 - (ii) - The development does not support the becoming of a modern, resilient and adaptable urban area that promotes connectivity, safety and accessibility whilst recognising what is important to the Moranbah community;
 - (iii) - The development does not embrace a Queensland building style that is responsive to Moranbah's climate;
- In respect of section 3, Precinct 2 –
 - Precinct Outcomes - the development does not facilitate the pedestrian and/or proposed road connections as detailed in Map 5: Precinct 2 Map
 - Sub-Precinct Outcomes - the development does not support the provision of a key visual town entry statement, noting that consultation with Isaac Regional Council is required in respect of the appropriateness of the town entry statement.
- The implementation strategy under that Scheme, including the implementation mechanisms in ULDA Guideline No. 3 Non-Resident Worker Accommodation:
- In respect of principle 1:
 - Criterion 1.1, 1.2, 1.3 and 1.6.
 - Criterion 1.1 – the size of the workforce to be accommodated by the proposed development is out of scale with existing or planned development in the form of existing or approved accommodation facilities and mining and other resource projects more realistically likely to generate a supply of workers that could be accommodated in these rooms.
 - Criterion 1.2 – the development does not establish a strong physical links to and from existing and future neighbouring areas and to retail, entertainment and recreational services and facilities available in the town.
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 - Criterion 1.6 – the development does not provide adequate community facilities and services or provide a suitable response or solution that addresses the impacts of the development on existing critical community services of facilities.

- The following relevant State interests in the Mackay Isaac Whitsunday Regional Plan:
 - 5.1.1 - Social planning is incorporated into planning processes to manage and respond to changing communities, and support community wellbeing and quality of life.
 - 5.1.2 - Land-use and community infrastructure planning decisions incorporate social and community needs assessments.
 - 5.1.5 - An evidence-based approach, which identifies social characteristics and demographic trends, is used to inform planning processes.
 - 5.4.8 - Expand opportunities for local communities to participate in decision-making processes regarding the location of accommodation for non-resident workers.
 - 5.5.1 - The long-term viability of resource communities is sustained by enhancing liveability, providing diverse housing and employment options and accommodating the needs of the resource sector.
 - 5.5.2 - Project proponents should identify and respond to cumulative impacts in collaboration with stakeholders, including impacts on regional social infrastructure, arising from multiple projects through Social Impact Assessment and/or Social Impact Management Plan processes.
 - 5.5.6 - Support sustainable, balanced resource communities through integrated planning and delivery of land uses, infrastructure, economic development, environmental protection and housing.
 - 7.1.4 -Development is located and sequenced to make the best use of existing infrastructure, and ensure efficient and cost-effective investment in new infrastructure.
 - 7.1.10 - Promote and accommodate growth in areas where existing and planned infrastructure and services can accommodate it.
 - 7.4.8 - Facilitate the location of non-resident worker accommodation to ensure access to services and community integration, and social cohesion with the existing community.
4. The public interest in requiring a fresh development application to be made for the proposed development outweighs any potential prejudice to the Applicant, bearing in mind:
- that since the original approval was issued over 11 years ago, circumstances have changed with respect to matters relating to social impacts, infrastructure provision, surrounding land uses and the planning regime now in force. The extension application does not adequately confront and address this change in circumstances;
 - community awareness of the development permit is low and any approval to extend the currency period would remove the ability for the community to make a submission against the development permit should it be submitted anew;
 - to the extent relevant, the life stage of the Moranbah UDA Scheme, compared to the more contemporary planning regime which:
 - applies to land in the areas outside of the PDA; and
 - will apply to the site should the PDA be revoked as anticipated.

MEETING DETAILS

Ordinary Meeting
Wednesday 24 January 2024

AUTHOR

Michael St Clair

AUTHOR POSITION

Manager Liveability and Sustainability

10.12

**EXTENSION OF DECISION-MAKING PERIOD FOR MATERIAL
CHANGE OF USE FOR EXTENSION TO NON-RESIDENT
WORKFORCE ACCOMMODATION (144 ROOMS) LOCATED AT 58
QUEEN ELIZABETH DRIVE, DYSART (MCU22/0016)**

EXECUTIVE SUMMARY

This report seeks Council's resolution to not decide the development application for a material change of use for extension to non-resident workforce accommodation (144 rooms) located at 58 Queen Elizabeth Drive, Dysart, until such time that the Department of Natural Resources and Mines has released the Environmental Impact Statement Assessment Report for the Lake Vermont Meadowbrook Project.

OFFICER'S RECOMMENDATION

That Council:

- 1. Notes the status of the development application for a development permit for a material change of use for extension to non-resident workforce accommodation (144 rooms) located at 58 Queen Elizabeth Drive, Dysart;***
- 2. Resolves to not decide the development application until such time that the Department of Natural Resources and Mines has released the Environmental Impact Statement Assessment Report for the Lake Vermont Meadowbrook Project;***
- 3. Authorises the Chief Executive Officer (or delegate) to issue correspondence to the applicant requesting an extension to the decision-making period for the development application until such time that the Department of Natural Resources and Mines has released the Environmental Impact Statement Assessment Report for the Lake Vermont Meadowbrook Project.***

BACKGROUND

On Monday 7 November 2022, Council received a development application from Jellinbah Group Pty Ltd C/- SMEC Pty Ltd requesting a development permit for a Material Change of Use for an Extension to Non-resident Workforce Accommodation (144 rooms) at 58 Queen Elizabeth Drive, Dysart (Lot 21 on SP320183).

The proposed development involves the extension of the Lake Vermont Accommodation Village by an additional 144 rooms. The Lake Vermont Accommodation Village has been operating since 2008 and currently provides accommodation for the non-resident workforce of the Lake Vermont Mine. The Lake Vermont Mine is currently in a retraction stage commensurate with the reduction in open cut coal production, with an expected reduction in workforce from 880 people in 2020/21 to 450 in 2027/28.

The applicant is currently in the process of obtaining an Environmental Impact Statement (EIS) approval for the Lake Vermont Meadowbrook Project which will extend the life of the mining operations at Lake Vermont and in essence the need for the Lake Vermont Accommodation Village.

The Environmental Impact Statement assessment for the Lake Vermont Meadowbrook Project is currently ongoing with the Department of Natural Resources and Mines (the Department) currently considering the applicant's response to submissions, of which Council was a submitter. Council lodged a submission against the EIS on grounds relating to alignment with the *Strong and Sustainable Resource Communities Act 2017*, consistency of the EIS with principles outlined in the *Social Impact Assessment Guideline 2018*, workforce management plan, housing and accommodation plan, local business and procurement plan, health and community wellbeing plan and transport related issues.

The application for the camp extension, as proposed by the applicant, responds in-part to the future workforce demand generated by the Lake Vermont Meadowbrook Project. The applicant proposes that the total future workforce at the Lake Vermont Meadowbrook Complex (comprising Lake Vermont Mine and Lake Vermont Meadowbrook Project) will be approximately 860 people in 2027/28. The applicant's Needs Assessment submitted to support their development application, relies upon the approval and development of the Lake Vermont Meadowbrook Project.

Given that the Environmental Impact Statement is currently still under assessment, it is considered premature to decide the development application for the extension of the camp until such time that the Department has released their Environmental Impact Statement Assessment Report. This approach will ensure that Council can consider the development application and the corresponding needs assessment, with certainty that the Lake Vermont Meadowbrook Project for which the development application's needs assessment relies upon, is proceeding. Council will also be in a position to ensure that the development application aligns with any housing and accommodation commitments made by the applicant and conditioned as part of any decision made by the Department.

IMPLICATIONS

The decision-making period for the development application is currently due on 25 January 2024. In accordance with the Development Assessment Rules of the *Planning Act 2016*, Council is required to receive agreement from the applicant to extend an application's decision-making period. Accordingly, should the recommendation of this report be supported, the applicant's agreement to extend the decision-making period until such time that the Department has finalised their assessment of the Environmental Impact Statement will be sought.

Should the applicant decline this request and/or the recommendation not be supported by Council, the Assessing Officer will finalise their assessment of the development application based on the information currently available and will present a report to Council for decision of the development application following the Caretaker Period for local government elections.

In accordance with the *Planning Act 2016*, as the development application is impact assessable, there is no risk of Council receiving a deemed approval notice from the applicant.

CONSULTATION

Councillors and Executive Leadership Team were provided an update on the development application via a Council Briefing in December 2023.

BASIS FOR RECOMMENDATION

The need for the extension to the accommodation village is partly dependent on the construction of the Lake Vermont Meadowbrook Project which is currently undergoing assessment through the Environmental Impact Statement approval pathway. Deciding the development application prior to the state's deciding the Environmental Impact Statement is considered premature and may impact the assumptions that the applicant's Needs Assessment relies upon.

ACTION ACCOUNTABILITY

Manager Liveability and Sustainability to prepare and submit correspondence to the applicant requesting an extension to the decision-making period.

KEY MESSAGES

Council acknowledges that non-resident workforce accommodation is a housing form which arises in response to the operational needs of industries in the region. Council acknowledges that this form of development will continue to be present in the region in the future. Council supports well designed and suitably located non-resident workforce accommodation. Council does not support workforce arrangements that reduce a worker's choice to live in the region and have their housing needs met by permanent housing options within the region's established communities. Significant amounts of non-resident workforce accommodation are constructed and approved in the region and new proposals must demonstrate need in the context of this supply.

Report prepared by:

MICHAEL ST CLAIR
Manager Liveability and Sustainability

Date: 11 January 2024

Report authorised by:

DAN WAGNER
**Director Planning, Environment and
Community Services**

Date: 11 January 2024

ATTACHMENTS

- Nil

REFERENCE DOCUMENT

- Development application for a material change of use for extension to non-resident workforce accommodation (144 rooms) located at 58 Queen Elizabeth Drive, Dysart (Council Reference MCU22/0016)
- Lake Vermont Meadowbrook Project Environmental Impact Statement
- Council submission against the Environmental Impact Statement for the Lake Vermont Meadowbrook Project
- *Planning Act 2016*
- *Strong and Sustainable Resource Communities Act 2017*
- Isaac Regional Planning Scheme

MEETING DETAILS	Ordinary Meeting Wednesday 24 January 2024
AUTHOR	Alexis Aylward
AUTHOR POSITION	Principal Planner

10.13 ADOPTION OF ECONOMIC AND POPULATION REVIEW 2023 - ISAAC LOCAL GOVERNMENT REGION

EXECUTIVE SUMMARY

This report presents for adoption the draft Economic and Population Review 2023: Isaac Local Government Area report prepared by Foresight Partners Pty Ltd. The report reviews the current and future economic drivers affecting our communities and their potential impact on the region's population projections. The report surmises that over the short term (5-10 years), moderate growth is anticipated, in both the region's permanent resident and non-resident populations, with the scale and location of growth largely depending on employment opportunities, housing availability, and private investment in the resources sector.

OFFICER'S RECOMMENDATION

That Council:

- 1. Adopts the draft Economic and Population Review 2023: Isaac Local Government Area, prepared by Foresight Partners Pty Ltd and dated December 2023.***

BACKGROUND

The Economic and Population Review 2023: Isaac Local Government Area (the draft report) was commissioned by Council to review the current and future economic drivers affecting our communities and their potential impact on the region's population projections.

The key elements of the draft report are:

- A review of economic drivers relevant to the Isaac Local Government Area and broad national and emerging trends which may influence regional economic growth and prosperity.
- Development of forecasts of the resident and non-resident working population in the region utilizing the latest available population, workforce, and other relevant data to
- Provision of a temporal analysis highlighting similarities and differences from the findings of the 2016 Economic and Population Review study.

The draft report is an update of the 2016 Economic and Population Review Isaac Region Report undertaken by Norling Consulting Pty Ltd.

IMPLICATIONS

The draft report will provide one point of demographic truth that can be utilised consistently across Council for its full suite of service delivery, infrastructure planning and delivery and advocacy.

The draft report has customised demographic data from the Federal and State Governments to produce population forecasts at the scale of our communities. The population projections provided have refined those projected by the Australian Bureau of Statistics through the inclusion of non-resident workers.

The draft report will provide information which will support the preparation of the Interim Local Government Infrastructure Plan Amendment, which Council resolved to commence development of on 12 December 2023 (Resolution No. 8595).

CONSULTATION

Date	Engagement
21 Sep 2023	Workshop with Senior Council Staff
Sep – Oct 2023	External engagement undertaken by consultant with targeted industry and Queensland Government stakeholders
7 Nov 2023	Workshop with Councillors
6 Dec 2023	Draft findings presented to Councillors and Executive Leadership Team v Briefing Session

BASIS FOR RECOMMENDATION

The draft report provides Councils with a thorough understanding of key factors which will influence economic growth and potential population changes in the region. A single set of population projections is provided which can be utilised across Council to achieve greater consistency in service delivery, infrastructure planning and delivery and advocacy.

ACTION ACCOUNTABILITY

Manager Liveability and Sustainability to distribute the report to Council's Management Team and to place the report on IRIS as a resource for future use.

Principal Planner to make the report available on Council's website.

KEY MESSAGES

Council is committed to making decisions utilising the best possible data and with a thorough understanding of key factors relating to economic influences and forecast population change in the region.

Report prepared by:

ALEXIS AYLWARD
Principal Planner

Date: 11 January 2024

Report authorised by:

DAN WAGNER
**Director Planning, Environment and
Community Services**

Date: 11 January 2024

ATTACHMENTS

- Attachment 1 – Economic and Population Review 2023 - Isaac Local Government Area

REFERENCE DOCUMENT

- Economic and Population Review Isaac Region 2016 by Norling Consulting Pty Ltd
- 2021 Census data and analysis by Australian Bureau of Statistics
- 2022 Non Resident Workforce Data by Queensland Government Statistical Office

ECONOMIC AND POPULATION REVIEW 2023

ISAAC LOCAL GOVERNMENT AREA

FORESIGHT PARTNERS

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Disclaimer

The sole purpose of this report is to provide Isaac Regional Council (the Client) with information in accordance with Foresight Partners Pty Ltd's scope of services set out in its proposal to the Client.

Foresight Partners has relied upon information relevant to this report provided by government agencies, the Client and others. Except as otherwise stated in the report, Foresight Partners has not attempted to verify the accuracy or completeness of such information.

The assumptions underlying the findings, observations, forecasts and conclusions presented in this report are subject to significant uncertainties and contingencies. Therefore, actual results may differ significantly from forecast results. Foresight Partners do not make or imply any warranty or guarantee with respect to the data reported or to the findings, observations, forecasts and conclusions expressed in this report. Foresight Partners cannot confirm or guarantee achievement of any forecast growth or performance, as future events, by nature, are not amenable to independent confirmation or substantiation.

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1. INTRODUCTION

1.1 Background and Study Objectives

Foresight Partners Pty Ltd was commissioned by Isaac Regional Council to prepare this study. This report reviews economic drivers and provides population projections for the Isaac Local Government Area (LGA) to inform future planning. It is intended to supersede a similar report prepared in 2016 by Norling Consulting Pty Ltd.

The key elements/objectives are to prepare a report which:

- Reviews economic drivers relevant to the Isaac LGA and broad national and emerging trends which may influence regional economic growth and prosperity.
- Utilises the latest available population, workforce, and other relevant data to derive forecasts of the resident and non-resident working population in the region.
- Provides population projections that will be used to update the population assumptions component of Council's Local Government Infrastructure Plan (LGIP).
- Provides a temporal analysis highlighting similarities and differences from the findings of the 2016 Economic and Population Review study.

The purpose of this study is to provide Council with a thorough understanding of key factors which will influence economic growth and potential future population changes in the region.

1.2 Methodology

Several investigations were undertaken to inform this study, including the following:

- Review of the 2016 Economic and Population Review study.
- Consultation with key Council officers.
- Research and discussion of emerging industry trends where relevant to key employment sectors in the Isaac region. This included consultation with external sources such as senior mining engineers employed in Central Queensland.
- Examination of the latest Australian Bureau of Statistics (ABS) Census data to analyse changes in the demographic profile of the LGA and its sub-regions.
- Review of historic population growth and employment profiles of the region.
- Evaluation of non-resident workforce projections prepared by the Queensland Government Statistician's Office (QGSO) and preparation of long-range forecasts.
- Preparation of resident population projections at the sub-region level.
- Comparison of findings with the 2016 Economic and Population Review Isaac Region study prepared by Norling Consulting Pty Ltd.

These investigations form the basis of this report.

2. ECONOMIC PROFILE

This section provides an overview of the economic and population profile of the Isaac LGA to establish a baseline.

2.1 Value Added by Sector

Value added is a measure of business productivity equivalent to how productive each industry sector is at increasing the value of its inputs. It is defined as the value of sales minus the cost of inputs (intermediate consumption).

In 2020-21, the Isaac LGA generated an estimated \$13.176 billion value added, representing 3.1% of Queensland's total value added. Mining is by far the most dominant sector in the region in terms of value added, contributing 85.7% to the total value added.

By SA2, the most significant economic generator is Broadsound-Nebo (\$5.965b) followed by Moranbah (\$5.372b), and Clermont (\$1.835b).

Table 2.1: Value Added, Isaac LGA, 2020-2021

	Industry	Value Added (\$M)	% of total
1	Mining	11,287.2	85.7%
2	Construction	422.5	3.2%
3	Rental, Hiring & Real Estate Services	335.3	2.5%
4	Administrative & Support Services	208.4	1.6%
5	Agriculture, Forestry & Fishing	187.4	1.4%
6	Transport, Postal & Warehousing	122.7	0.9%
7	Manufacturing	104.9	0.8%
8	Public Administration & Safety	87.7	0.7%
9	Education & Training	73.1	0.6%
10	Accommodation & Food Services	62.5	0.5%
11	Health Care & Social Assistance	57.0	0.4%
12	Electricity, Gas, Water & Waste Services	55.0	0.4%
13	Retail Trade	43.4	0.3%
14	Other Services	39.2	0.3%
15	Wholesale Trade	38.0	0.3%
16	Professional, Scientific & Technical Services	32.7	0.2%
17	Financial & Insurance Services	8.5	0.1%
18	Information Media & Telecommunications	7.0	0.1%
19	Arts & Recreation Services	4.0	0.0%
	Total Industry Value Added	13,176.3	100.0%

Source: REMPLAN – Isaac Region.

2.2 Historic Population

Historically, the resident population of Isaac LGA has risen and fallen in response to employment opportunities in the region as illustrated in Table 2.2 and Table 2.3.

Recently, the LGA population declined by around 1,645 people between 2011 and 2016, falling from 23,188 residents to 21,543 residents. Since 2016, population growth has gradually recovered, increasing by around 885 people in the five years to 2021.

Table 2.2: Historic Population, Isaac LGA, 1996 to 2021

	1996	2001	2006	2011	2016	2021	Incr. 1996- 2021
Isaac LGA Population	20,397	18,169	20,372	23,188	21,543	22,426	2,029

Source: ABS Regional Population Growth, ABS Census, and Foresight Partners.

2.3 Employment Profile

Table 2.3 sets out the number of Isaac LGA residents that were employed at the time of each Census.

The number of employed residents in the Isaac LGA has fluctuated from 2006 to 2021 and has generally represented around 50% of the total population. From 2006 to 2021 the number of resident workers has increased by only 425 persons, with a notable peak in 2011 and a low in 2016.

Table 2.3: Employed Residents, Isaac LGA, 2006 to 2021

	2006	p.a. change	2011	p.a. change	2016	p.a. change	2021
Employed Residents	10,196	3.41%	12,059	-3.74%	9,964	1.29%	10,621
% of Population	50.0%		52.0%		46.3%		47.4%

Source: ABS Census, 2006-2021 via Tablebuilder, by place of usual residence.

2.3.1 Resident Employment by Industry

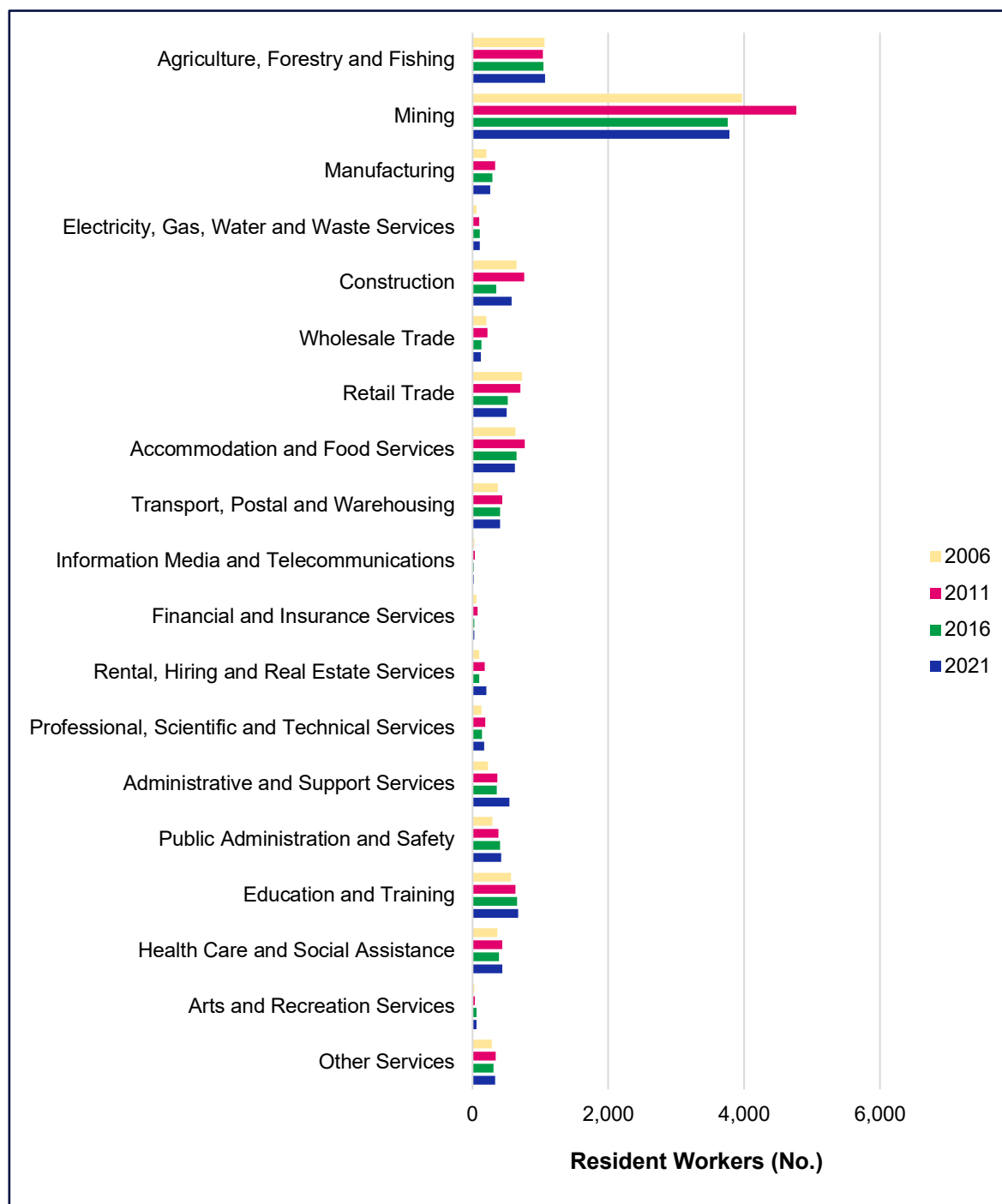
Resident employment by industry sector is set out in Figure 2.1 and Table 2.4. This data includes employed Isaac LGA residents regardless of where they work.

The mining sector accounts for the greatest number of employed residents at around 3,780 or 36% of employed residents. However, this number has fallen by around 20.6% (-983 employed residents) since 2011 (during the mining boom). For residents, the second greater employer is Agriculture, Forestry and Fishing which accounts for around 10% of total resident employment in 2021.

Notable growth in resident employment was observed in the sectors of Administrative and Support Services (+319), Public Administration and Safety (+128), and Rental, Hiring and Real Estate Services (+104) between 2006 and 2021.

Sectors such as Retail Trade, Wholesale Trade, and Construction experienced losses in resident employment of 221, 83, and 69 workers respectively between 2006 and 2021.

Figure 2.1: Resident Employment by Industry, Isaac LGA, 2006, 2011, 2016, 2021



Source: ABS Census via Tablebuilder. Note: not all residents work within Isaac LGA.

Table 2.4: Resident Employment by Industry, Isaac LGA, 2006 to 2021

	2006	2011	2016	2021	Change 2006-2021
Agriculture, Forestry and Fishing	1,062	1,032	1,042	1,066	4
Mining	3,966	4,763	3,759	3,780	-186
Manufacturing	202	335	292	259	57
Electricity, Gas, Water and Waste Services	55	100	104	108	53
Construction	645	757	347	576	-69
Wholesale Trade	203	223	133	120	-83
Retail Trade	725	702	515	504	-221
Accommodation and Food Services	630	769	649	621	-9
Transport, Postal and Warehousing	376	440	404	409	33
Information Media and Telecommunications	25	35	21	21	-4
Financial and Insurance Services	56	75	24	23	-33
Rental, Hiring and Real Estate Services	96	175	99	200	104
Professional, Scientific and Technical Services	132	191	142	167	35
Administrative and Support Services	226	362	359	545	319
Public Administration and Safety	294	382	407	422	128
Education and Training	569	632	657	668	99
Health Care and Social Assistance	368	435	386	435	67
Arts and Recreation Services	28	35	55	59	31
Other Services	282	344	309	331	49
Inadequately described	123	149	185	184	61
Not stated	133	123	75	123	-10
Total	10,196	12,059	9,964	10,621	425

Source: ABS Census, 2006-2021 via Tablebuilder, by place of usual residence. Note: not all residents work within Isaac LGA.

2.3.2 Jobs by Industry Sector

Table 2.4 sets out the number of jobs in the Isaac LGA, irrespective of the place of residence of workers, at each Census year between 2006 and 2021.

In 2021, the Mining industry employed 13,071 workers, constituting around 56% of the total jobs in the Isaac Region. Despite 2011 being close to the peak of the 'mining boom', a substantial number of Mining jobs were added (2,292) between 2011 and 2021, representing a 21% increase in employment levels.

This expansion persisted even as the Isaac residents employed in this sector declined by ~21% highlighting the growing prevalence of FIFO (Fly-in-Fly-Out) and DIDO (Drive-In-Drive-Out) workers over local residents within mining operations.

While well-behind Mining, the sector with the next greatest number of jobs was Construction supplying 1,600 jobs in 2021. As evident in the notable fluctuations in employment levels between 2006 and 2021, Construction employment is cyclical, and moves in response to the commencement of major projects.

Several industries experienced a minor decline in the number of jobs between 2006 and 2021 such as Retail Trade (-182) and Financial and Insurance Services (-33).

Notable increases in jobs in Administrative and Support Services (+956) as well as Rental, Hiring and Real Estate Services (+272) emerged between 2006 and 2021.

Table 2.5: Jobs by Industry Sector, Isaac LGA, 2006 to 2021

	2006*	2011	2016	2021	Change 2006-2021
Agriculture, Forestry and Fishing	1,060	915	1,081	1,106	46
Mining	6,369	10,779	11,919	13,071	6,702
Manufacturing	228	468	417	440	212
Electricity, Gas, Water and Waste Services	53	111	145	139	86
Construction	1,064	1,786	665	1,600	536
Wholesale Trade	185	261	186	192	7
Retail Trade	710	664	514	528	-182
Accommodation and Food Services	702	1,068	902	926	224
Transport, Postal and Warehousing	397	498	555	614	217
Information Media and Telecommunications	14	35	25	25	11
Financial and Insurance Services	59	80	27	26	-33
Rental, Hiring and Real Estate Services	120	186	133	392	272
Professional, Scientific and Technical Services	195	307	217	213	18
Administrative and Support Services	220	478	622	1,176	956
Public Administration and Safety	296	416	458	499	203
Education and Training	547	609	762	675	128
Health Care and Social Assistance	359	433	457	524	165
Arts and Recreation Services	25	37	59	61	36

	2006*	2011	2016	2021	Change 2006-2021
Other Services	336	497	401	450	114
Inadequately described	127	138	287	315	188
Not stated	7	915	1,081	1,106	244
Total	13,073	19,769	20,022	23,223	10,150

Source: ABS Census 2006-2021 via Tablebuilder - Counting Employed Persons, by Place of Work. *2006 data comprises an aggregate of Broadsound, Belyando, Nebo LGA data. Note: includes non-resident workers.

2.3.3 Jobs Balance

Jobs Balance is defined as the number of jobs in an area divided by the resident workforce of the same area. A rate of 100% implies that there is the same number of jobs as there are resident workers, regardless of where workers filling those jobs actually reside. A rate below 100% implies a net outflow of workers from an area, and a rate above 100% implies that there are more jobs in an area than there are resident workers resulting in a net inflow of workers.

Table 2.6 sets out the jobs balance in the Isaac LGA and other regions for comparison at 2016 and 2021. Isaac's 2021 jobs balance was 218.48% indicating that a large number of workers from outside Isaac LGA travel to the region for work.

Comparatively, regions such as Central Highlands, Mackay, Rockhampton and Whitsunday have a lower jobs balance. Isaac's job balance increased by 17.4 percentage points from 2016 to 2021, indicating that the number of jobs grew faster than the number of employed residents.

Table 2.6: Jobs Balance, Isaac and nearby LGAs, 2016 and 2021

Jobs Balance	Isaac LGA	Central Highlands LGA	Mackay LGA	Rockhampton LGA	Whitsunday LGA
2016	201.06%	119.60%	86.67%	106.56%	96.29%
2021	218.48%	126.61%	88.26%	105.79%	94.95%

Source: ABS Census via Tablebuilder, 2016, 2021.

2.3.4 Employment Self-Sufficiency

Also known as job containment, employment self-sufficiency is defined as the number of people who live and work in an area, divided by the total number of jobs in that area. It is interpreted as the percentage of jobs filled by local residents.

A rate of 100% (the maximum) implies all jobs in the area are filled by residents of the area, and there is no inflow of workers from other areas. A rate less than 100% implies an inflow of workers residing elsewhere are filling some of the jobs in the area.

Table 2.7 sets out employment self-sufficiency in the Isaac and nearby LGAs and Figure 2.2 illustrates this metric by industry sector.

Isaac's employment self-sufficiency level was around 41% in 2021 indicating a large inflow of non-resident workers into the region. The greatest drivers of this inflow were from the Mining (26.3% self-sufficiency) and Construction industries (28.7% self-sufficiency).

Other sectors with employment self-sufficiency levels below 50% include Administrative and Support Services (39.63%), Wholesale Trade (45.31%), and Rental, Hiring and Real Estate Services (45.92%). It is likely that the strong local presence of the mining industry has flow-on effects that are contributing to the low employment self-sufficiency levels in these sectors (and others).

The employment self-sufficiency level is far higher in the nearby regions of Central Highlands (71.92%), Mackay (96.23%), Rockhampton (79.83%) and Whitsunday (89.22%) due to the lower prevalence of FIFO/DIDO workers.

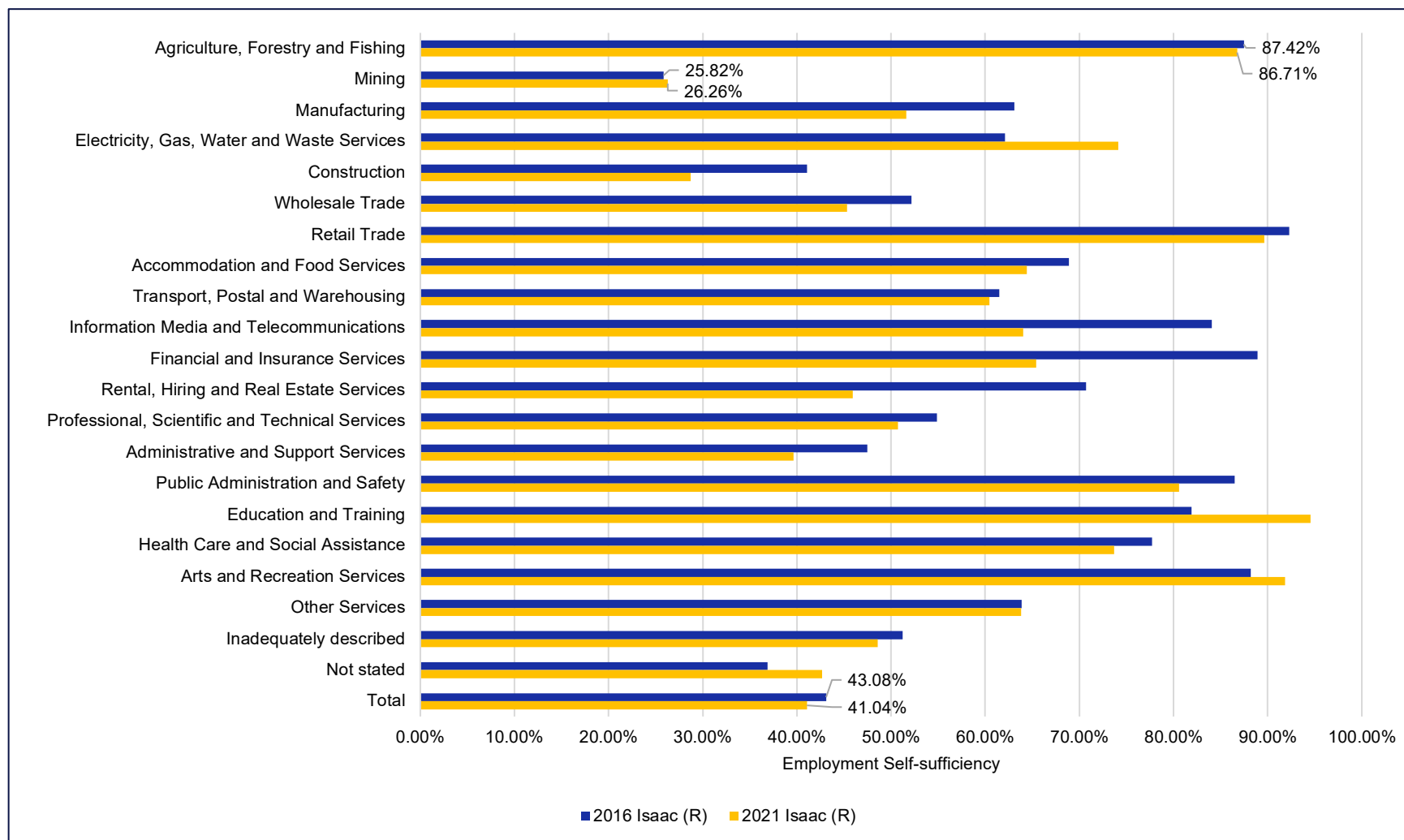
Isaac's employment self-sufficiency level fell by just below 2 percentage points from 2016 to 2021. Sectors including Professional, Scientific and Technical Services (-24.8 percentage points), Rental, Hiring and Real Estate Services (-23.5 points), and Information Media and Telecommunications (-20 points) experienced the greatest decrease in employment self-sufficiency. The Education and Training and Electricity, Gas, Water and Waste Services sectors experienced the greatest increases (+12.6 points and +12.0 points respectively).

Table 2.7: Employment Self-Sufficiency, Isaac LGA, 2016 and 2021

	Isaac LGA	Central Highlands LGA	Mackay LGA	Rockhampton LGA	Whitsunday LGA
2016	43.08%	71.92%	96.27%	78.12%	88.91%
2021	41.04%	70.59%	96.23%	79.83%	89.22%

Source: ABS Census via Tablebuilder, 2016, 2021.

Figure 2.2: Employment Self-Sufficiency by Sector, Isaac LGA, 2016 and 2021



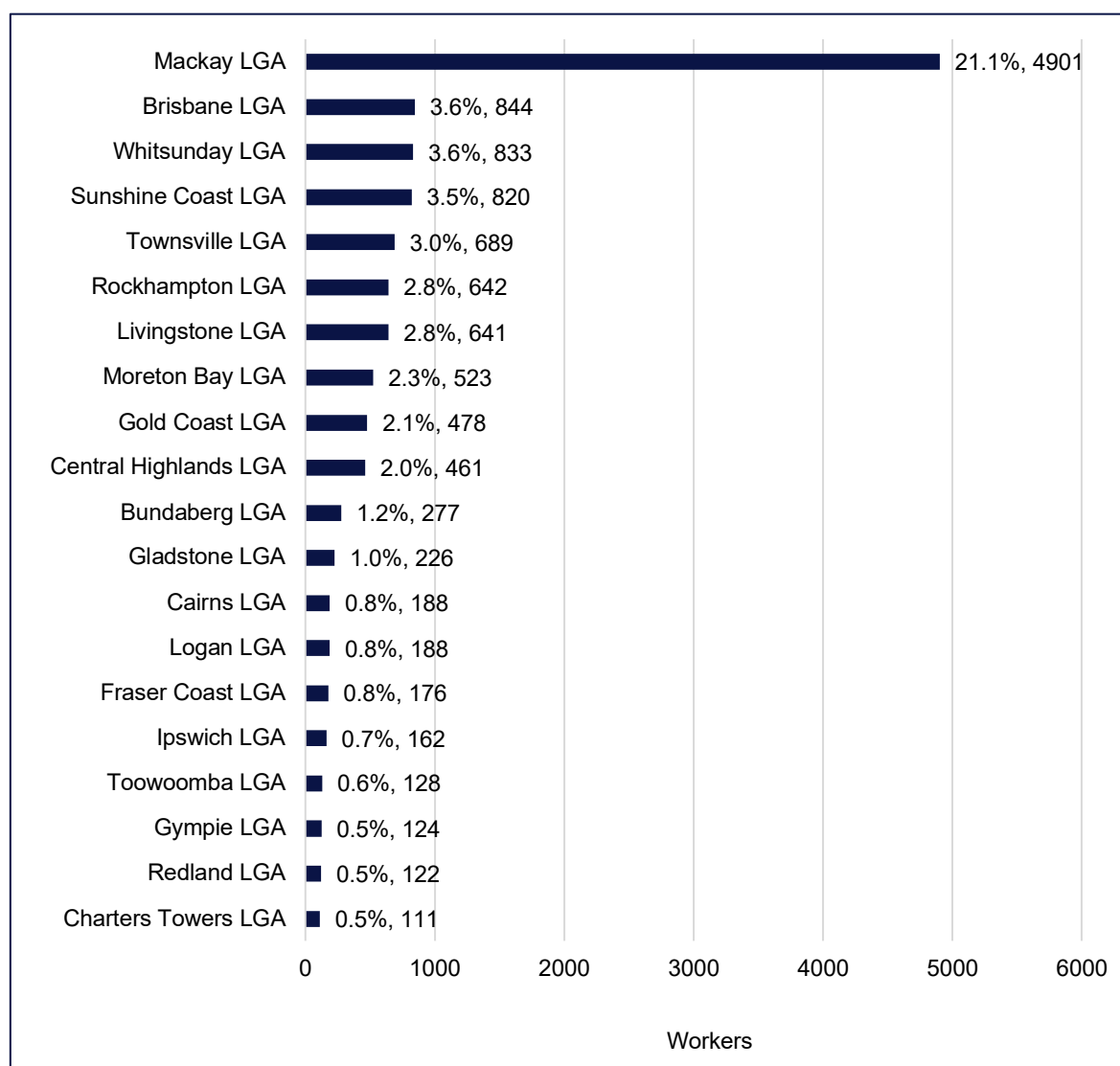
Source: ABS Census via Tablebuilder, 2016, 2021.

2.3.5 Non-resident Worker Origins

As discussed in the previous section, the non-resident workforce in the Isaac LGA is significant. Figure 2.3 below sets out the top 20 places of residence (LGAs) for non-resident workers employed in the Isaac LGA as at the 2021 Census. Key insights revealed from this analysis include:

- Around 41% of persons employed in the Isaac LGA also reside in the Isaac LGA.
- Around 21.1% of Isaac LGA's workers reside in Mackay LGA, accounting for the single greatest inflow by far.
- Around 13.5% of Isaac LGA's workers reside in SEQ including the Brisbane, Sunshine Coast, Gold Coast, Moreton Bay, Redland, and Logan LGAs. This has grown from 10.9% from SEQ in 2016.

Figure 2.3: Top Queensland LGAs of Residence of Isaac LGA Non-resident Workers, 2021



Source: ABS Census 2021 via Tablebuilder.

3. KEY FACTORS INFLUENCING POPULATION GROWTH

3.1 The Mining Industry

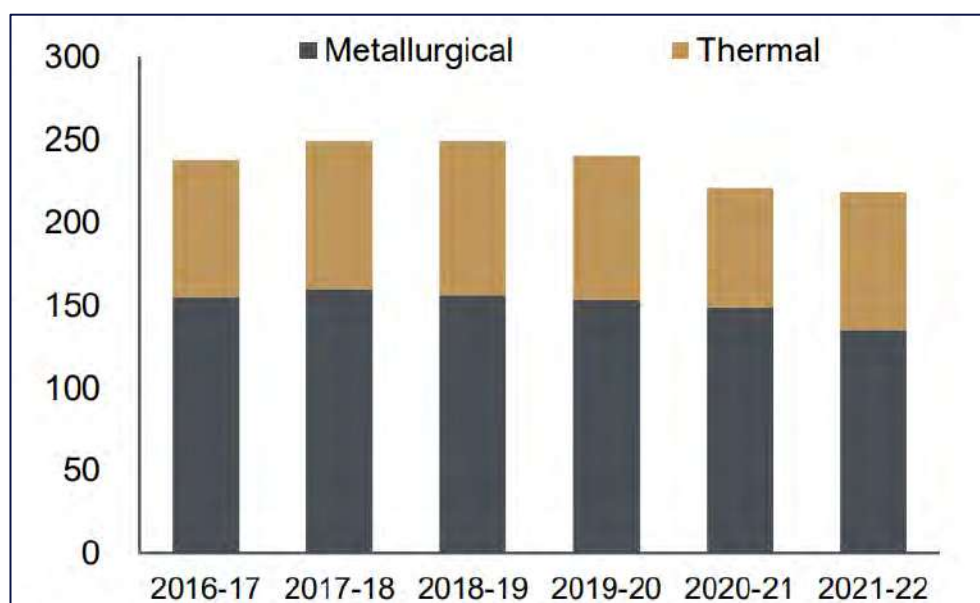
The mining industry (specifically coal mining) is a key driver of the Isaac Region's economy.

Mining accounts for around 56% of jobs in the Isaac LGA as of August 2021 and the number of jobs in the sector has more than doubled since 2006. Driven by the mining sector, the Isaac LGA has a very high proportion of jobs filled by non-resident workers (~59% in 2021), among the highest of any LGA in Queensland.

At the time of writing, there are 32 active coal mines (Appendix 3), four related infrastructure operations and one gas operation within the Isaac Region. It is of note that the Broadlea and Millennium coal mines have recommenced operations, and three new mines (Aquila, Carmichael and Vulcan Mine complex) had recently commenced production (since June 2022)¹. Three mines (Broadmeadow East, Ironbark No.1 and Olive Downs) commenced operations between June 2022 and November 2023.

At a state level, it is important to recognise that metallurgical (met) coal (also known as coking coal and used in steel production) represented around 62% of the saleable coal produced in Queensland in 2021-22 (217.9 Mt total), with the remainder being thermal coal (Figure 3.1). In the Isaac region, the majority of coal being produced is met coal, which is some of the highest quality met coal in the world (and therefore highly sought after).

Figure 3.1: Queensland Saleable Coal Production (Mt)



Source: Department of Resources Coal Industry Review Statistical Tables.

¹ Bowen Basin Resource Industry Workforce 2022

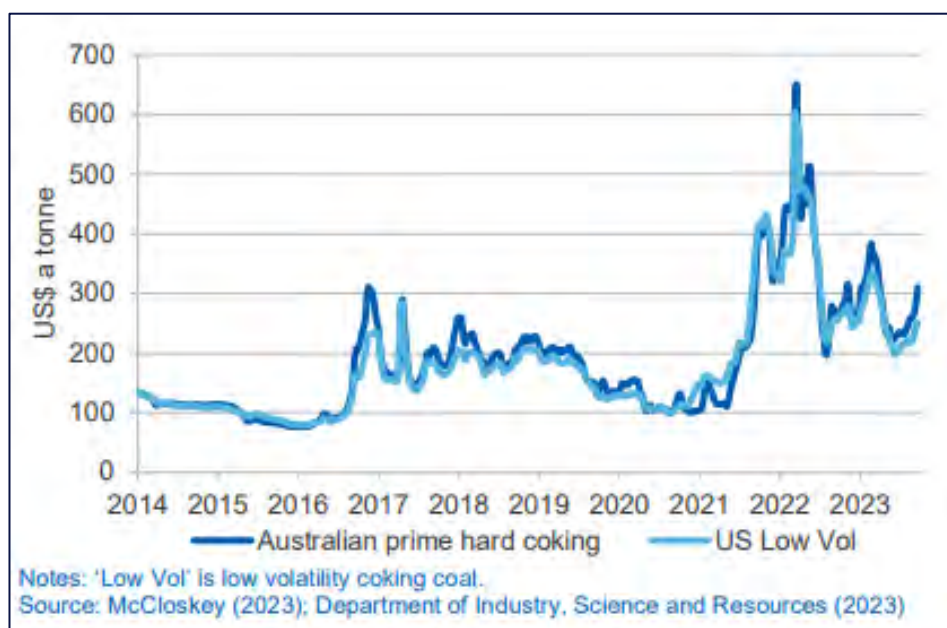
3.1.1 Historic and Future Coal Prices

The global coal price was relatively stable between 2013 to 2016. During this period, China purchased roughly a quarter of Australian exports of met and thermal coal². Some turbulence in prices was observed between 2017 and 2020. In 2020, global demand temporarily decreased due to reduced energy consumption and economic uncertainties during the beginnings of the COVID-19 pandemic. China also placed trade restrictions on Australian coal imports which have since been lifted in early 2023.

In 2021, the coal price (both met and thermal) began to rise rapidly as global demand rebounded due to the unanticipated economic recovery coupled with disruptions to coal supply chains and workforce shortages (Figure 3.2 and Figure 3.3).

The Russia-Ukraine conflict exacerbated coal (and other commodity) price pressures leading to all-time highs. The premium hard coking (metallurgical) coal spot price peaked at US\$670.50/t in March 2022, while the premium thermal coal spot price peaked at US\$457.80/t in September 2022³. Since then, metallurgical coal spot price was \$312/t⁴ in September 2023 and the thermal coal spot price was US\$142/t in October 2023⁵.

Figure 3.2: Metallurgical Coal Prices, Australian vs USA



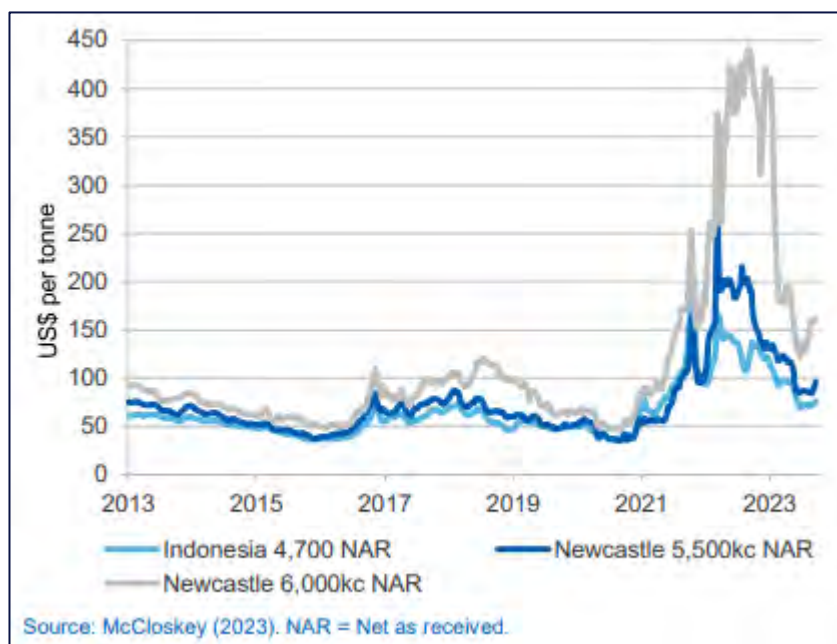
² <https://theconversation.com/chinas-demand-for-coal-is-set-to-drop-fast-australia-should-take-note-181552>

³ QLD Treasury, Queensland's Coal Industry and Long-term Global Coal Demand, Nov 2022.

⁴ Australian premium coking coal prices rise sharply d-o-d on availability concerns* | SteelMint

⁵ https://ycharts.com/indicators/australia_coal_price

Figure 3.3: Thermal Coal Prices, Australian vs Indonesian



Future Coal Prices and Demand

Following record highs, the metallurgical coal price is expected to normalise in the short-term but remain above the 2015-20 average (Figure 3.4). Demand for Australian metallurgical coal exports are expected to remain strong to 2028 due to its high quality and healthy production levels (Figure 3.5).

Due to the very high quality of met coal in the Isaac region, production is expected to remain strong for the foreseeable future and likely to be among the longest operating coal production areas.

With emerging global policies to increase reliance on renewable energy sources, demand for thermal coal is expected to wane over the long term. In particular, China is expected to demand less Australian coal imports due to policies to reduce emissions, increased usage of recycled steel, and greater reliance on Russian and Mongolian coal [² and ⁶].

Domestically, the Queensland Government's Energy and Jobs Plan is expected to lead to reduced demand for thermal coal over the long term. With this plan the Queensland Government aims to operate all publicly owned coal-fired power stations as 'clean energy hubs' and achieve 80% renewable energy by 2035. Consequently, the usage of thermal coal in Australia is expected to decrease.

⁶ <https://www.mining-technology.com/news/china-lifts-australia-coal-ban/?cf-view>

Figure 3.4: Forecast Coal Prices

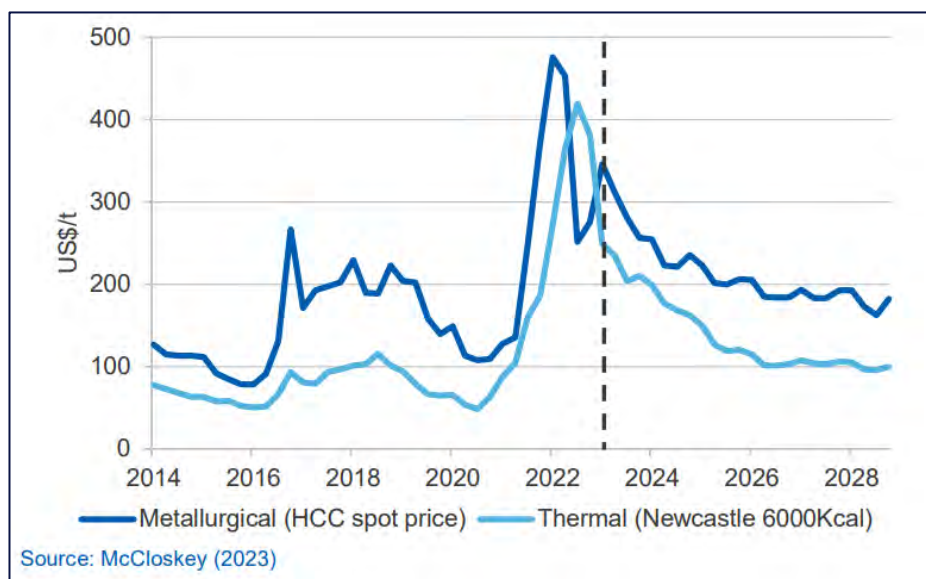
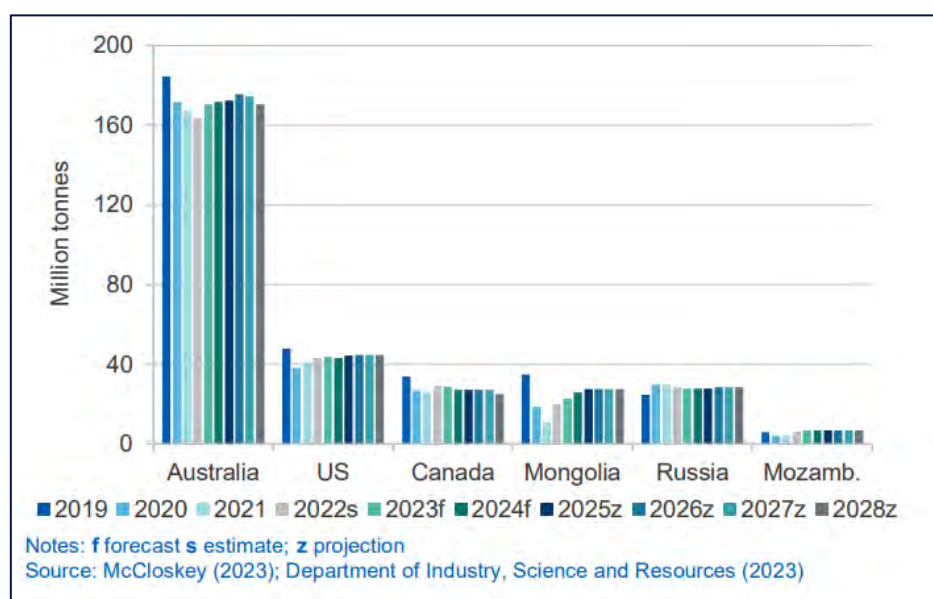


Figure 3.5: Forecast Metallurgical Coal Exports



3.1.2 New Mining Projects in the Isaac Region

As mentioned in the 2016 Economic and Population Review study, there are several mining projects which may influence, positively or negatively, mining output and labour requirements in the Isaac region.

These include (but are not limited to):

- **Blair Athol** coal mine located in Clermont was acquired by TerraCom in 2017. Blair Athol exports 2.2Mt of thermal coal per annum⁷ and employed 185 workers as at 31 March 2021⁸. The Mine's life was extended another 10 years in August 2021⁷.
- **Broughton** was a proposed coal mine 27km north-west of Nebo. However, the proposal was withdrawn after U & D Mining Industry (Australia) Pty Ltd failed to submit an Environmental Impact Statement (EIS) in 2017.
- **Byerwen** mine located 20km west of Glenden commenced operations in 2017 and is expected to produce up to 10Mt of met coal per annum. It has an expected life span of 50 years and could potentially support up to 920 employees at peak production. The mine is owned by QCoal. Under legislative changes, QCoal will be granted a mining lease to operate a temporary workers camp for its Byerwen coal mine. However, the company will be required to move workers out of the camp and progressively house them in Glenden from 2025, with no workers to remain at the camp after 2029⁹.
- **Codrilla Coal Mine Project** located 45 km south-east of Nebo was cancelled after gaining approval in 2009. Peabody Energy sold the property as a large-scale cattle farm in 2022¹⁰.
- **Eagle Downs** is a proposed met coal mine located 25km south of Moranbah with projected output of 4.5Mt to 5Mt p.a. and around 700 workers¹¹. It remains stagnant in 2023 with South32 seeking to divest their 50% interest¹². With no development over the last 2 years, its future is uncertain.
- **Hillalong Coal** met coal mine, owned by Bowen Coking Coal is located 10km north of Burton. The Hillalong project is currently in an exploration stage and is estimated to produce 106Mt (lifetime)¹³. This mine has an expected life of 17 years and could employ approximately 436 workers¹⁴.
- **Ironbark No. 1** met coal mine formerly known as the Ellenfield Coal Project is located 35 kilometres north-east of Moranbah. Ironbark No. 1 produces an average

⁷ <https://terracomresources.com/our-business/australian-operations/>

⁸ https://www.daf.qld.gov.au/__data/assets/pdf_file/0004/1736878/21-469b.pdf

⁹ <https://statements.qld.gov.au/statements/98523>

¹⁰ <https://www.afr.com/property/commercial/former-rich-lister-jim-gorman-pays-27m-for-peabody-cattle-farm-20220527-p5ap34>

¹¹ <https://www.aquilaresources.com.au/projects/eagle-downs-metallurgical-coal-project>

¹² <https://www.mining.com/south32-hasnt-found-buyer-for-eagle-downs-coal-project/>

¹³ <https://www.investi.com.au/api/announcements/bcb/2ddfc483-a03.pdf>

¹⁴ <https://www.qld.gov.au/environment/management/environmental/eis-process/projects/completed/hillalong-coal-project>

of 2.5Mt ROM coal per annum and has an average operational workforce of 271¹⁵. The life span of the mine is approximately 20 years¹⁶.

- **Isaac Downs** met coal mine (also in the Isaac Plains Complex) is located 7km east of Moranbah and owned by Stanmore. Stanmore acquired mining leases and began project development in FY 2021. The mine is projected to yield approximately 35Mt of run-of-mine (ROM) coal over its lifespan of 16 years¹⁷ and employ approximately 550 workers¹⁸ (250 construction and 300 operational).
- **Isaac Plains** met coal mine recommenced operations in 2016 and has transitioned operations Isaac Plains East from 2018-19. Mining here ceased in early 2022¹⁹.
- **Lake Vermont Meadowbrook Project** proposes an extension to the existing Lake Vermont mine located 30km northeast of Dysart. This project involves the development of an underground longwall and open cut mine pits. The proponent (Bowen Basin Coal Pty Ltd) is currently in the “responding to submissions” stage of the EIS assessment process. The project will add 20-25 years to the life of the mine and around 5.5Mt of met coal will be produced per annum²⁰. Moreover, the project will create 350-400 operational and approximately 200 construction jobs²⁰.
- **Moranbah South** coal project is a proposed met mine near Moranbah. It was intended to commence operation in 2017 but was paused. Its potential is being reconsidered in 2022²¹ and it is projected to employ around 1,300 operational workers if developed²².
- **New Lenton Coal Project** was a proposed mining project 65km north of Moranbah. However, the proposal was withdrawn in 2018 after New Lenton Coal Pty Ltd failed to submit an EIS.
- **Newlands** thermal and met coal mine near Glenden closed in 2023 and has commenced the rehabilitation and closure phase²³.
- **Norwich Park** coal mine ceased operations in 2012 and has not been reopened since.

¹⁵ https://www.qld.gov.au/__data/assets/pdf_file/0019/108352/ellensfield-eis-assessment-report.pdf

¹⁶ https://www.miningnewsfeed.com/reports/Irionbark_1_Coal_Mine_Project_Initial_Development_Plan_10252017.pdf

¹⁷ <https://stanmore.net.au/assets/operations/>

¹⁸ <https://www.qld.gov.au/environment/management/environmental/eis-process/projects/completed/isaac-downs-project>

¹⁹ Stanmore Annual report 2021.

²⁰ <https://www.qld.gov.au/environment/management/environmental/eis-process/projects/current-projects/lake-vermont-meadowbrook-project>

²¹ <https://industryqld.com.au/anglo-revisits-moranbah-south-mine-proposal/>

²² <https://www.mininglink.com.au/mine-details/moranbah-south>

²³ <https://www.glencore.com.au/operations-and-projects/coal/current-operations/newlands-coal>

- **Olive Downs** is a met coal mine project recently commenced at a site located 40km southeast of Moranbah. It is expected to employ around 1,000 workers at full production (up from 500-700 workers during construction)²⁴.
- **Red Hill** met coal mine, located 20 km north of Moranbah was approved in 2015 and was expected to produce around 14Mt of coal per annum²⁵. However, the project has since been shelved by BHP.
- **Saraji East Mining Lease Project** proposes the development of an underground met coal mine. The mine will be located approximately 30km north of Dysart and produce 11Mt of mine coal per annum²⁶. The proponent, BM Alliance Coal Operations, is currently in the responding to submissions stage of the EIS assessment process. The mines lifespan will be approximately 25-30 years and create 1,000 construction and 500 operational jobs²⁶.

3.1.3 Technological Advancements in the Mining Industry

A range of technological advancements and emerging trends will shape the future of the mining sector. These are discussed at a high level below.

Automation, Robotics, and Remote Operation

The implementation of automation, robotics, and remote operation technologies can provide benefits such as improving safety and productivity. Moreover, these technologies typically decrease long-term operational costs and the variability of projects.

Other implications of remote and/or autonomous operations include:

- Improved safety conditions by reducing human presence in hazardous conditions.
- The potential to dramatically decrease labour costs as well as operational and capital expenditures (i.e. predictive maintenance through improved monitoring and sensors).
- Reduced on-site workforce and, in turn, reduced need for some supporting infrastructure and lower transportation costs.
- Boosted productivity and minimisation of collisions.

The adoption of autonomous equipment such as hauling trucks and drillers has rapidly increased over recent years. Of the total of around 460 autonomous haul trucks in surface mines globally in 2020, Australia accounted for around 80% of these²⁷. The number of autonomous trucks in Australian surface mines has increased dramatically from 381 in 2020

²⁴ <https://www.worldcoal.com/coal/08042022/pembroke-resources-breaks-ground-at-olive-downs/>

²⁵ https://www.gem.wiki/Red_Hill_coal_project#cite_note-3

²⁶ <https://www.qld.gov.au/environment/management/environmental/eis-process/projects/current-projects/saraji-east-mining-lease-project>

²⁷ <https://www.mining-technology.com/comment/australia-autonomous-haul-trucks-use/>

to 706 in May 2022²⁸. Examples in the Isaac region include Riverside Goonyella (BMA) which operates a fully automated haulage fleet and Olive Downs (Pembroke and Thiess) which uses automated haulage and drilling²⁹.

Internet of Things (IoT)

The Internet of Things is a network of devices with the ability to exchange data with each other. Recent technological innovation has enabled the implementation of low-cost networks between mining sensors, equipment, and machinery. This increase in data availability and analysis facilitates superior decision-making processes and the efficiency of equipment and the performance of tires and components.

Data Analytics and Artificial Intelligence (AI)

Mining companies are able to obtain a vast amount of data relating to machine performance and production processes due to advancements in digitalisation, the IoT and real time data capture technologies. This data can be utilised to improve the decision-making process by applying advanced analytical techniques. Moreover, artificial intelligence can be employed to develop predictive models to improve equipment maintenance schedules resulting in increased productivity. AI also possesses the capability to enhance prospection and exploration activities by decreasing data processing costs and increasing accuracy.

Digital Twinning

Digital Twinning involves the fabrication of a digital model of a physical mining operation. This is achieved by utilising real-time sensor data, geological and engineering information. Such simulations can be used to predict potential failures or decreases in equipment performance/efficiency. Thus, this technology has the potential to reduce operational costs and improve the planning of mining operations.

3.1.4 Future Outlook and Implications

Online research along with structured discussions held with senior mining engineers (employed in Central Queensland coal mines) informed the following evaluation of the future outlook and drivers of the Queensland coal mining sector (generally and within the Isaac region).

Key insights include:

- The Queensland Government's recent increase to coal royalties is perceived to influence mining investment decisions in Central Queensland. Due to the combination of royalty policy adjustment (June 2022³⁰) and high commodity prices, the Queensland Government attracted a record \$18.3 billion of coal and LNG

²⁸ <https://www.mining-technology.com/comment/australia-autonomous-haul-trucks/>

²⁹ At The Coal Face: Nov 2023

³⁰ <https://statements.qld.gov.au/statements/95467>

royalties and land rents in 2022-23, around double that recorded in 2021-22³¹. It is reported that Queensland is the highest coal taxing environment globally³².

- Recently, the BHP CEO publicly stated that “*we will not be investing in any further growth in Queensland; however, we will sustain and optimise our existing operations*”³³ citing the impact of increased coal royalties. Furthermore, in October 2023, BHP announced the divestment of its Blackwater (not in Isaac LGA) and Daunia (40km from Moranbah) coal mines (held under BMA). This is particularly important given the scale and presence of BHP (and subsidiaries) in Isaac LGA (and Queensland) and its ability to ‘weather the storm’ during periods of low coal prices relative to smaller, and perhaps more vulnerable, companies.
- Greater reliance on renewable energy sources in Australia (and globally) is expected to lessen demand for thermal coal over the long term. The State Government has committed around \$19b over four years in its Energy and Jobs Plan (2022) and in effort to deliver its target of 80% renewable energy supply by 2035, up from 25% currently³⁴.
- ‘Global thermal coal imports are likely at their peak’ is the message from Australia’s Department of Industry Science and Resources publication *Resources and Energy Quarterly* (March 2023). However, there may be a short to medium-term opportunity for Australia to focus on increasing thermal coal exports to India (rather than Japan, South Korea, Taiwan historically), subject to the Indian Government’s policy ambitions to increase reliance on domestic production and even begin coal exports³⁵.
- Currently, coal mining productivity in the region is low (cost price to produce 1 tonne). This is largely due to a lack of supply of skilled/experienced workers and high wages for lower skilled workers, meaning that mining operations must spend more on labour costs to produce the same amount of coal (all other variables held constant). In the current climate of high coal prices, this is feasible, but may not be sustainable subject to decreases in the coal price (and other factors).
- The next phase anticipated in the Queensland coal mining industry is a period focusing on improving productivity with the potential for lower capital expenditure (e.g. less expansions/new mines) and possible cuts to the workforce (where feasible) or a push to increase efficiency.
- Currently, manned fleet operations (haulage) are slightly more productive than automated fleets but are at their ceiling. In the medium term, automated fleets are expected to out-perform manned fleets (in productivity) and will become the status

³¹ <https://www.theguardian.com/commentisfree/2023/jun/16/a-coal-royalties-revamp-delivered-a-record-surplus-in-queensland-heres-why-nsw-must-follow-suit>

³² <https://www.coalage.com/breaking-news/bhp-queensland-is-a-sovereign-risk/>

³³ BHP Operational Review for the year ended 30 June 2023.

³⁴ <https://statements.qld.gov.au/statements/98416>

³⁵ *Australian government forecasts peak thermal coal exports in three years but further downside risks for Asian seaborne market remain*, iiefa.org, published April 2023.

quo. Despite some Central Queensland coal mines having already transitioned to automated operations, new investment in automated fleets in Isaac LGA may be hampered by the reduced competitiveness of Queensland coal operations due to royalty increases.

- The proposed 'same job same pay' or 'close the loopholes' changes to workplace laws are expected to be tabled in parliament prior to 2024. The proposed changes would entitle contractors to the same rate of pay as full-time workers including base rates, bonuses, incentive-based payments, allowances and overtime. The reliance on contract labour by the mining sector implies that labour costs may increase substantially if the changes were passed³⁶. This is a key concern of mining firms. On the other hand, unions say that the changes would incentivise mining companies to provide more full-time positions, thereby providing job security to workers.

The mining sector in the Isaac region is a significant economic and employment generator but is not without its challenges. It can be impacted by a range of external economic factors and policy settings.

Based on the findings of this assessment, we expect that coal mining will remain dominate in the Isaac regional economy for some time. Technological and automation improvements are likely to generate the most significant changes to the regional workforce over the medium to long term.

3.2 The Agricultural Industry

The agricultural sector accounted for 4.8% of all jobs in the Isaac LGA in 2021 and is the second greatest employer of local residents after mining. Agricultural production for the Isaac Region was \$577 million as of 2021, with livestock accounting for 76.7% and crops representing 23.3%³⁷.

The Isaac Region Industry Profile recognises agriculture (and related sectors) as key industries for the region to complement the significant value added generated by the mining sector. Climate change and related policy settings are likely to have implications for the region's agriculture sector, likely over the longer term.

Crops

Broadacre crops made a significant contribution to the Isaac region's agricultural gross value, totaling approximately \$128.1 million in 2020-21. Among these crops, sorghum for grain comprised the largest share at 39%. Other broadacre crops with significant proportions included pulses and legumes for chickpeas (24%), sugar cane (20%) and wheat for grain (14%)³⁷.

Queensland winter crop production is forecast to decline by 28% in 2023-24 due to below average levels of rainfall and soil moisture levels as well as a poor climate outlook according

³⁶ <https://smallcaps.com.au/mining-industry-labels-new-same-job-same-pay-ir-proposal-dangerous/>

³⁷ Value of Agricultural Commodities Produced by Local Government Area - 2020-21.

to the Department of Agriculture, Fisheries and Forestry (ABARES). However, change in total crop production still lies 3% above the 10-year average³⁸.

Summer crop production is projected to decline by 36% in Queensland to around the 10-year average. Sorghum production is forecast to decline by 38% due to below average soil moisture levels and rainfall.

Livestock

Global demand for Australian beef is anticipated to remain at current levels in 2023-24 as declining demand in Japan and the Republic of Korea balances rising demand from China and the US⁴⁰. While global demand for Australian sheep meat is expected to increase as increased demand from China, the Middle East and the Republic of Korea will outweigh decreased demand from the US⁴¹.

Queensland meat prices reached historic heights in FY 2022 however, have fallen in FY 2023 and are predicted to further decline in 2024³⁹. This decline in prices is due to an increase in the supply of Australian meat production from livestock resulting from drier seasonal conditions^{40,41}.

A breakdown of changes in the prices of steer, mutton and lamb is provided below:

- Queensland steer prices increased by 64% from 319 cents/kilogram (c/kg) in FY 2020 to 524 c/kg in FY 2022, before falling by 20% to 419 c/kg in FY 2023.
- The price of mutton in Queensland fell by 51% from 523 c/kg in FY 2020 to 254 c/kg in FY 2023.
- The price of lamb in Queensland fell by 28% from 783 c/kg in FY 2020 to 567c/kg in FY 2023.
- Queensland steer, mutton and lamb prices are forecast to decrease by a further 33%, 50% and 52% respectively from FY 2023-24.

Biosecurity continues to pose a significant risk to the livestock industry. Indonesia recently, on 28 July 2023 reported cases of lumpy skin disease from Australian exported cattle. Consequently, Indonesian and Malaysian Governments suspended exports from Australian cattle facilities. Lasting export suspensions could significantly impact the Australian cattle industry.

Trade

³⁸ <https://www.agriculture.gov.au/abares/research-topics/agricultural-outlook/australian-crop-report/queensland>

³⁹ National Livestock Reporting Service

⁴⁰ <https://www.agriculture.gov.au/abares/research-topics/agricultural-outlook/beef-and-veal#value-of-exports-to-rise-with-higher-export-volumes>

⁴¹ <https://www.agriculture.gov.au/abares/research-topics/agricultural-outlook/sheep-meat#rising-turnoff-and-drier-conditions-to-drive-down-prices>

The Australia-UK Free Trade Agreement took effect on 31 May 2023 and is expected to significantly benefit the Australian Agricultural Industry. This free trade agreement immediately eliminated tariffs on goods such as wine, grain rice, honey, nuts and olive oil⁴². Moreover, the agreement provided immediate access to duty free transitional quotas for key agriculture products including beef and sheep meat, sugar and dairy with eventual full tariff elimination.

Labour Shortages

Like many industries, labour shortages in agriculture are contributing to difficulties of profitability and sustainability of farming operations. The Queensland Department of Fisheries (DAF) estimates that labour shortages for production horticulture were up to 20% of total labour demand as at 2021⁴³.

The Australian National Skills Commission (NSC) released a Skills Priority List in 2021 which groups jobs into categories based whether there is a current shortage and if future demand is strong, moderate or soft. Agricultural jobs are listed below within their respective categories⁴⁴:

- Occupations in shortage with strong future demand – agriculture consultant, agriculture scientist, agricultural veterinarian, and horticultural mobile plant operator.
- Occupations in shortage with moderate future demand – agriculture technician, farrier, and nursery person.
- Occupations in shortage with soft future demand – mixed crop farmer, pig farmer, grape grower, and poultry farmer.

Resident Employment in Agriculture by Age-Group

The level of Isaac LGA resident employment in Agriculture, Forestry, Fishing by age group was investigated to provide an understanding of the region's agricultural workforce.

Figure 3.6 illustrates the number of Isaac residents employed in Agriculture, Forestry, Fishing by age group in 2016 and 2021. Key insights include:

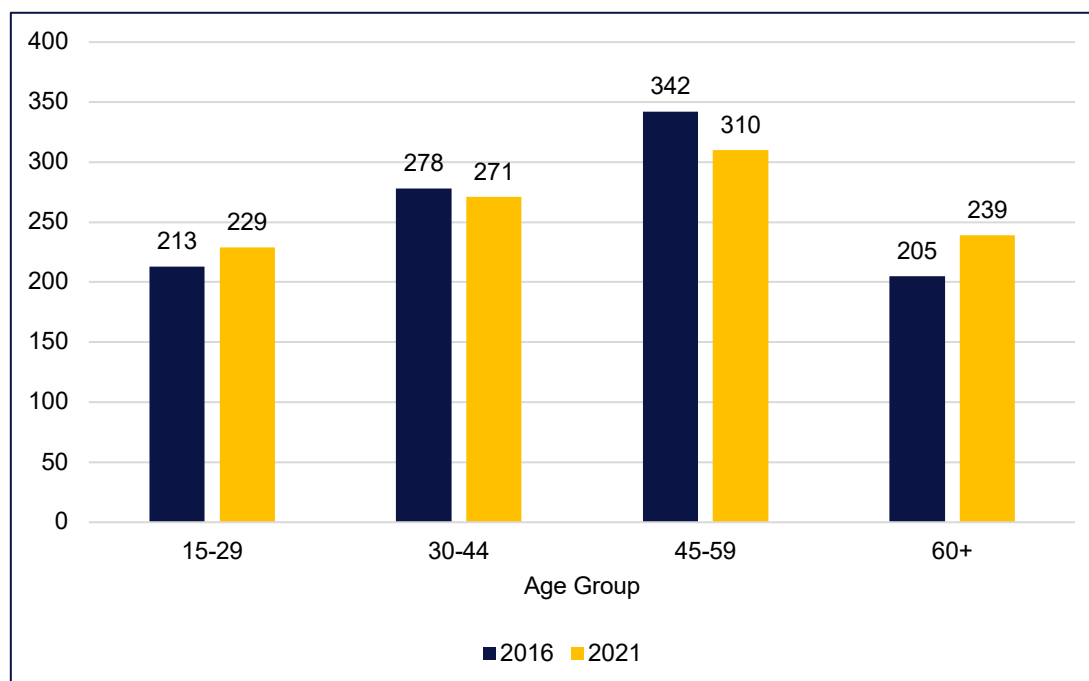
- The 45-59 age group contained the greatest number of residents of any age group working in the Agriculture, Forestry, Fishing sector in 2021.
- The change in the number of residents working in the sector across age groups was minor from 2016 to 2021.
- Despite possible preconceptions that the sector is being sustained by older working residents, the number of Agriculture, Forestry, and Fishing resident workers aged 15-44 (500 resident workers at 2021) is only slightly lower than those aged 45+ (549 resident workers at 2021).

⁴² <https://www.dfat.gov.au/trade/agreements/in-force/ukfta-outcomes-documents/trade-and-investment/benefits-farmers>

⁴³ Queensland AgTrends 2020-21

⁴⁴ Queensland Agriculture Environmental Scan: Labour and skills supply and demand profile

Figure 3.6: Isaac Residents Employed in Agriculture, Forestry, Fishing by Age Group, 2016 and 2021



Source: ABS Census via Tablebuilder.

3.3 Visitation

Along with the resources and agricultural sectors, the visitor market is recognised as an economic driver for the Isaac region.

The number of domestic overnight visitors to the Isaac Region increased by 131% from 166,000 visitors to 384,000 visitors between 2012 and 2019⁴⁵. Moreover, the number of domestic visitor nights stayed increased from 591,000 nights to 1,827,000 nights. International visitors represent only a small percentage of visitors (~3% of visitor nights) to the region, which is unlikely to grow significantly.

There were increases in the proportion of domestic visitors travelling to the region for business (69% of visitors in 2012 up to 80% in 2019) as well as those visiting for holidays (11% of visitors in 2012 up to 13% in 2019). Conversely, the proportion of domestic tourists visiting friends and family fell from 13% of visitors in 2012 to 6% in 2019.

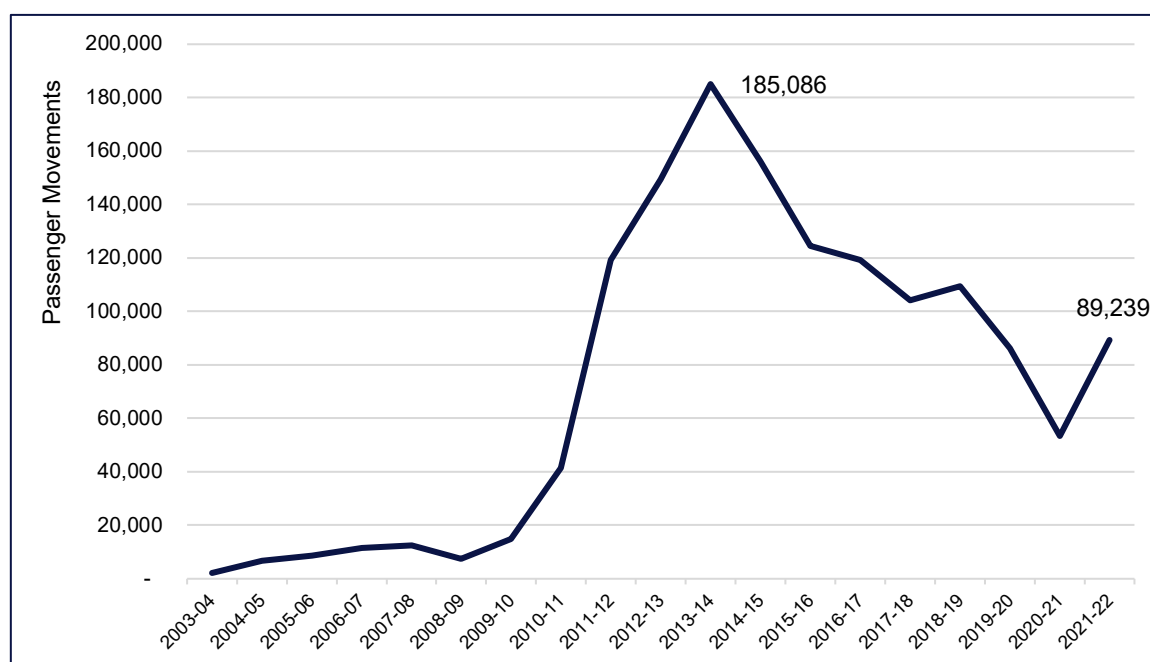
Total passenger movements for the Moranbah Airport are set in Figure 3.7. This data indicates that passenger movements peaked in 2013-14 at 185,086 movements. Comparatively, data for 2021-22 shows 89,239 movements or an average of 1,716 passengers per week. Movements are likely driven primarily by FIFO workers however the data does not include charter flights (data not publicly available). Based on discussions with Council, the increased usage of charter flights is likely playing a role in the observed decrease in passenger movements at Moranbah Airport from 2013-14 to present (Figure 3.7).

⁴⁵ Tourism Research Australia data based on averages between 2009-12 and 2016-19.

As was the case in the 2016 study, the latest data suggests that DIDO mining employees and associated business visitors account for the majority of domestic overnight visitation.

Overall, the local visitor market is likely to continue to be dominated by business visitors due to the scale of the local resources sector. Visitation for the purpose of holidays is unlikely to grow substantially over the short to medium term without investment in attractions, events, and marketing.

Figure 3.7: Passenger Movements, Moranbah Airport, 2003-04 to 2021-22



Source: Bureau of Infrastructure and Transport Research Economics. Note: data is compiled for International and Domestic (including Regional) airline RPT services, and does not include charter or other non-scheduled activity.

3.4 Housing Availability and Affordability

Like other regions in Queensland, housing affordability and availability issues are likely to impact population and economic growth in Isaac LGA. Key insights from our research include:

- As shown in Figure 3.8, the median detached house price within the Isaac LGA has fallen significantly over the past decade (38%) from \$450,000 in March 2013 to \$280,000 in March 2023. However, the median house price has increased by \$155,000 (124%) since it reached its lowest value of \$125,000 in September 2016.
- The trends for the median house price (decreasing 2013 to 2016 then increasing from 2016) is reflected in annual changes in the Isaac LGA's population (Figure 3.8).
- The number of public school enrolments in the Isaac LGA (shown in Figure 3.10) also follows a similar trend to the median house price.

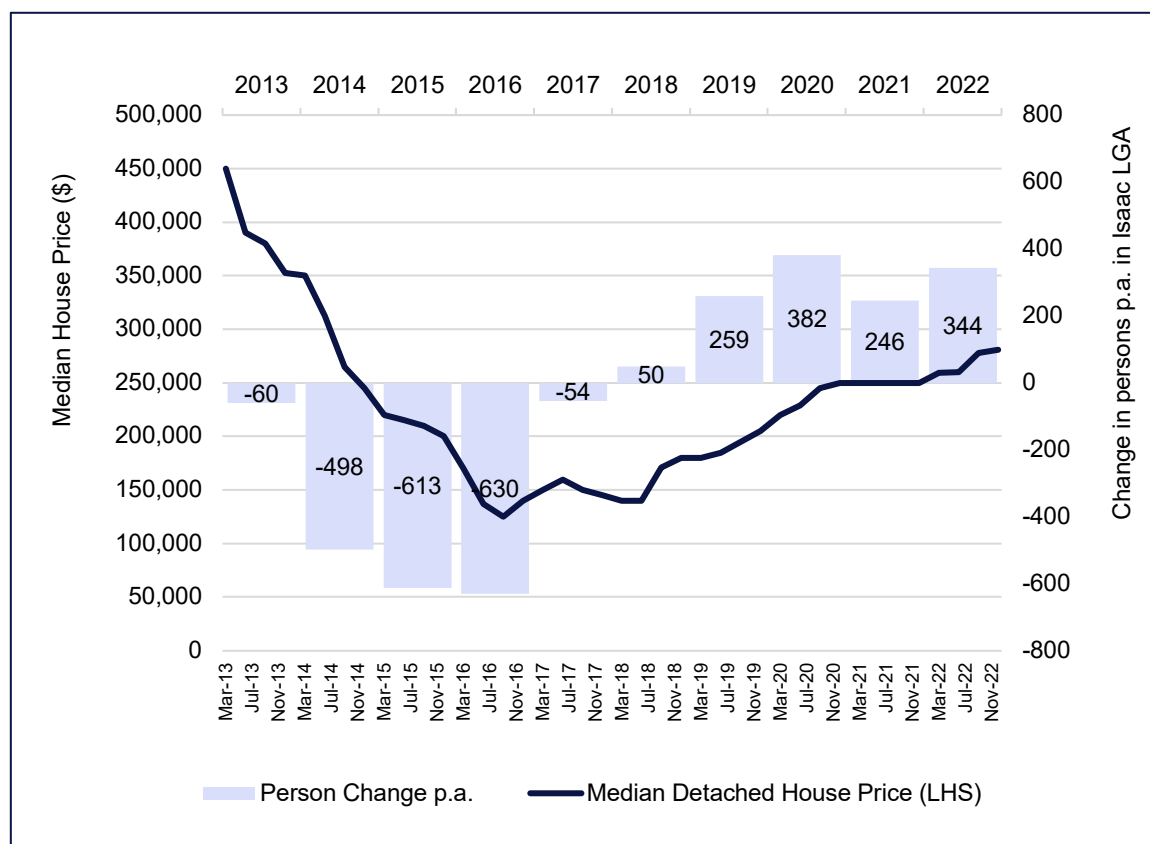
- As shown in Figure 3.9, median weekly rent within the Isaac LGA has declined to a lesser degree over the past decade (-12%) from \$450pw in March 2013 to \$395pw in June 2023. The median rent has also recovered over the past 5-10 years, increasing by around 80% since its minimum of \$220pw in December 2015.
- Table 3.1 indicates that residential rental vacancy rates across the region are very low to nil as of August 2023. The identified postcode areas have experienced a decrease in vacancy rates, particularly over the past 5-10 years.
- Ensuring the availability of rental housing is critical to support new entrants to the regional workforce (persons aged 15-20), the relocation of skilled workers, and retention of young residents. If the rental housing shortage is not addressed, there may be long term adverse impacts to regional economic development, productivity, and labour force renewal.
- Housing availability is likely to be a more significant issue in the region than affordability. Both of these factors are likely to impact low income and other vulnerable community segments.

Table 3.1: Rental Vacancy Rates, Aug 2013 and Aug 2023

Postcode Area	Aug-13	Aug-23
Moranbah (4744)	8.2%	0.0%
Clermont (4721)	6.7%	0.2%
Ilbilbie (4738)	5.1%	0.0%
Nebo (4742)	n.a.	5.5%
Middlemount (4746)	2.1%	1.0%
Dysart (4745)	16.5%	0.7%

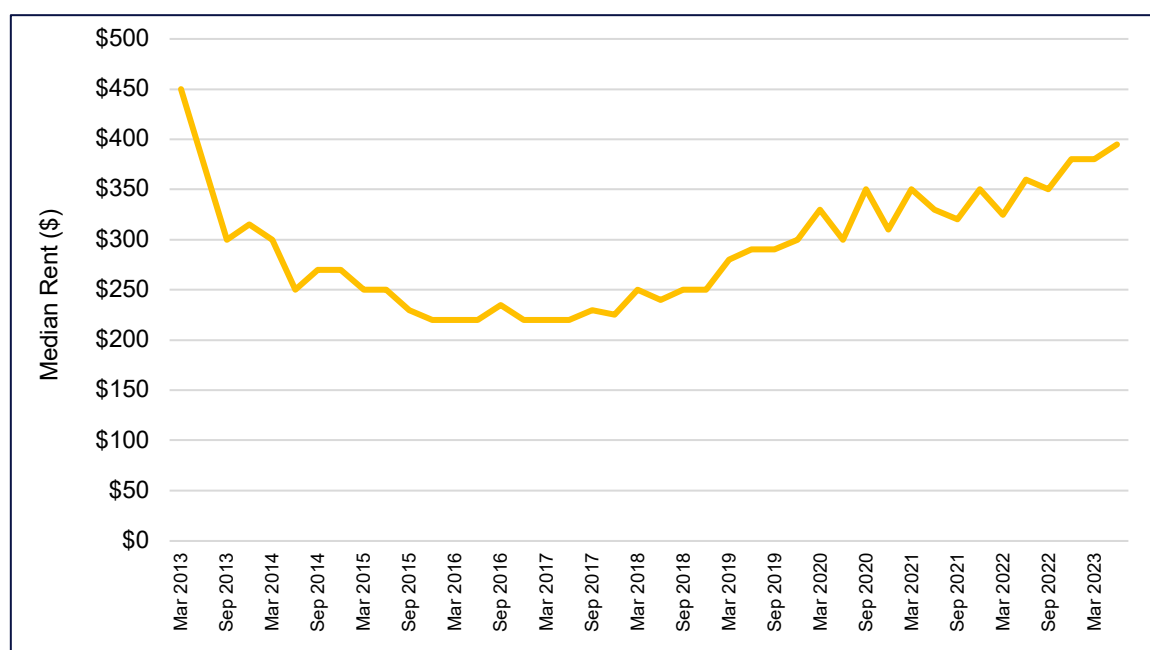
Source: SQM Research.

Figure 3.8: Median Price Detached Houses and Annual Population Change, Isaac LGA, 2013 to 2023



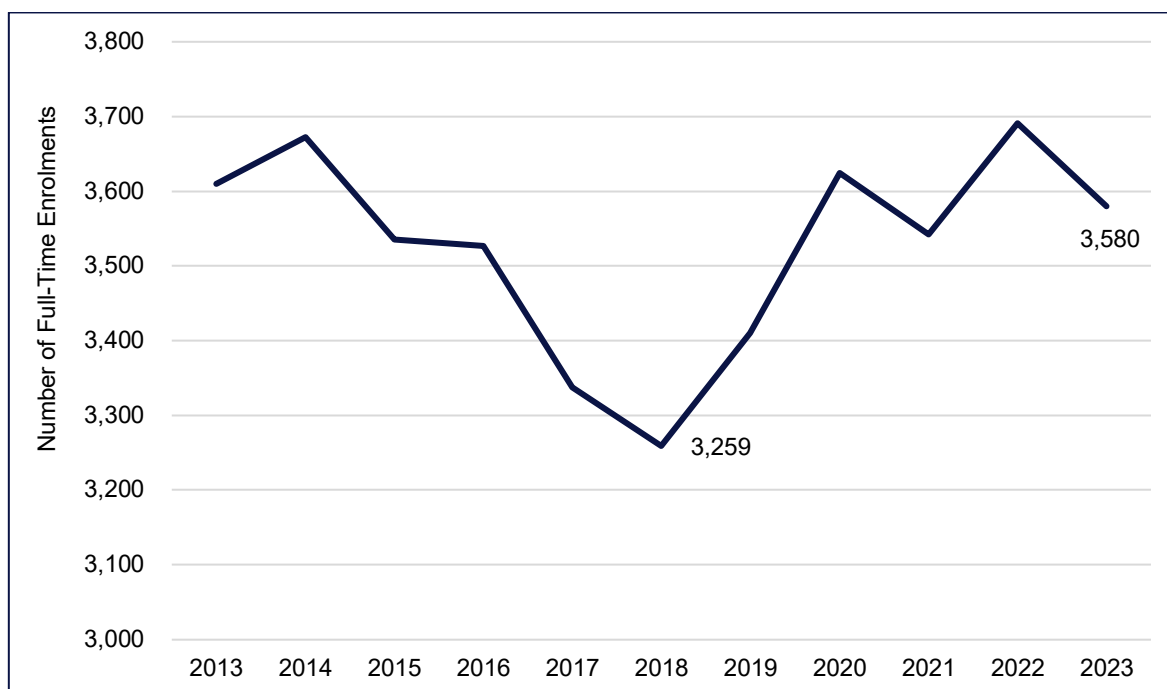
Source: Department of Resources, Office of the Valuer-General, Property Sales, Foresight Partners.

Figure 3.9: Median Weekly Rent, All Dwellings, Isaac LGA, March 2013 to March 2023



Source: RTA, Foresight Partners.

Figure 3.10: Full-Time Public School Enrolments, Isaac LGA, 2013 to 2023



Sources: Department of Education - Corporate Enrolment Collection - 2019 February, myschool.edu.au, schoolsdirectory.eq.edu.au

4. SUB-REGION ANALYSIS

The Isaac LGA has been segmented into eleven sub-regions which constitute separate and distinct communities. These sub-regions are based upon Statistical Area 2 (SA2) and Statistical Area 1 (SA1) Boundaries as defined by the ABS.

The defined sub-regions very closely reflect those utilised in the 2016 Economic and Population Review study with some minor variations due to changes in ABS-defined SA1 boundaries.

The eleven sub-regions are described below and illustrated in Figures 4.1 and 4.2.

1. Moranbah

This area comprises the SA2 of Moranbah, which includes the town and the surrounding rural area.

2. Clermont Town

This area comprises seven SA1s (31201133901, 31201133902, 31201133903, 31201133904, 31201133905, 31201133906, 31201133913) to establish the township of Clermont. A minor change in the 2021 ABS SA1 boundaries resulted in an expansion of this sub-region to include the area around the Council depot and Clermont Showgrounds.

3. Clermont Rural

This area comprises four large rural SA1s (31201133908, 31201133909, 31201133911, 31201133912). The combined sub-regions of Clermont Town & Clermont Rural make up the SA2 of Clermont.

4. Ilbilbie

Ilbilbie comprises a single SA1 (31201133826) which consists of the Ilbilbie township and surrounding rural area.

5. Carmilla

Carmilla comprises a single SA1 (31201133811) which consists of the Carmilla and surrounding rural area.

6. St Lawrence

St Lawrence comprises a single SA1 (31201133821) which consists of the St Lawrence township and surrounding rural area.

7. Nebo

The Nebo township comprises two SA1s (31201133808, 31201133832). A minor change in SA1 boundaries has led to the expansion of this sub-region to include the area around Anne Street.

8. Glenden

The Glenden township comprises three SA1s (31201133805, 31201133806, 31201133835). This sub-region has been slightly reduced (in area) at the eastern periphery which results in the exclusion of only one dwelling.

9. Middlemount

The Middlemount township comprises six SA1s (31201133802, 31201133803, 31201133822, 31201133823, 31201133824, 31201133825).

10. Dysart

The Dysart township comprises twelve SA1s (31201133813, 31201133814, 31201133815, 31201133816, 31201133817, 31201133818, 31201133819, 31201133829, 31201133830, 31201133833, 31201133836, 31201133838). Although SA1 boundaries changes have slightly enlarged this sub-region, the added area is zoned Industry and has no resident population.

11. Nebo Rural

Nebo Rural comprises the remaining five rural SA1s that are located in the SA2 of Broadsound - Nebo (31201133810, 31201133812, 31201133831, 31201133834, 31201133837). Together, the sub-regions of Ilbilbie, Carmilla, St Lawrence, Nebo, Glenden, Middlemount, Dysart and Nebo Rural comprise the SA2 of Broadsound – Nebo.

Figure 4.1: Isaac LGA and Sub-Regions

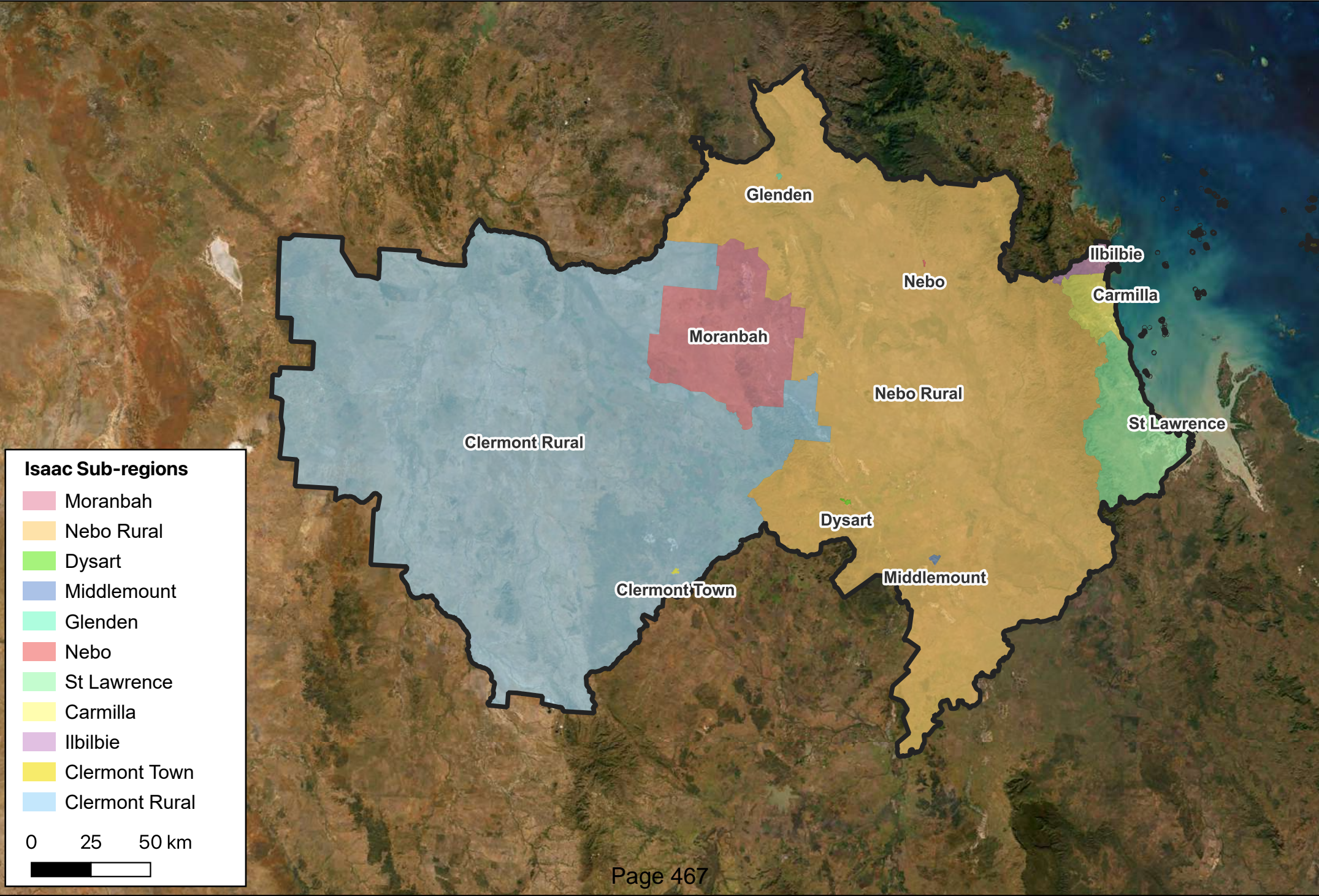
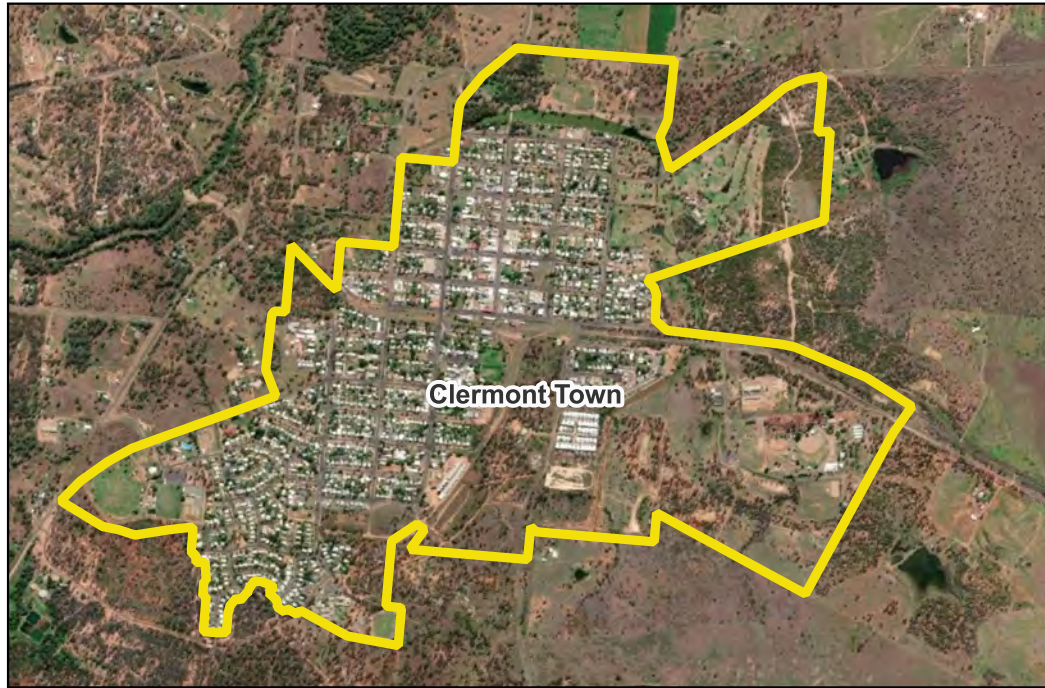


Figure 4.2: Selected Sub-Regions



4.1 Demographic Profile

A summary of selected socio-economic characteristics of residents and households of each sub-region as at the 2021 Census is set out Table 4.1. Data for the Isaac LGA and Queensland are included as benchmarks. Key insights include:

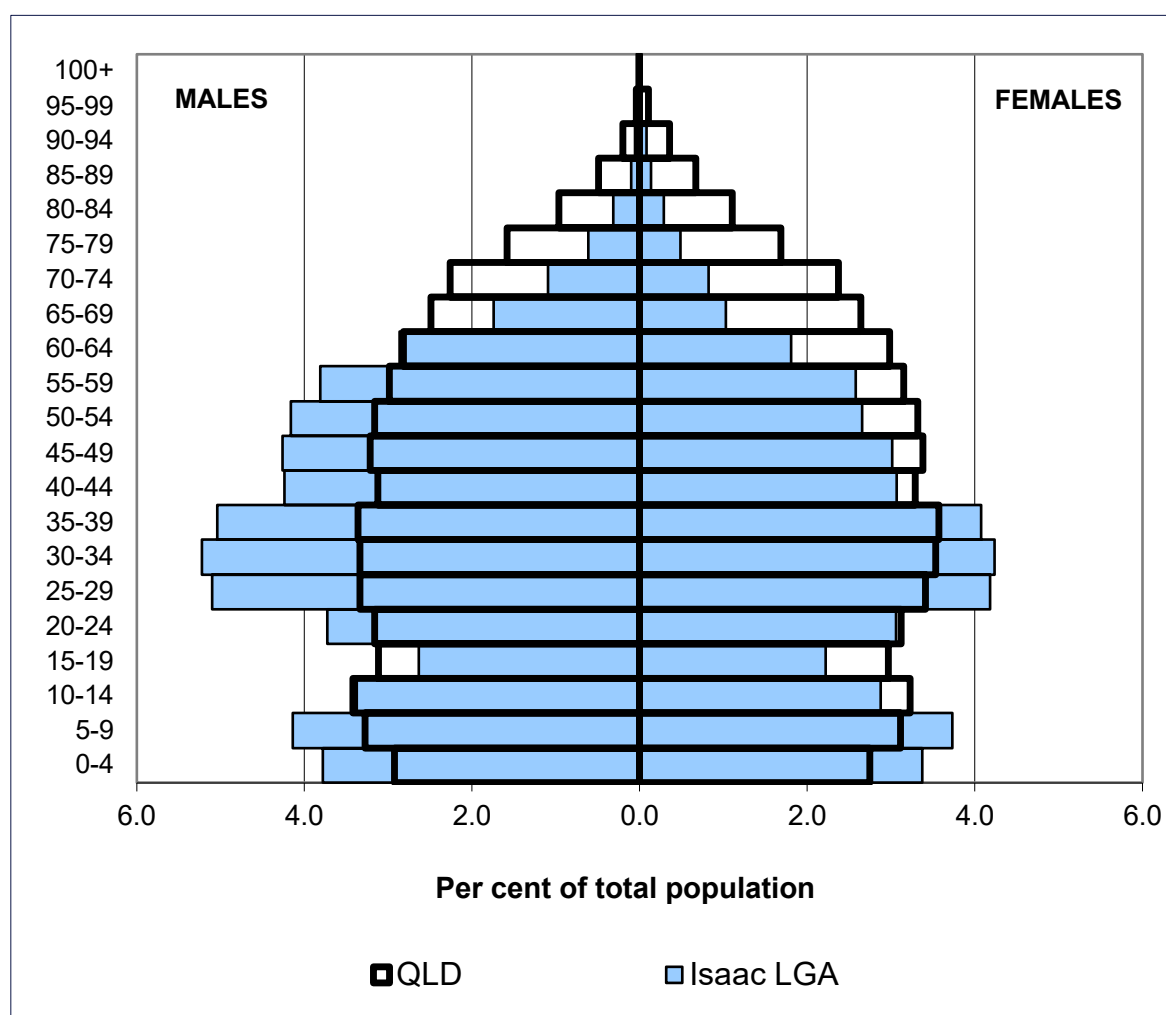
- Coastal sub-regions (Ilbilbie, Carmilla and St Lawrence) had a significantly older resident population than other sub-regions. More than 27% of the population in these areas were aged over 65, whereas only 6.8% of residents of the Isaac LGA were aged 65+.
- Sub-regions dominated by mining such as Moranbah, Glenden, Middlesmoot and Dysart had a much younger population compared to Isaac LGA and QLD. This is due to the high proportion of working-age residents with children.
- Labour force participation rates were low in coastal areas and far higher in the mining dominated sub-regions.
- The 8 inland sub-regions had an average household income greater than the Queensland average (\$123,035). This is driven by the high salaries in mining positions. Moranbah had the highest average household income of any sub-region (\$207,998).
- Over 90% of households in Glenden and Middlesmoot were renting, as were over 60% of Moranbah, Dysart, and Nebo households.
- Coastal sub-regions had a high proportion of households that owned their homes outright. For example, in Ilbilbie, 54.1% of households owned their homes outright in 2021. This is explained by the older age profiles of these areas.
- Average annual mortgage costs in the Isaac LGA (\$19,357) were lower than the Queensland level (\$26,760). At the sub-region level, average mortgage costs were highest in Ilbilbie and lowest in Dysart. The data for Ilbilbie should be interpreted with caution given it includes only a small number of households.
- Average annual rent in the LGA was below the Queensland level. Many renting households in the LGA would have subsidised rents which distort these values, particularly in areas with a high proportion of housing owned by mining companies such as Glenden. For context, the median rent across all Isaac LGA properties with a bond held with the RTA (i.e. not owned by mining companies) was \$16,640 per annum in September 2021 compared to \$11,727 as reported in the 2021 Census (which would include subsidised rental properties). While there is no available data surrounding the average rental cost after subsidy, this comparison demonstrates that a notable disparity exists between subsidised and other rental properties.
- Sub-regions including Moranbah (42.2%), Clermont Rural (39.4%), Nebo Rural (38.1%), and Middlesmoot (38%) had high proportions of households comprising couples with children.
- Sub-regions including Ilbilbie (43.6%), Carmilla (37.4%), and St Lawrence (32.1%) had high proportions of households comprising of couples without children. These proportions are higher than the Queensland level of 28.6%.

- The presence of lone person households was above the state average in most sub-regions (excluding Moranbah, Clermont Rural, and Nebo Rural).
- Figure 4.3 indicates that there was a slightly higher proportion of residents aged 0-9 in the Isaac LGA than Queensland. Moreover, there is a significantly higher proportion of male residents aged 20-59 in the Isaac LGA compared to Queensland due to employment opportunities.

From this analysis, it is evident that the Isaac LGA sub-regions have diverse demographic profiles.

Mining focused sub-regions including Moranbah, Middlemount and Glenden are characterised by high incomes and a high prevalence of working age residents while the coastal sub-regions (Ilbilbie, Carmilla and St Lawrence) accommodate older residents (likely retired) with far lower average incomes.

Figure 4.3: Age-Sex Pyramid, Isaac LGA and Queensland, 2021



Source: ABS Census 2021 via Tablebuilder.

Table 4.1: Selected Socio-Economic Characteristics, Defined Sub-Regions, 2021

	Moranbah	Clermont Town	Clermont Rural	Ilbilbie	Carmilla	St Lawrence	Nebo	Glenden	Middlemount	Dysart	Nebo Rural	Isaac LGA	QLD
Age (% residents)													
0-14	24.7	24.4	18.4	10.9	13.7	10.6	16.8	23.9	20.4	21.7	12.3	21.3	18.7
15-24	12.4	10.6	11.2	7.6	7.4	7.2	9.6	10.8	11.9	12.8	11.7	11.7	12.4
25-44	38.2	29.1	29.6	21.5	16.4	13.4	35.0	39.2	41.7	35.1	37.2	35.2	26.9
45-64	22.3	21.8	28.4	32.4	33.9	41.1	31.8	25.1	24.5	25.4	30.4	25.0	25.0
65+	2.3	14.2	12.4	27.5	28.6	27.7	6.7	1.0	1.4	4.9	8.5	6.8	17.0
Employment (%)													
In labour force	87.5	73.8	83.2	51.6	64.6	54.5	77.7	94.5	86.6	83.1	84.2	82.4	65.8
Unemployed	2.6	1.8	1.3	3.8	1.9	4.8	4.1	1.8	2.6	2.5	0.6	2.4	5.4
White collar occupations	42.8	47.8	54.5	47.4	59.6	52.3	33.3	49.8	41.9	31.4	51.8	44.2	68.8
Employed per household (persons)	1.80	1.32	2.00	0.99	1.18	0.91	1.33	1.81	1.81	1.60	2.29	1.69	1.31
Household Income													
Average (\$2023 values)	\$207,998	\$129,451	\$139,720	\$112,371	\$81,398	\$81,494	\$134,653	\$180,211	\$194,806	\$177,103	\$157,874	\$171,241	\$123,035
Dwelling Structure (% households)													
Detached	82.0	82.5	95.3	92.6	97.1	95.9	85.5	87.4	89.4	92.1	98.2	86.7	75.0
Semi-detached	16.9	14.1	0.0	0.0	0.0	0.0	12.1	12.6	5.4	6.7	0.9	10.6	11.7
Flats/units	1.0	1.6	0.0	0.0	0.0	0.0	0.0	0.0	5.2	1.2	0.0	1.6	12.5
Other structure	0.1	1.8	4.7	7.4	2.9	4.1	2.3	0.0	0.0	0.0	0.9	1.1	0.7
Dwelling Tenure (% households)													
Owned	8.2	23.5	39.5	54.1	59.6	57.9	13.7	2.0	0.7	16.1	37.0	18.8	29.5
Purchasing	19.5	21.1	27.6	30.1	12.5	21.6	24.2	0.0	2.4	16.9	20.5	18.4	35.0
Renting	69.0	50.8	13.0	8.2	14.0	15.2	62.1	90.7	90.5	64.4	21.7	56.4	33.6
Average Annual Occupancy Cost - Mortgages	\$20,299	\$19,505	\$22,378	\$29,812	\$21,503	\$13,848	\$18,783	n.a.	n.a.	\$10,992	\$21,728	\$19,357	\$26,760
Average Annual Occupancy Cost - Rentals	\$13,184	\$12,106	\$16,839	n.a.	n.a.	n.a.	\$14,982	\$4,194	\$7,392	\$9,059	\$6,793	\$11,727	\$22,535
Mobility (% households)													
No car	2.6	3.9	0.8	2.0	0.0	0.0	1.9	0.0	2.4	3.4	1.1	2.5	5.8

	Moranbah	Clermont Town	Clermont Rural	Ilbilbie	Carmilla	St Lawrence	Nebo	Glenden	Middlemount	Dysart	Nebo Rural	Isaac LGA	QLD
1 Car	26.2	38.0	18.1	27.9	35.8	43.8	35.7	45.6	39.2	32.5	17.4	29.7	35.8
2 or more cars	71.2	58.1	81.0	70.1	64.2	56.2	62.4	54.4	58.4	64.1	81.5	67.8	58.4
Avg. Vehicles per Household (no.)	2.05	1.80	2.54	2.10	1.89	1.87	1.83	1.79	1.78	1.90	2.61	2.03	1.80
Education (% persons Aged 20+)													
Bachelor's degree	9.4	9.8	6.2	4.2	2.9	3.2	2.8	12.1	7.3	5.4	6.1	7.8	16.2
Grad Dip/Grad Cert	1.2	1.3	0.2	0.0	0.0	1.8	0.8	1.8	1.0	0.4	0.8	1.0	2.4
Postgraduate Degree	2.0	1.3	0.3	0.0	0.0	0.0	0.0	1.5	1.0	0.9	0.6	1.3	5.1
Family Type (% households)													
Couples with Children	42.2	27.8	39.4	23.8	17.2	13.9	20.9	29.6	38.0	31.4	38.1	35.5	29.3
Couples without Children	22.4	25.3	35.7	43.6	37.4	32.1	28.6	23.8	26.0	25.6	28.7	26.2	28.6
Single Parent Household	9.7	9.8	2.9	3.3	8.6	10.3	7.1	9.7	7.2	12.3	5.8	8.8	12.0
Lone Person Household	21.6	33.2	19.3	27.3	36.8	38.6	35.3	34.9	26.8	27.7	22.2	25.7	24.7
Group/Other Household	4.0	3.9	2.7	2.0	0.0	5.1	8.1	2.0	2.1	3.0	5.1	3.8	5.5

Source: ABS Census 2021.

4.2 Population Projections

4.2.1 LGA Level

QGSO Medium Series Population Projections (2023 edition) anticipate the regional population to increase from 22,426 residents in 2021 to 26,208 residents in 2046. This represents an increase of 3,782 residents in the Isaac region between 2021 and 2046.

The Low Series projections predict an increase of 2,414 residents (1,368 persons lower) over this period, with an expected regional population of 24,840 persons by June 2046.

The High Series projections estimate a total population of 27,610 residents, around 1,400 greater than the Medium Series population at 2046.

These projections are used as a basis for sub-region (and township) population projections (Section 4.3.3) after being rebased with the latest small-area ABS Population Estimates (at June 2022).

Table 4.2: QGSO Population Projections, Isaac LGA, 2021 to 2046

	2021	2026	2031	2036	2041	2046	Incr. 2021-2046
Low Series (persons)	22,426	22,986	23,406	23,833	24,317	24,840	2,414
Medium Series (persons)	22,426	23,061	23,727	24,478	25,312	26,208	3,782
High Series (persons)	22,426	23,129	24,042	25,121	26,318	27,610	5,184

Source: QGSO Population Projections by LGA, 2023 edition.

4.2.2 Forecast Population by Age Group

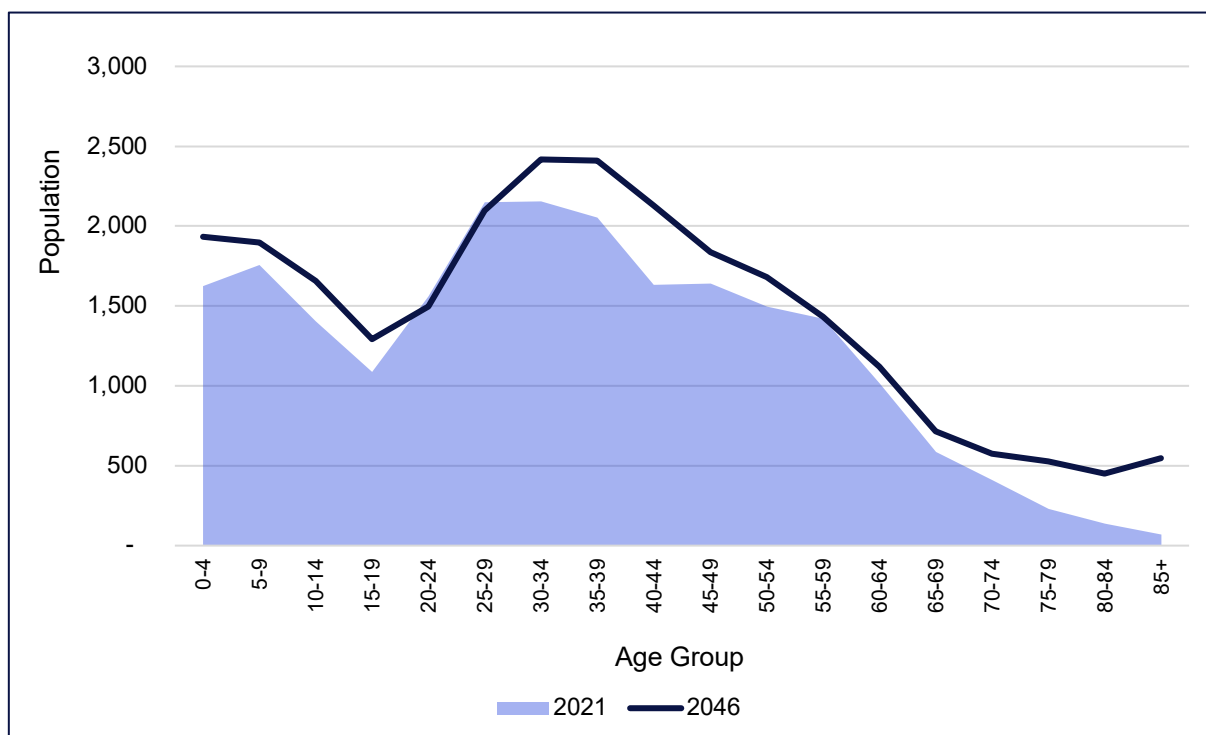
Figure 4.4 illustrates projected population growth between 2021 and 2046 in the Isaac LGA by age group under the QGSO Medium Series Population Projections (without rebasing). The distance between the shaded area (2021) and the line (2046) represents the projected population growth or loss in each age group, as set out in Table 4.3.

Key findings of this analysis include:

- Substantial growth is expected in the age groups of 30-54 years and children aged 0-19 years. This reflects the attraction of new working age residents in the family formation stages (i.e. with children living at home).
- There is a projected decrease in the number of Isaac residents aged 20-29, likely due to the departure of young adults seeking tertiary education and employment opportunities in other regions.

- A notable increase is also anticipated in the 60+ age group (+1,484 residents) with an increase of 479 residents expected in the 85+ age group alone.
- The proportion of Isaac residents aged 60+ is expected to increase from 10.9% of the population in 2021, to 15% of the population in 2046. This will have wide reaching implications for housing and care needs across the region.

Figure 4.4: Forecast Resident Population by Age Group, Isaac LGA, 2021 and 2046



Source: QGSO population projections (2023 edition medium series), by five-year age group and sex, by local government area, 2021 to 2046.

Table 4.3: Forecast Resident Population by Age Group, Isaac LGA, 2021 and 2046

Age Group	2021	2046	Person Change 2021-46
0-4	1,623	1,932	309
5-9	1,757	1,898	141
10-14	1,404	1,656	252
15-19	1,088	1,290	202
20-24	1,559	1,497	-62
25-29	2,148	2,099	-49
30-34	2,155	2,417	262
35-39	2,054	2,408	354
40-44	1,632	2,130	498
45-49	1,641	1,837	196
50-54	1,498	1,681	183
55-59	1,422	1,433	11
60-64	1,014	1,118	104
65-69	587	714	127

Age Group	2021	2046	Person Change 2021-46
70-74	409	575	166
75-79	230	528	298
80-84	136	450	314
85+	69	545	476
Total	22,426	26,208	3,782

Source: QGSO population projections (2023 edition medium series), by five-year age group and sex, by local government area, 2021 to 2046.

4.2.3 Forecast Population by Sub-Region

Scenario 1 – Medium Series

Table 4.4 sets out forecast population by sub-region under Scenario 1. Scenario 1 assumes population growth is generally in line with QGSO Population Projections (2023 edition medium series by SA2) rebased with the latest available ABS population estimates (at June 2022).

Under this scenario, around 3,318 new residents are expected in the Isaac LGA between 2021 and 2041. Around 71% of the net population growth is expected to occur in Moranbah, representing 2,340 additional residents.

Clermont Town and surrounding rural areas are expected to add around a combined 349 residents. Most of the expected growth in Clermont Rural will likely occur at the periphery of the Clermont Town area (refer to Figure 4.2).

Moderate growth is anticipated in Nebo and Dysart which are projected to add 166 and 266 residents respectively between 2021 and 2041. Low growth is expected in the coastal sub-regions of Ilbilbie, Carmilla, and St Lawrence. Glenden is expected to grow marginally. Minor population losses are anticipated in Middlemount (-88 persons 2021-41).

Table 4.4: Forecast Resident Population by Sub-region, Scenario 1 (Medium Series)

Sub-Region	2016	2021	2023	2026	2031	2036	2041	Incr. 2021-41
Moranbah	9,045	9,617	9,908	10,226	10,769	11,349	11,958	2,341
Clermont Town	2,078	2,102	2,123	2,136	2,162	2,192	2,227	125
Clermont Rural	1,675	1,831	1,836	1,860	1,925	1,990	2,055	224
Ilbilbie	359	392	413	422	437	452	467	75
Carmilla	342	346	366	366	371	376	381	35
St Lawrence	394	419	440	448	458	468	478	59
Nebo	532	626	653	677	697	732	792	166
Glenden	599	487	490	490	500	515	550	63
Middlemount	1,874	1,919	1,891	1,876	1,851	1,841	1,831	-88
Dysart	2,514	2,781	2,847	2,877	2,917	2,977	3,047	266
Nebo Rural	2,131	1,906	1,931	1,943	1,948	1,953	1,958	52
Isaac LGA	21,543	22,426	22,898	23,321	24,035	24,845	25,744	3,318

Source: Foresight Partners based on QGSO Population Projections (2023 edition medium series) rebased with ABS ERP at June 2022 by SA1.

Scenario 2 – Low Series

Table 4.5 sets out forecast population growth by sub-region under Scenario 2 which can be considered as a 'low series' of resident population growth in the Isaac LGA.

Scenario 2 is based upon Low Series QGSO Population Projections for the Isaac LGA, but with the following assumptions:

- an increasing proportion of non-resident workers in the mining sector post-2023 implying reduced demand for local labour and therefore reduced attractiveness of the Isaac region for new residents.
- a cycle of increasing productivity for the local mining sector resulting in potential job cuts and/or decreased hours.
- thermal coal production tapers over the long term (noting that this comprises a minority of total coal production in the region).
- metallurgical coal remains the most cost-effective method to produce steel over the medium term to 2041 (rather than alternatives such as hydrogen). As mentioned, the Isaac coal sector is likely to be resilient over the medium term.
- greater uptake in operational automation in the mining sector post-2031 leading to reduced labour requirements.

Under this Scenario, it is estimated that the regional population will experience a net increase of only around 37 residents per annum (on average) between 2021 and 2041. Similar to Scenario 1, most of the population growth is anticipated to occur in Moranbah with some population losses expected in Nebo Rural, Middlesmount, and Clermont Town.

Table 4.5: Forecast Resident Population by Sub-region, Scenario 2 (Low Series)

Sub-Region	2016	2021	2023	2026	2031	2036	2041	Incr. 2021-41
Moranbah	9,045	9,617	9,741	9,873	10,084	10,190	10,280	663
Clermont Town	2,078	2,102	2,119	2,125	2,125	2,114	2,083	-19
Clermont Rural	1,675	1,831	1,833	1,840	1,872	1,896	1,899	68
Ilbilbie	359	392	412	420	430	432	433	41
Carmilla	342	346	365	364	365	359	353	7
St Lawrence	394	419	439	446	450	447	443	24
Nebo	532	626	647	666	677	690	714	88
Glenden	599	487	489	488	491	490	490	3
Middlesmount	1,874	1,919	1,890	1,870	1,834	1,813	1,807	-112
Dysart	2,514	2,781	2,817	2,837	2,847	2,833	2,813	32
Nebo Rural	2,131	1,906	1,928	1,933	1,915	1,865	1,850	-56
Isaac LGA	21,543	22,426	22,680	22,862	23,090	23,130	23,164	738

Source: Table 4.4 and Foresight Partners estimates.

Scenario 3 – High Series

Table 4.6 sets out forecast population growth by sub-region under Scenario 3 which can be considered as a 'high series' of resident population growth in the Isaac LGA.

These estimates are based upon the QGSO High Series Population Projections (2023 edition) for the Isaac LGA (not available at SA2 level).

Adjustments were made to account for potential resident population growth in Glenden considering the recent decision requiring the Byerwen mine workforce to be accommodated within the township. It is noted that only a portion of the workforce will be permanent residents.

Under the high series, it is estimated that the LGA population will increase by 4,480 residents between 2021 and 2041, representing an average annual increase of around 225 residents per annum.

Under this series, the Glenden population is expected to increase from 487 persons in 2021 to 755 persons by 2041. This is 205 residents greater than 2041 population under the Scenario 1 projections (medium).

Table 4.6: Forecast Resident Population by Sub-region, Scenario 3 (High Series)

Sub-Region	2016	2021	2023	2026	2031	2036	2041	Incr. 2021-41
Moranbah	9,045	9,617	9,903	10,223	10,859	11,567	12,323	2,706
Clermont Town	2,078	2,102	2,122	2,135	2,180	2,234	2,295	193
Clermont Rural	1,675	1,831	1,835	1,859	1,941	2,028	2,118	287
Ilbilbie	359	392	413	422	441	461	481	89
Carmilla	342	346	366	366	374	383	393	47
St Lawrence	394	419	440	448	462	477	493	74
Nebo	532	626	653	677	703	746	816	190
Glenden	599	487	495	575	695	725	755	268
Middlemount	1,874	1,919	1,925	1,930	1,941	1,956	1,967	48
Dysart	2,514	2,781	2,846	2,876	2,941	3,034	3,140	359
Nebo Rural	2,131	1,906	1,940	1,972	2,014	2,071	2,128	222
Isaac LGA	21,543	22,426	22,937	23,485	24,551	25,682	26,907	4,481

Source: Table 4.4 and Foresight Partners estimates.

4.3 Non-Resident Population

The number of non-resident workers in the region will affect demand for infrastructure and other services. It is relevant to note that, within the Isaac LGA, 98% of the non-resident workforce is employed in the coal mining industry⁴⁶.

4.3.1 QGSO Projections

QGSO has derived four projection series to 2026 for non-resident workers (Series A, B, C and D). As the letters increase additional assumptions are added to capture different possibilities. These estimates reflect the number non-resident workers **on-shift** (i.e. present in the region at any one time).

Series A projects that the region's non-resident population will decline to 11,060 persons in 2025 and stagnate due to workforce reductions in operational projects.

Series B projections include Series A plus projected growth arising from projects that have an EIS approved and are awaiting other approvals and/or financial close.

Series C includes the Series B projections plus projected growth arising from projects that have published an EIS but are not yet approved. Series D includes the Series C projections plus projected growth from projects that have yet to publish an EIS, including projects that have lodged an initial advice statement (IAS) as well as projects that have yet to begin the approvals process.

Both Series C and D project an increase in the non-resident workforce to 2026 (up to 13,100 and 13,270 respectively).

Table 4.7: QGSO Non-Resident Population Projections, Isaac LGA, 2021 to 2026

	2021	2022	2023	2024	2025	2026	Change 2021-26
Series A	12,080	11,140	11,510	11,270	11,060	11,060	-1,020
Series B	12,080	11,160	12,140	11,970	11,640	11,980	-100
Series C	12,080	11,160	12,210	12,370	12,710	13,100	1,020
Series D	12,080	11,160	12,210	12,520	13,010	13,270	1,190

Source: QGSO non-resident workforce projections, released June 2022 (latest). Note: Counting non-resident workers on-shift.

4.3.2 Foresight Partners Projections

Since the QGSO non-resident population projections were prepared, more recent data has been released. This data, in the Bowen Basin Population Report 2022, indicates that the non-resident population has increased to 13,405 persons at June 2022, above previous projections of around 11,160 persons.

⁴⁶ QGSO Bowen Basin Resource Industry Workforce Report. 2022.

We have produced long-term forecasts of the non-resident population based on the QGSO Series B (EIS approved projects) with consideration of future changes in the sector post-2026 gleaned from engagement and research. These projections are set out in Table 4.8 and the assumptions are outlined below.

- **Scenario 1 (medium)** – assumes healthy demand for met coal and associated increases in the non-resident workforce. Growth from 2026 is expected to slow due to an increased focus on productivity (cost per tonne) from mining firms.
- **Scenario 2 (high)** – assumes strong demand for met coal and strong growth in the non-resident workforce.
- **Scenario 3 (low)** – assumes low-medium demand for met coal, a strong focus on productivity and increases in the number of resident workers (rather than FIFO/DIDO).

Under these projections, the non-resident population is anticipated to reach some 14,500 to 16,300 persons by 2036. These are considered preliminary projections as they substantially depend on a myriad of factors including global economic conditions, government policy, and private sector decision-making.

With eventual increases in productivity and automation, the non-resident working population is expected to decrease over the long term (approx. post-2036).

Table 4.8: Non-resident Population Projections, Isaac LGA, 2011 to 2036

	2011	2016	2021	2026	2031	2036	Incr. 2021- 36
Scenario 1 – medium	13,590	9,445	12,080	14,220	14,800	15,500	3,420
Scenario 2 – high	13,590	9,445	12,080	14,220	15,400	16,300	4,220
Scenario 3 – low	13,590	9,445	12,080	14,220	14,500	14,500	2,420

Source: Foresight Partners estimates. Note: Counting non-resident workers on-shift (i.e. in-region at any one time).

5. 2016 STUDY COMPARISON

This section sets out a comparison with the findings of the 2016 Economic and Population Review study undertaken by Norling Consulting Pty Ltd.

5.1 Demographic Profile Comparison

A comparison of selected socio-economic characteristics of the sub-region's residents and households from the 2016 and 2021 Censuses, as well as those for the Isaac LGA, is set out below. 2021 data is set out in Table 4.1 and 2016 Census data is presented in Appendix 1 and Appendix 2.

It is important to note that apparent dramatic changes were observed at the sub-region level where even small numerical changes can cause significant variations in the relevant percentages (due to the small population in sub-regions such as Glenden).

Key insights include:

- The proportion of Isaac LGA residents aged 65+ has increased from 5.4% in 2016 to 6.8% in 2021. This trend of an ageing population is expected to continue.
- There is also a lower proportion of children in the region with 21.3% of residents aged 0-14 in 2021, down from 25.3% in 2016.
- Notable changes in age profile at the sub-region level include:
 - a decrease in the proportion of residents aged 0-14 in Middlemount from 2016 (27.3%) to 2021 (20.4%); and
 - an increase in the proportion of residents aged 65+ in Carmilla from 2016 (19%) to 2021 (28.6%).
- The Isaac LGA labour force participation rate increased from 79.9% in 2016 to 82.4% in 2021. This reflects the attraction of new working age residents.
- At the sub-region level Glenden experienced a substantial increase in the labour force participation rate from 2016 (88%) to 2021 (94.5%).
- Average household income (in 2023 dollars) of Isaac LGA residents increased by around \$18,000 from 2016 (\$153,208) to 2021 (\$171,241).
- The sub-regions of Carmilla, Nebo, Glenden experienced a decrease in average household income while the remaining sub-regions experienced increases. Moranbah experienced the greatest increase in average household income (\$26,815). While Glenden experienced the greatest decrease (\$12,792).
- The proportion of Isaac LGA households living in semi-detached dwellings increased between 2016 (5.8%) and 2021 (10.6%). This was largely driven by increases in the Clermont Town and Nebo sub-regions.
- The proportion of Glenden households residing in units decreased from 8.5% to 0%, noting that this comprised only 14 households in 2016.

- The proportion of Isaac LGA households that own their home outright remained consistent from 2016 to 2021 (18.2% to 18.8%), while the proportion of households that have a mortgage increased slightly (15.2% to 18.4%). Moreover, the proportion of renting households decreased (65.5% to 56.4%).
- Average mortgage costs at the LGA level decreased (-\$5,820), but average rental costs increased (+\$2,650). This could be explained by the limited availability of rental housing.
- The average annual mortgage cost has decreased in all sub-regions except Ilbilbie where it has increased by \$7,355. The greatest decrease was experienced by Nebo Rural (\$13,060).
- The average annual rental cost (2023 dollars) in the Isaac LGA has increased by \$2,652 from 2016 (\$9,075) to 2021 (\$11,727).
- The proportion of Isaac LGA households comprising couples with children decreasing slightly from 39.6% in 2016 to 35.5% in 2021.
- At the sub-region level, the proportion of households comprising couples with children in Middlemount decreased (from 52% to 38% of households). The proportion of lone person households in Glenden and Middlemount increased.
- Appendix 2 confirms that the strong presence of working-age males in the Isaac LGA has remained consistent between 2016 and 2021.

Based on the above analysis it is concluded that the age profile and family composition/type of Isaac LGA residents has not changed significantly from 2016 to 2021.

Changes to labour force participation, unemployment, and incomes reflect economic conditions of the region (and state), while changes in housing tenure and structure have been influenced by rental housing shortages and private sector decisions.

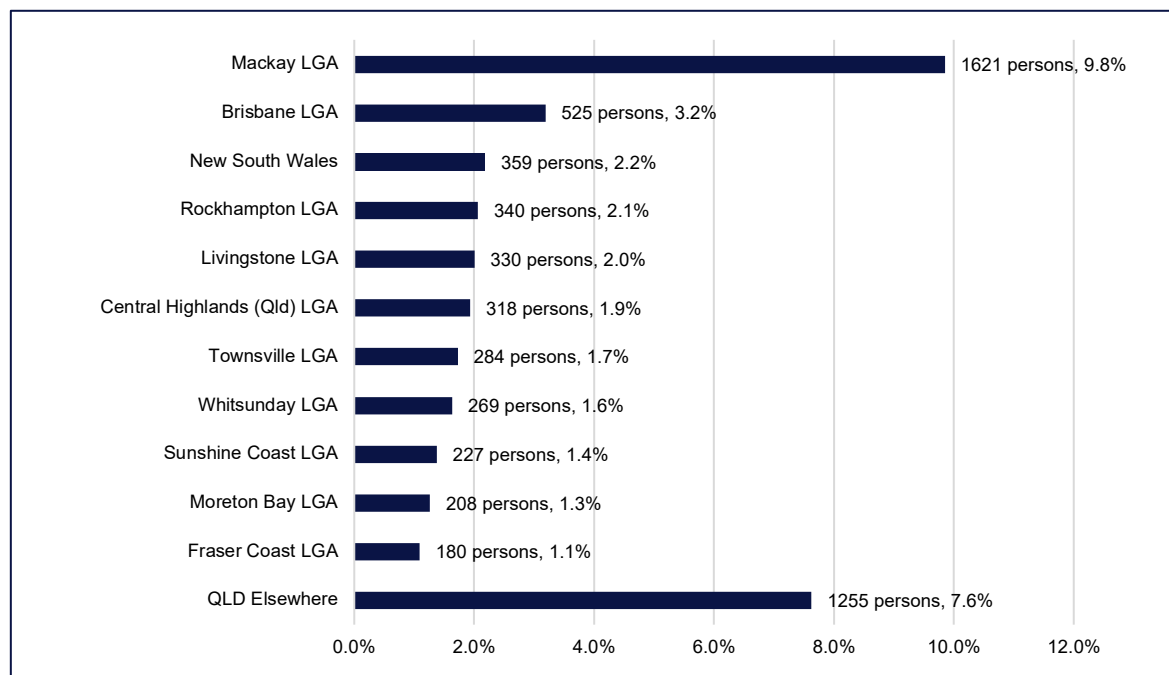
Many sub-regions experienced considerable change across demographic indicators between 2016 and 2021.

5.1.1 Migration

Analysis of 2021 Census data provides information regarding the migration patterns of persons that resided in the Isaac LGA as at the 2016 Census. Key insights from this data include:

- Of the Isaac LGA residents in 2016, around 61.4% also lived in the region in 2021.
- Of the Isaac LGA residents in 2016, around 9.8% (1,621 persons) resided in the Mackay LGA in 2021 (Figure 5.1).
- Other key places of residence of former Isaac LGA residents include Brisbane LGA (3.2%), New South Wales (2.2%), Rockhampton LGA (2.1%) and Livingstone LGA (2%).
- Many Isaac LGA residents in 2016 moved to LGAs elsewhere in Queensland not listed in Figure 5.1 (7.6% or 1,255 persons).

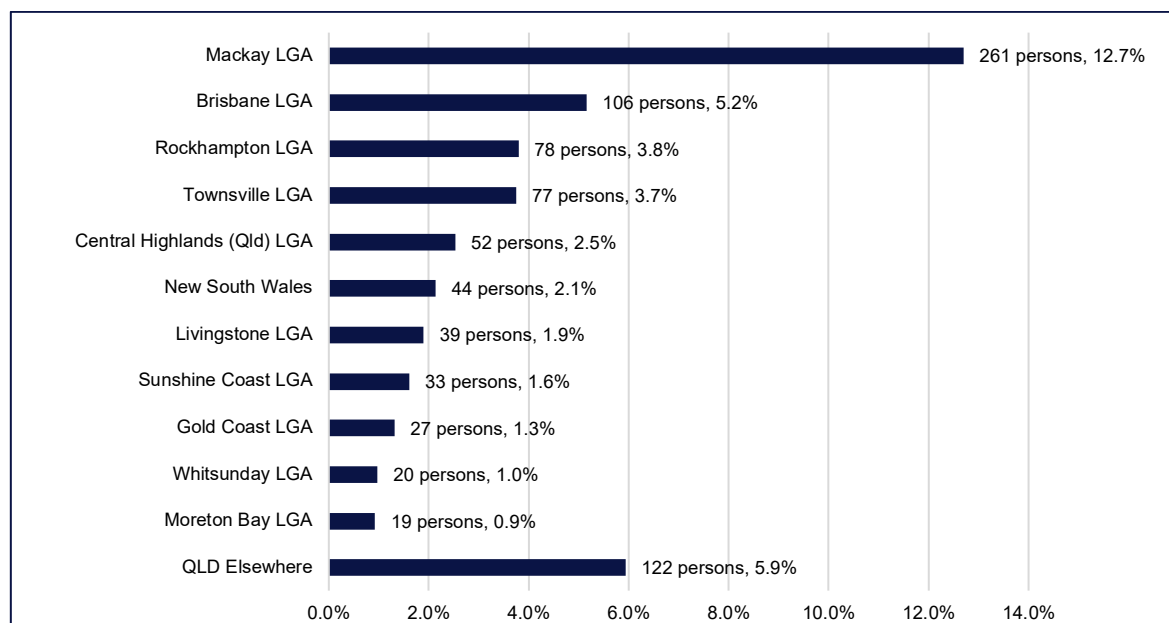
Figure 5.1: Top Places of Residence in 2021 for 2016 Isaac LGA Residents



Source: ABS Census 2021 via Tablebuilder. Note: does not show all places of residence, therefore does not add to 100%.

This analysis was also undertaken for persons aged 15-24 in 2021 (Figure 5.2). It revealed that a higher proportion (12.7%) of young people (aged 15-24) moved from Isaac LGA to Mackay LGA in the 5 years to 2021. The same is true for the Brisbane LGA (5.2%) likely reflecting the pursuit of employment and education opportunities.

Figure 5.2: Top Places of Residence in 2021 for 2016 Isaac LGA Residents Aged 15-24



Source: ABS Census 2021 via Tablebuilder. Note: does not show all places of residence, therefore does not add to 100%.

5.2 Resident Population Projections

Table 5.1 sets out a comparison of population projections from the 2016 and 2023 Economic and Population Review reports.

At the LGA level, the 2023 projections arrive at an estimated 24,845 residents by 2036, around 6,800 lower than the 2016 projections. In Moranbah, this implies 3,280 fewer residents at 2036. Lower population levels are predicted for all other mining townships, whereas small increases are expected for some coastal areas and Nebo.

Scenario 1 in the 2016 Norling report was based on QGSO Population Projections (2015 edition medium series) and the latest ABS population estimates at the time (June 2015). The large difference between the projections in the 2016 and 2023 reports can be explained by the significant variation between the 2015 and 2023 editions of QGSO projections. These are set out in Table 5.2 for context.

At the time the 2015 QGSO projections were prepared, the latest Census data would have been at 2011, during the height of the mining boom. Therefore, QGSO population projections were very optimistic.

Compared to the 2016 study, the current outlook is for far more subdued population growth across the sub-regions.

Table 5.1: Comparison of Population Projections from 2016 and 2023 Reports

Sub-Region	Est. Population at 2036		Difference
	Norling Report (Scenario 1)	Foresight Report (Scenario 1)	
Moranbah	14,630	11,349	-3,281
Clermont Town	2,950	2,192	-758
Clermont Rural	2,011	1,990	-21
Ilbilbie	369	452	83
Carmilla	492	376	-116
St Lawrence	426	468	42
Nebo	677	732	55
Glenden	2,031	515	-1,516
Middlemount	2,104	1,841	-263
Dysart	3,864	2,977	-887
Nebo Rural	2,092	1,953	-139
Isaac LGA	31,646	24,845	-6,801

Source: Table 4.4 and Norling Consulting Population & Economic Review 2016.

Table 5.2: Comparison of QGSO 2015 and 2023 editions, Isaac LGA at 2036

	Isaac LGA Population at 2036
QGSO (2015 edition med series)	31,933
QGSO (2023 edition med series)	24,478
Difference	-7,455

Source: QGSO.

5.3 Non-Resident Population

Table 5.3 sets out a comparison of non-resident population projections from this report and the 2016 Norling report.

The Norling report projected a non-resident population of around 14,500-14,650 persons in 2021, well-above the recorded count of 12,080 persons. It went on to project some 6,500 to 17,400 non-resident workers by 2036 largely dependent on the demand outlook for thermal coal.

Based on our research, diminishing thermal coal demand is expected to have a lesser impact on non-resident population numbers than anticipated by the Norling report. This is largely because most mines in the Isaac region already focus primarily on met coal production.

It is important to recognise that these projections are sensitive to a range of factors and future changes in policy and technology are likely to have unpredictable impacts.

Table 5.3: Comparison of Non-resident Population Projections, Norling and Foresight reports

	2021	2031	2036
Foresight Projections	12,080	14,500 to 15,400	14,500 to 16,300
Norling Projections	14,500 to 14,650	10,500 to 16,100	6,500 to 17,400

Source: Table 4.8 and Norling Consulting Population & Economic Review 2016.

6. CONCLUSION

As stated in the 2016 Economic and Population Review Isaac Region study by Norling Consulting Pty Ltd, the Isaac region is strongly influenced by cycles in the resources sector and its population fluctuates in response to increased or diminished employment opportunities.

Following record-high coal prices, the industry is entering a period of some uncertainty with increased royalties and an effort to improve productivity (cost per tonne) to maintain viable and attractive assets.

Over the short term (5-10 years), moderate growth is anticipated, in both the permanent resident and non-resident populations. The scale and location of this growth will largely depend on employment opportunities, housing availability, and private investment in the resources sector.

Given the region's population and prosperity is sensitive to changes in economic conditions, we consider it prudent to revisit population and non-resident workforce projections as new data becomes available (ideally every 5 years). This will ensure that strategic planning and Council's decision-making is supported by the latest evidence and information regarding emerging trends and growth patterns.

APPENDICES

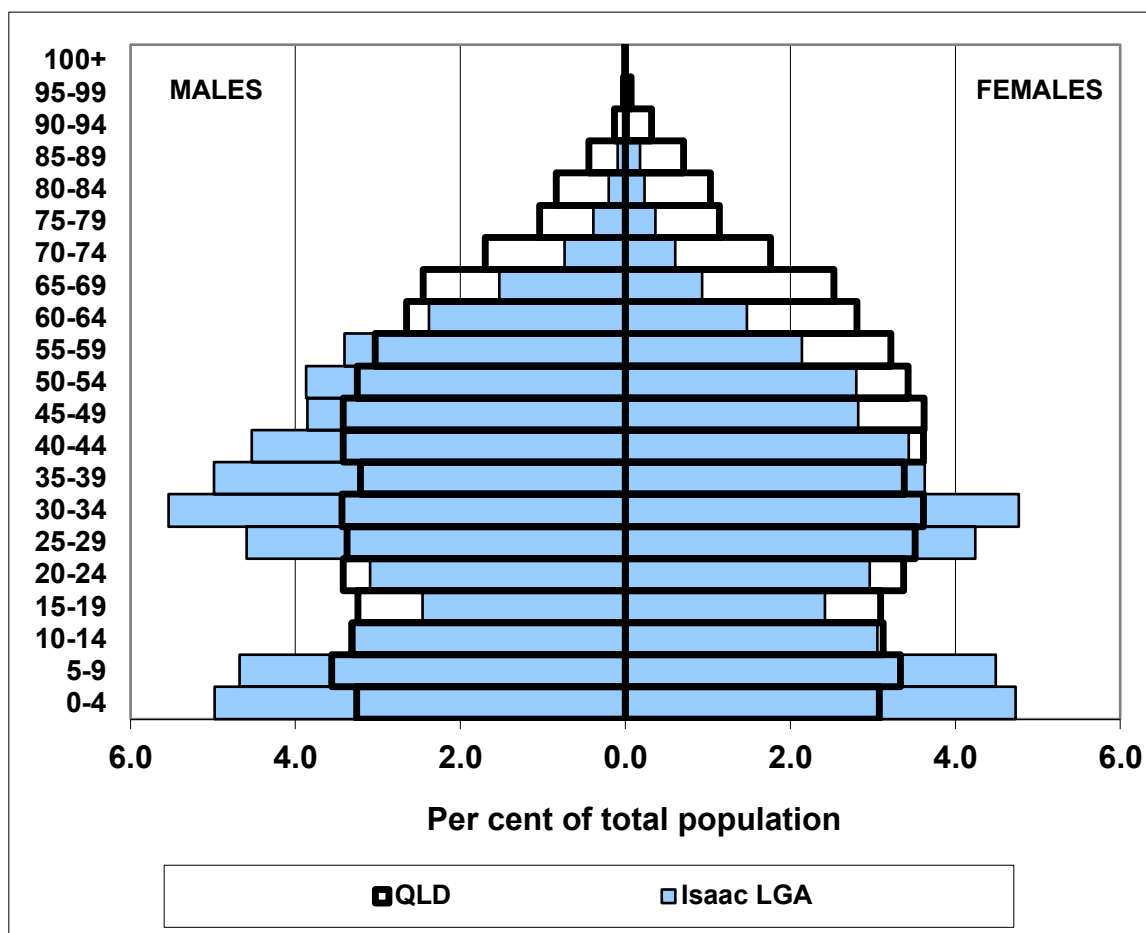
Appendix 1: Selected Socio-Economic Characteristics, Sub-Regions, 2016

	Moran- bah	Clermont Town	Clermont Rural	Ilbilbie	Carmilla	St Lawrence	Nebo	Glenden	Middle- mount	Dysart	Nebo Rural	Isaac LGA	QLD
Age (% residents)													
0-14	28.5	25.0	23.0	14.6	14.2	9.1	22.0	25.2	27.3	26.7	16.8	25.3	19.5
15-24	11.3	10.0	13.1	5.9	6.3	8.6	7.5	12.3	10.0	13.4	9.9	11.0	13.1
25-44	38.7	31.6	27.3	19.4	19.6	14.5	40.4	38.5	42.4	34.8	38.0	35.7	27.1
45-64	19.9	19.3	26.7	37.7	41.0	40.0	25.7	21.8	19.5	22.5	29.5	22.6	25.2
65+	1.7	14.2	10.0	22.3	19.0	27.8	4.4	2.2	0.8	2.7	5.8	5.4	15.1
Employment (%)													
In labour force	84.5	68.9	81.8	51.2	61.0	46.9	78.7	88.0	83.4	78.4	86.0	79.9	65.8
Unemployed	5.6	5.5	3.6	10.0	6.1	9.9	4.7	4.9	2.8	6.0	2.0	4.9	7.6
White collar occupations	43.4	48.1	59.6	49.1	59.5	53.4	27.1	43.2	38.0	33.6	46.0	43.7	67.8
Employed per household (persons)	1.7	1.3	1.7	1.0	1.0	0.8	1.5	1.8	1.8	1.5	2.2	1.6	1.3
Household Income													
Average (\$2023 values)	\$181,183	\$120,132	\$116,740	\$96,781	\$87,725	\$70,029	\$138,860	\$193,003	\$185,372	\$157,020	\$141,436	\$153,208	\$112,754
Dwelling Structure (% households)													
Detached	81.6	90.9	90.8	89.1	95.1	91.3	92.1	89.7	89.7	93.0	95.2	87.1	77.2
Semi-detached	10.8	1.0	0.0	0.0	0.0	0.0	0.0	1.8	8.6	1.3	2.3	5.8	10.6
Flats/units	6.4	5.7	4.5	0.0	0.0	0.0	6.0	8.5	1.0	5.7	0.0	5.1	11.3
Other structure	1.2	2.5	4.7	10.9	4.9	8.7	2.0	0.0	0.6	0.0	2.5	2.1	0.9
Dwelling Tenure (% households)													
Owned	8.2	28.5	38.9	51.6	47.1	53.1	14.8	6.0	1.3	17.6	33.4	18.2	29.3
Purchasing	12.5	26.0	27.0	36.1	23.5	25.0	22.5	0.0	0.6	13.6	10.5	15.2	34.7
Renting	79.2	45.4	29.5	12.3	27.2	21.9	62.7	94.0	97.5	68.8	51.3	65.5	35.2
Average Annual Occupancy Cost - Mortgages	\$29,126	\$22,800	\$26,370	\$22,457	\$26,810	\$21,518	\$19,652	n.a.	n.a.	\$13,353	\$34,788	\$25,176	\$29,247
Average Annual Occupancy Cost - Rentals	\$10,465	\$10,175	n.a.	n.a.	n.a.	n.a.	\$13,180	\$3,613	\$5,669	\$7,735	n.a.	\$9,075	\$21,774
Mobility (% households)													
No car	2.5	4.7	0.0	4.9	6.4	2.5	5.0	0.0	0.6	4.0	2.0	2.7	6.1
1 Car	28.6	34.6	25.1	27.9	29.8	34.8	25.9	32.9	30.2	30.0	22.4	28.7	35.4

	Moran- bah	Clermont Town	Clermont Rural	Ilbilbie	Carmilla	St Lawrence	Nebo	Glenden	Middle- mount	Dysart	Nebo Rural	Isaac LGA	QLD
2 or more cars	69.0	60.7	74.9	67.2	63.8	62.7	69.1	67.1	69.2	66.0	75.6	68.6	58.5
Education (% persons Aged 20+)													
Bachelor's degree	11.1	9.8	6.8	2.8	4.4	1.8	4.4	12.8	9.3	5.6	6.0	8.9	14.1
Grad Dip/Grad Cert	1.0	0.5	0.3	0.0	0.0	0.9	0.0	1.0	1.4	0.5	1.0	1.0	1.9
Postgraduate Degree	1.4	0.9	0.3	0.0	0.0	0.0	1.6	0.8	1.4	0.2	0.7	1.1	3.8
Family Type (% households)													
Couples with Children	43.1	32.6	37.5	19.2	26.3	13.2	24.8	50.5	52.0	36.1	36.6	39.6	30.3
Couples without Children	23.5	27.2	35.2	43.2	30.5	37.3	30.2	23.5	23.2	24.6	31.0	26.0	28.8
Single Parent Household	8.2	6.8	3.8	5.6	4.3	8.4	8.1	0.0	5.4	8.0	3.3	7.8	11.1
Lone Person Household	21.4	30.2	20.1	31.9	39.0	36.3	30.9	23.7	17.5	27.7	26.0	23.2	23.9
Group/Other Household	3.8	3.1	3.4	0.0	0.0	4.8	6.0	2.4	1.9	3.6	3.1	3.3	5.8

Source: ABS Census 2016.

Appendix 2: Age-Sex Pyramid, Isaac LGA & QLD Comparison, 2016



Source: ABS Table builder 2016 Census - Counting Persons, Place of Usual Residence.

Appendix 3: Active Coal Mines, Isaac LGA

No.	Mine Name	Company	Nearest Township
1	Aquila	Anglo American	Middlemount
2	Blair Athol	TerraCom	Clermont
3	Broadlea	Fitzroy Australia Resources	Moranbah
4	Broadmeadow	BMA (BHP)	Moranbah
5	Broadmeadow East	Bowen Coking Coal	Moranbah
6	Byerwen	Qcoal Group	Glenden
7	Lake Lindsay	Anglo American	Middlemount
8	Oak Park	Anglo American	Middlemount
9	Carborough Downs	Fitzroy Australian Resources	Moranbah
10	Carmichael	Bravus Mining and Resources (Adani)	Clermont
11	Caval Ridge	BMA (BHP)	Moranbah
12	Clermont	Glencore Coal	Clermont
13	Coppabella	Peabody Energy	Nebo/ Moranbah
14	Daunia	BMA (BHP)	Middlemount
15	Foxleigh	Middlemount South	Middlemount
16	Goonyella Riverside	BMA (BHP)	Moranbah
17	Grosvenor	Anglo American	Moranbah
18	Hail Creek	Glencore Coal	Glenden
19	Ironbark No.1	Fitzroy Australia Resources	Moranbah
20	Lake Vermont	Jelinbah Group	Dysart
21	Middlemount	Middlemount Coal	Middlemount
22	Millennium	MetRes	Moranbah
23	Moorvale	Peabody Energy	Moranbah
24	Moranbah North	Anglo American	Moranbah
25	North Goonyella	Peabody Energy	Moranbah/ Glenden
26	Olive Downs	Pembroke Resources	Moranbah/ Dysart
27	Peak Downs	BHP	Moranbah
28	Poitrel	Stanmore resources	Moranbah
29	Saraji	BHP	Dysart
30	South Walker Creek	Stanmore Resources	Nebo
31	Vulcan Mine Complex	Vitrinite	Dysart
32	Isaac Downs (in Isaac Plains Complex)	Stanmore Resources	Moranbah

Source: Bowen Basin Resource Industry Workforce 2022 and Foresight Partners based on online sources.

MEETING DETAILS

Ordinary Meeting

Wednesday 24 January 2024

AUTHOR

Dan Wagner

AUTHOR POSITION

Director Planning, Environment and Community Services

10.14

GREATER WHITSUNDAY COMMUNITIES HOUSING SUMMIT ACTION PLAN AND REQUEST FOR FURTHER FUNDING ASSISTANCE

EXECUTIVE SUMMARY

Greater Whitsunday Communities and Regional Development Australia are working in partnership on regional housing initiatives, and following a regional housing summit in August 2023, have produced a Regional Housing Action Plan. One of the key actions was to establish a regional partnership with key stakeholders to drive the action plan outcomes, and this report seeks Council's decision on a request for funding assistance of \$60,000 over two years as a contribution to the Greater Whitsunday Communities Housing Alliance Partnership Project.

OFFICER'S RECOMMENDATION

That Council:

- 1. Receives and notes the Greater Whitsunday Housing Summit Action Plan.***
- 2. Undertakes further engagement with regional stakeholders including Mackay and Whitsunday Regional Councils on the Greater Whitsunday Communities Housing Partnership Proposal, to ensure the partnership meets the needs of Council in its advocacy and delivery efforts toward a sustainable housing future for the Isaac Region.***
- 3. Delegates authority to Mayor and Chief Executive Officer to jointly decide the funding request following engagement with regional stakeholders.***

BACKGROUND

In October 2022 Greater Whitsunday Communities (GWC) and RDA Greater Whitsundays (RDA GW) partnered to deliver a Housing Project to identify potential solutions to the housing needs in the Greater Whitsunday region at both a social and economic level.

With the Queensland Government also holding a statewide housing summit around this time, the Project was designed to position the region to attract State and Federal funding as well as private investment to address our region's specific place-based housing needs, to achieve maximum impact for the Mackay, Isaac and Whitsunday regions.

The Project is a significant Inclusive Growth project for the Greater Whitsunday region, with representation and inclusion of both the social and economic sectors in Mackay, Isaac and Whitsunday LGAs.

A steering committee was formed with broad-based representation across the housing supply chain, Local, State and Federal Governments, including the social and affordable housing sectors and the commercial housing sector. This steering committee provided support and governance to progress the Project to achieve housing outcomes in the Greater Whitsunday region.

The Greater Whitsunday Housing Project inclusions were:

- A Housing Roundtable on 6 December 2022. This invitation only event identified the strategic themes for the Housing Summit and highlighted that housing availability and diversity were the primary issues, followed by affordability.
- A Research Project related to the strategic themes, providing baseline data to inform the Summit discussions and ensure that they were solutions oriented. The research data was validated by extensive stakeholder engagement and resulted in the Greater Whitsunday Housing Playbook.
- A Housing Summit that took place in August 2023 and identified potential solutions to the housing issues being faced in the Greater Whitsunday region.
- An Action Plan that outlined the solutions that were tabled at the Summit and that were prioritised in a survey of participants.

A copy of the Greater Whitsunday Housing Summit Action Plan is attached to this report (**Attachment 1**).

The Action Plan outlines a range of activities which are to be driven at a regional level, through a funded partnership and collaboration between local governments, Greater Whitsunday Communities, Regional Development Australia and industry.

Internal engagement to date has indicated general satisfaction with the action plan, with the only concerns being raised around the scope and application of the findings to the finer grain needs of each Isaac community, and better recognition of local social/community/emergency and homelessness needs in the Isaac. This officer expects these matters will be addressed in a Local Housing Action Plan (see below).

Local Housing Action Plan

The Queensland Government has provided funds to the Local Government Association of Queensland (LGAQ) to prepare Local Housing Action Plans for each local government area in Queensland.

LGAQ have commenced drafting an Isaac Local Housing Action Plan, using a standard template encompassing the full spectrum of housing challenges and opportunities and identifying place-based solutions for local governments to enact. LGAQ have included actions from the regional action plan as a starting point, but this work requires further refinement with Council officers before being presented to Council for engagement. It is anticipated this will occur following the local government elections in March 2024.

Funding proposal – regional housing alliance

Greater Whitsunday Communities has provided a funding proposal (**Attachment 2**) to the three Greater Whitsunday councils, requesting a contribution of \$30,000 per annum for two years from each of the Councils to fund:

- Ongoing salary of a project manager to drive a regional housing alliance and its activities in the action plan
- Collateral and marketing materials

- Administrative support
- Travel costs associated with advocacy meetings with the state and federal governments

A smaller contribution from Regional Development Australia has been committed, to the value of \$10,000 per annum for two years.

A total project budget of \$362,000 has been forecast by Greater Whitsunday Communities over the two-year period.

Evaluation and recommendation

Engagement has been undertaken with Mackay and Whitsunday Regional Councils on the funding proposal, and at time of writing, neither Council had indicated a commitment for the financial contributions to the project, with further Council discussion anticipated at the respective Council ordinary meetings in January 2024.

This officer sees some merit in the proposal from Greater Whitsunday Communities, with an aligned and resource advocacy effort in housing being shared across the three local government areas, as opposed to each Council needing to undertake its own advocacy efforts – particularly on issues that are common to all three Councils. Each Council would still need to be involved in localised issues and solutions-finding activities where only relevant to a particular local community.

However, the recommendation is that all three Greater Whitsunday councils need to equally contribute to the project for the full benefits to be realised. Until there is shared understanding from all Greater Whitsunday councils on the purpose, objectives and deliverables of the alliance, it is suggested that Council not commit a contribution until further engagement is undertaken with Mackay and Whitsunday Regional Councils.

IMPLICATIONS

Should the partnership not eventually be supported by the three regional councils, there is a risk of the regional issues outlined in the action plan stalling and not receiving relevant recognition from higher levels of government.

Should approval be given under delegation for this funding request, the Council contribution of \$60,000 over two years will need to be identified in the 2023/2024 financial year quarter two budget review and in the 2024/2025 financial year budget.

CONSULTATION

Internal

Manager Strategic Advocacy and Communications has been consulted on the intent and content of this report, who outlined that the most efficient use of resources in regard to regional housing advocacy would be to pursue a partnership model with other regional Councils.

All councillors were invited to provide feedback on the draft action plan document in October 2023.

External

Executive Officer – Mackay Regional Council, on the contents of the funding proposal

Director Regional Strategy and Planning – Whitsunday Regional Council, on the contents of the funding proposal

Project Manager – Greater Whitsunday Communities

BASIS FOR RECOMMENDATION

That further engagement is required before Council can finalise its position on supporting a regional housing alliance.

ACTION ACCOUNTABILITY

Director Planning, Environment and Community Services to advise Greater Whitsunday Communities of Council's decision and continue to brief Council and the Chief Executive Officer (CEO) of relevant intelligence to inform discussions at the Mayoral and CEO level with other Councils.

KEY MESSAGES

Isaac Regional Council's support of GWC is essential in maintaining an independent voice for social and community development issues affecting our communities.

Further engagement with our regional partners will ensure that a coordinated approach to regional housing advocacy and delivery is achieved.

Report prepared by:

DAN WAGNER
**Director Planning, Environment and Community
Services**

Date: 11 January 2024

Report authorised by:

KEN GOULDTHORP
Chief Executive Officer

Date: 11 January 2024

ATTACHMENTS

- Attachment 1 – 2023 Greater Whitsunday Housing Summit Action Plan
- Attachment 2 – Funding Proposal for Greater Whitsunday Housing Alliance Project

REFERENCE DOCUMENT

- Greater Whitsunday Housing Playbook – July 2023



2023 GREATER WHITSUNDAY HOUSING SUMMIT ACTION PLAN



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78	8. APPENDIX 2 - SOLUTIONS TABLED AT THE SUMMIT	



EXECUTIVE SUMMARY

On 15 August 2023, Greater Whitsunday Communities (GWC) and Regional Development Australia, Greater Whitsundays (RDA GW) hosted a Housing Summit as part of the Greater Whitsunday Housing Project, which includes a Roundtable (Dec 2022), Research Project (July 2023), Summit and Action Plan.

The Summit attracted approximately 170 participants, including the Minister for Housing, Meaghan Scanlon, the Mayors of the Mackay, Isaac and Whitsunday Regional Councils, their CEOs and many officers, representatives of organisations across the housing supply chain, homeless service providers, social and affordable housing providers, developers, real estate agents and employers.

The [Greater Whitsunday Housing Playbook](#) informed discussions at the Summit, supported by Fact Sheets linked to workshop topics.

The intention of the workshops was to understand the opportunities and identify solutions relating to the workshop topic.

The bulk of the solutions discussed aligned to the recommendations in the Playbook, with a few new additions and nuances added to existing solutions.

Participants were surveyed post the Summit to prioritise their top 3 solutions for the relevant workshop topics, and these prioritised solutions will be the initial focus of the Action Plan.

The Playbook recommended the formation of a Housing Alliance to co-ordinate the activities linked to the Playbook recommendations, and a show of hands at the Housing Summit demonstrated majority support for the establishment of a Housing Alliance. 92% of the survey respondents supported the establishment of a Housing Alliance.

The Action Plan is an output of the Housing Summit and does not replace the recommendations in the Greater Whitsunday Housing Playbook. The intention is that a Housing Alliance be formed to develop a Housing Roadmap that will be informed by the Playbook and this Action Plan.

The Action Plan below includes the prioritised solutions identified at the Summit, together with the relevant stakeholders that could add value to the process of progressing the solution, and likely timeframe.

The actions are still quite high level and need to be worked through with the relevant stakeholders to refine and agree how to achieve the best outcome for the relevant solution.

WORKFORCE ACCOMMODATION

Action: To explore and identify detailed activities to progress the following solutions	Stakeholder participation	Lead	Timing
<p>Collaboration to invest in, develop and manage seasonal and contract worker accommodation / workforce village:</p> <ul style="list-style-type: none"> • Identify suitable land options • Engage with employers to secure minimum use commitment • Develop a prospectus • Attract investment • Leverage learnings from similar developments • Appoint project manager 	<p>For Mackay:</p> <ul style="list-style-type: none"> • Employers • University • Connect Housing • Mackay Regional Council • Airport • RDA GW • GWC • Mackay Chamber of Commerce • Alliance <p>For Whitsundays:</p> <ul style="list-style-type: none"> • Employers • Tafe • Connect Housing • Whitsunday Housing Company • Whitsunday Regional Council • RDA GW • GWC • Whitsunday Chamber of Commerce • Alliance 	Alliance	3-18 months
<p>Build-to-rent / defence force housing model:</p> <ul style="list-style-type: none"> • Identify suitable land options • Engage with employers to secure minimum use commitment • Develop a prospectus • Attract investment; including Mum and Dad investor options (infill) • Leverage learnings from similar developments (MiHaven) • Appoint project manager 	<ul style="list-style-type: none"> • UDIA • HIA • Employers • Mackay Chamber of Commerce • Regional Councils • Connect Housing • IAHT • Alliance 	Alliance	3- 18 months

Action: To explore and identify detailed activities to progress the following solutions	Stakeholder participation	Lead	Timing
<p>Expanded catalyst infrastructure funding regime:</p> <ul style="list-style-type: none"> • Identify key growth areas and land that could be unlocked for social and affordable housing • Engage with developers to assess likely take-up based on infrastructure funding options • Build advocacy approach based on likely housing supply to be unlocked 	<ul style="list-style-type: none"> • Planning team at Regional Councils • Connect Housing • State Development (DSDLGIP) • Alliance 	Alliance	6 months
ISAAC SPECIFIC			
<p>Expand the role of the Isaac Affordable Housing Trust:</p> <ul style="list-style-type: none"> • Explore Tier 1 partners to leverage balance sheet for scale • Confirm land availability • Engage with employers to secure minimum use commitment • Collaboratively, together with a Tier 1 CHP, apply for HIF and HAF funding 	<ul style="list-style-type: none"> • IAHT • Employers • Tier 1 CHP • Regional Council • Airport 	IAHT	3-9 months
<p>Better use of company owned homes:</p> <ul style="list-style-type: none"> • Engage with relevant companies • Explore home-share campaigns and alternate roster campaigns 	<ul style="list-style-type: none"> • Isaac Regional Council • BHP • Moranbah North Coal • Dyno Nobel 	Isaac Regional Council	6 months

SOCIAL HOUSING

Action: To explore and identify detailed activities to progress the following solutions	Stakeholder participation	Lead	Timing
<p>Better utilization of existing housing stock (size of dwelling linked to need):</p> <ul style="list-style-type: none"> • Gather data of social housing usage relative to dwelling size • Identify opportunities for better utilisation • Explore willingness and supports needed to migrate tenants into better fit housing • Manage and implement the process • Gather data about properties needing repair to be habitable • Facilitate repairs and potentially lobby for grants for social housing providers for renovations 	<ul style="list-style-type: none"> • Department of Housing • Connect Housing • Whitsunday Housing Trust • CASA 	Alliance	6 months, ongoing

ACTIONS APPLICABLE TO BOTH SOCIAL AND AFFORDABLE HOUSING

<p>Paradigm shift in the way that social & affordable housing is viewed to assist in the growth of more stock and supply through innovative partnerships, new building approaches, modern technology, repurposing of empty properties and vacant serviced land:</p> <ul style="list-style-type: none"> • Identify potential partnerships • Facilitate discussions • Draft MOUs (could involve a regional CHP solution and regional / coordinated project/s to achieve economies of scale) • Identify new building approaches and technologies, explore with partners and implement where appropriate • Identify potential properties to be repurposed • Identify vacant land that could be developed • Build solutions and business cases • Apply for State and Federal funding • Unlock new housing stock 	<ul style="list-style-type: none"> • Tier 1 CHP • Employers • Dept of Housing • Mackay Regional Council • Isaac Regional Council • Isaac Affordable Housing Trust • Connect Housing • Whitsunday Housing Company • Whitsunday Regional Council • UDIA • GWC • CASA 	Alliance	3-18 months
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Action: To explore and identify detailed activities to progress the following solutions	Stakeholder participation	Lead	Timing
<p>Incentives to build and sustain investments:</p> <ul style="list-style-type: none"> • Explore investments that should be incentivised (renovating 4 bed to 2 x 2-bedroom homes; secondary dwellings; sub-divisions) • Explore the kinds of incentives that would be appealing to investors • Develop campaign • Promote the incentives 	<ul style="list-style-type: none"> • Dept of Housing • Planning teams at 3 Regional Councils • Property owners • Property developers • RDA GW • GWC • Alliance 	Alliance	3-18 months

AGED AND RETIREMENT LIVING

Action: To explore and identify detailed activities to progress the following solutions	Stakeholder participation	Lead	Timing
<p>All 3 solutions tabled at the Summit and prioritised by the survey respondents can be addressed via a development prospectus to attract investment in retirement living and aged care solutions, that promotes co-locating independent living with aged care to allow ageing in place, the benefits of the region for “later living”, and development in the CBD to assist in reactivation of town centres. The prospectus could be extended to support lobbying efforts in relation to low interest loans to support construction of these typologies and potentially housing grants.</p>	<ul style="list-style-type: none"> • Community Housing Limited • Mackay Regional Council • Whitsunday Regional Council • Isaac Regional Council • RDA GW • GWC • Alliance 	Alliance	6 months

ENHANCING INVESTOR CONFIDENCE

Action: To explore and identify detailed activities to progress the following solutions	Stakeholder participation	Lead	Timing
Co-ordinate partnerships and JV opportunities to unlock housing stock, especially smaller typologies: <ul style="list-style-type: none"> • Develop a prospectus • Facilitate agreements regarding infrastructure • Develop MOUs between parties • Appoint project manager 	<ul style="list-style-type: none"> • Employers • Connect Housing • Mackay Regional Council • Whitsunday Regional Council • Isaac Regional Council • RDA GW • Alliance • Westpac 	Alliance	3-18 months
Explore flexible approaches to funding trunk infrastructure, including local government / private sector partnerships and agreements: <ul style="list-style-type: none"> • Research potential approaches (Australia and international) • Workshop with planning teams at each Regional Council • Promote and implement as the development opportunity arises 	<ul style="list-style-type: none"> • GWC • RDA GW • Planning teams at the 3 Regional Councils • Alliance 	Alliance	3 months
Build-to-rent: <ul style="list-style-type: none"> • Identify suitable land options • Engage with employers to secure minimum use commitment • Develop a prospectus • Attract investment; including Mum and Dad investor options (infill) • Appoint project manager 	<ul style="list-style-type: none"> • UDIA • HIA • Employers • Regional Council • Tier 1 CHP • Alliance 	Alliance	3-18 months
Incentivise property owners to sub-divide large blocks to unlock stock	<ul style="list-style-type: none"> • Planning teams at Regional Councils 	3 Regional Councils	6 months
Develop a promotions campaign for the region to attract interest in people moving to the region as well as inspire investor confidence, linked to lobbying efforts to support a regional subsidy for developers in regional Queensland.	<ul style="list-style-type: none"> • RDA GW • GW3 • GWC • Regional Councils • Alliance 	Alliance	12 months

IMPROVING EFFICIENCIES IN THE DEVELOPMENT PROCESS

Action: To explore and identify detailed activities to progress the following solutions	Stakeholder participation	Lead	Timing
<p>Reform the application process to fast-track certain types of housing applications; this should include minimising triggers for approval and capping levels of assessment:</p> <ul style="list-style-type: none"> Identify a panel of experts to review the planning processes for the 3 Regional Councils Review planning process for in-demand typologies and identify opportunities to reduce timeframes Secure approvals for these amendments Implement the amendments Promote the amendments to developers 	<ul style="list-style-type: none"> UDIA Mackay Regional Council Whitsunday Regional Council Isaac Regional Council RDA GW A number of developers State Gov Planning (DSDLGIP) Alliance 	The Alliance	3-12 months
<p>Introduce concierge process to improve comms between assessment and applicant, especially where more complex or performance-based approaches are involved:</p> <ul style="list-style-type: none"> Regional Councils nominate resource/s to perform the concierge role Resource to engage directly with developers with existing and potential developments to explore ways to improve their processes Resource/s identify barriers Resources work to find work arounds as well as long-term solutions to overcome the barriers (The concierge service could be a crack force that operates across the 3 LGAs) 	<ul style="list-style-type: none"> GWC RDA GW Planning teams at the 3 Regional Councils UDIA HIA 	The Alliance	3 months
<p>Introduce a temporary local planning instrument (TLPI) across the region to fast-track housing delivery:</p> <ul style="list-style-type: none"> Explore the process to get a TLPI Apply for a TLPI Implement the TLPI (allow up to 3 units (triplex) per lot over 600m2) Promote the results 	<ul style="list-style-type: none"> Planning teams at the 3 Regional Councils State Government (DSDLGIP) 	The Alliance	6 months

HOUSING INNOVATIONS

Action: To explore and identify detailed activities to progress the following solutions	Stakeholder participation	Lead	Timing
<p>Repurposing existing commercial structures as a short-term solution:</p> <ul style="list-style-type: none"> Identify potential commercial buildings Establish who owns them Engage with owners to explore terms If viable, identify costs to repurpose Apply for funding Appoint project manager 	<ul style="list-style-type: none"> Connect Housing Isaac Affordable Housing Trust Whitsunday Housing Company Mackay Regional Council Whitsunday Regional Council Isaac Regional Council RDA GW GWC Alliance 	Alliance	3-18 months
<p>Grants/incentives for retrofitting existing dwellings to make them multi-dwellings:</p> <ul style="list-style-type: none"> Explore likely costs to retrofit existing dwelling to convert into more dwellings Build an advocacy case for a grant Lobby State and Federal Governments to implement a grant Explore incentives with State and Local governments 	<ul style="list-style-type: none"> GWC RDA GW Alliance UDIA HIA Q Shelter 3 Regional Councils 	Alliance	3-6 months
<p>A register for share housing:</p> <ul style="list-style-type: none"> Promote a home-share campaign with the Regional Councils, supported by incentives Encourage those willing to share to register with the Alliance Build a platform to support home share connections, as well as for short and medium-term rentals 	<ul style="list-style-type: none"> Alliance GWC RDA GW 3 Regional Council marketing teams 	Alliance	3-12 months
<p>Zero infrastructure charges for inbuilt secondary dwellings:</p> <ul style="list-style-type: none"> Explore with 3 Regional Councils Develop campaign Promote campaign 	<ul style="list-style-type: none"> 3 Regional Councils economic development teams RDA GW GWC Alliance 	Alliance	6 months

HOMELESSNESS AND EMERGENCY ACCOMMODATION

Action: To explore and identify detailed activities to progress the following solutions	Stakeholder participation	Lead	Timing
<p>Homeless precinct pilot:</p> <ul style="list-style-type: none"> • Continue to evolve the concept • Identify and secure a location • Cost the solution • Apply for funding • Secure funding • Appoint project manager • Explore replication opportunities in the Whitsundays 	<ul style="list-style-type: none"> • Australian Street Aid Project • Mackay Regional Council • Greater Whitsunday Communities • Alliance 	Australian Street Aid Project	1-12 months
<p>Emergency accommodation solutions:</p> <ul style="list-style-type: none"> • Continue to support CASA as they develop, cost and secure funding for the emergency accommodation solutions they are exploring 	<ul style="list-style-type: none"> • CASA • Mackay Regional Council • State Government • Greater Whitsunday Communities • Alliance 	CASA	1-12 months

The solutions and actions below inform the Local Government Housing Action Plans and while some solutions and actions duplicate what has been tabled above, they have been prioritised by stakeholders and should be incorporated into the relevant Local Government Housing Action Plans.

MACKAY LGA SOLUTIONS

Action: To explore and identify detailed activities to progress the following solutions	Stakeholder participation	Lead	Timing
<p>Mackay City Renewal Precinct: Mixed housing precinct offering 200+ dwellings across social, affordable, delivered by Connect Housing, driving investment into the City:</p> <ul style="list-style-type: none"> • Mobilise a project team • Gather the data to identify in-fill and renewal opportunities • Build a business case and funding application • Secure funding • Appoint project manager 	<ul style="list-style-type: none"> • Connect Housing • Alliance • Mackay Regional Council planners • Mackay Chamber of Commerce 	Connect Housing	3-18 months
<p>Provide tax and other incentives for developers building affordable housing:</p> <ul style="list-style-type: none"> • Explore models where this has worked, including what incentives work best, especially models where developer costs are delayed • Advocate for these incentives to be offered • Promote incentives 	<ul style="list-style-type: none"> • State Government (DSDLGIP, EDQ, Dept Housing) • Alliance • UDIA • GWCoM 	Alliance	3-12 months
<p>Retrofitting / Repurposing existing commercial buildings in the city centre to become liveable dwellings:</p> <ul style="list-style-type: none"> • Gather data about existing buildings that could potentially be repurposed • Establish who owns them • Engage with owners to explore terms • If viable, identify costs to repurpose • Apply for funding • Appoint project manager 	<ul style="list-style-type: none"> • Connect Housing • Mackay Regional Council • RDA GW • GWC • Alliance 	Alliance	3-18 months

ISAAC LGA SOLUTIONS

Action: To explore and identify detailed activities to progress the following solutions	Stakeholder participation	Lead	Timing
<p>Collaborative partnerships with regional housing trusts to build economies of scale in service delivery:</p> <ul style="list-style-type: none"> • IAHT to explore Tier 1 partners to leverage balance sheet for scale • Confirm land availability • Engage with employers to secure minimum use commitment • Collaboratively, together with a Tier 1 CHP, apply for HI and HAF funding 	<ul style="list-style-type: none"> • IAHT • Tier 1 CHP • Isaac Regional Council • Alliance 	IAHT	3-18 months
<p>Regional incentives to build in regional communities:</p> <ul style="list-style-type: none"> • Explore models where this has worked, including what incentives work best • Advocate for these incentives to be offered • Promote incentives 	<ul style="list-style-type: none"> • State Government (DSDLGIP, EDQ, Dept Housing) • Alliance • UDIA • GWCoM 	Alliance	3-12 months
<p>Affordable rents for middle income workers:</p> <ul style="list-style-type: none"> • Access State and Federal funding schemes to build affordable homes • Identify partners • Submit applications • Project manage 	<ul style="list-style-type: none"> • Tier 1 CHP • IAHT • Isaac Regional Council 	IAHT	3-12 months

WHITSUNDAY LGA SOLUTIONS

Action: To explore and identify detailed activities to progress the following solutions	Stakeholder participation	Lead	Timing
Support small lot housing in areas close to amenities and transport: <ul style="list-style-type: none"> • Identify preferred locations • Approach Tier 1 CHP • Support application to State and Federal Governments 	<ul style="list-style-type: none"> • Tier 1 CHP • Whitsunday Regional Council • Alliance • Employers • Whitsunday Chamber of Commerce 	Alliance	3-24 months
Local government and CHP partnerships for development of new social & affordable housing: <ul style="list-style-type: none"> • Identify preferred locations • Identify potential partners • Build business case and application to State and Federal Governments 	<ul style="list-style-type: none"> • Tier 1 CHP • Whitsunday Regional Council • Alliance • Employers • Whitsunday Chamber of Commerce 	Alliance	3-24 months
Incentive for home ownership in regional communities: <ul style="list-style-type: none"> • Explore models where this has worked, including what incentives work best • Advocate for these incentives to be offered • Promote incentives 	<ul style="list-style-type: none"> • State Government (DSDLGIP, EDQ, Dept Housing) • Alliance • UDIA • GWCoM • Whitsunday Chamber of Commerce 	Alliance	3-12 months

1. INTRODUCTION

The Greater Whitsunday Housing Summit took place on 15 August 2023. There were 180 registered attendees and approximately 170 people attended the event.

The Honourable Meaghan Scanlon, Minister for Housing, attended the beginning of the Summit and had a breakfast with the Mackay, Isaac and Whitsunday Regional Council Mayors and their CEOs, as well as the RDA GW CEO and Board Chair, during which GWC was able to highlight some regional insights that would be discussed at the Summit.

The facilitator, Neil Glentworth from DunneMedforth, hosted a panel discussion prior to the workshop sessions, to help better inform the discussions.

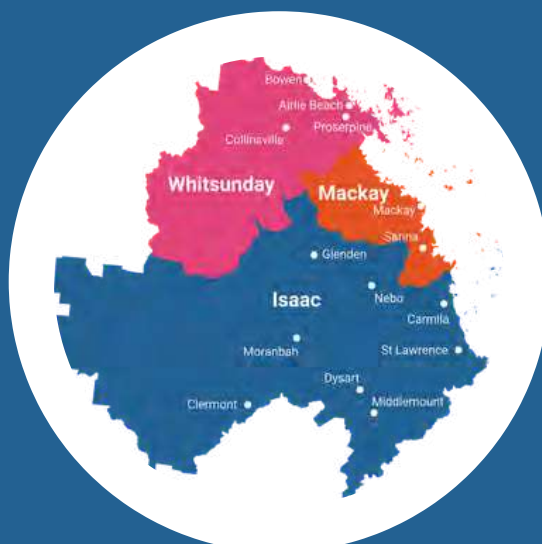
The workshop topics were informed by the opportunities and themes that came out of the Greater Whitsunday Housing Playbook produced by Urbis and released for review in mid-July so that all participants would be informed by the same baseline data coming into the Summit.

Participants were allocated seating to discuss workshop topics relevant to their area of expertise and interest, and they were asked to find the one solution that they believed would have the greatest impact in unlocking housing supply relevant to their workshop theme. They were encouraged to submit more than one solution if their group identified more.

Participants were subsequently sent a survey to prioritise the solutions tabled (24% response rate).

The afternoon workshop session focused on Local Government Area housing priorities to inform their Local Government Housing Action Plans.

This document provides the context for the Action Plan and the results of the survey to prioritise solutions from the Housing Summit, as well as discussions at the Summit (captured via the PollEv tool). The prioritised solutions are the initial focus areas of the Action Plan.



2. BACKGROUND

In October 2022 Greater Whitsunday Communities (GWC) and RDA Greater Whitsundays (RDA GW) partnered to deliver a Housing Project to identify potential solutions to the housing needs in the Greater Whitsunday region at both a social and economic level.

Initiated during the same month that the to the Queensland Government's Housing Summit took place, the Project was designed to position the region to attract State and Federal funding as well as private investment to address our region's specific place-based needs, to achieve maximum impact for the Mackay, Isaac and Whitsunday regions.

The Project is a significant Inclusive Growth project for the Greater Whitsunday region, with representation and inclusion of both the social and economic sectors in Mackay, Isaac and Whitsunday LGAs.

A steering committee was formed with broad-based representation across the housing supply chain, Local, State and Federal Governments, including the social and affordable housing sectors and the commercial housing sector. This steering committee provided support and governance to progress the Project to achieve housing outcomes in the Greater Whitsunday region.

The Greater Whitsunday Housing **Project inclusions** are:

- A **Housing Roundtable** on 6 December 2022 that demonstrated to regional stakeholders that the Project had been initiated to develop a regional position regarding housing issues, and attendees identified the strategic themes for the Housing Summit.
- A **Research Project** related to the strategic themes, providing baseline data to inform the Summit discussions and ensure that they can be solutions oriented based on evidence, including significant stakeholder engagement to validate research data.
- A **Housing Summit** in August 2023 that identified potential regional solutions to the housing issues being faced in the Greater Whitsunday region.
- An **Action Plan** that articulates the purpose and objectives as well as higher order outcomes and its collaborators and partners.

Housing Roundtable

The Housing Roundtable took place on 6 December 2023 and a Report outlining the discussion points and strategic themes has been produced. This can be found by visiting Greater Whitsunday Communities Website.

The strategic themes for the Summit were agreed and prioritised as follows:

1. **Availability** as well as **Diversity and Choice** as the number 1 ranked themes
2. **Affordability**
3. **Consumer Need**
4. **Roles and Responsibilities**

Baseline Data

Consultants (URBIS) were engaged to progress the research component of the Project aligned to these themes and to gather baseline data to inform the Summit discussions.

The data they gathered was validated during extensive stakeholder engagement and can be found in the Greater Whitsunday Housing Playbook.

The Summit provided an opportunity for additional stakeholder engagement prior to the report being finalized. Participants at the Summit were asked to comment on the Urbis report, and these comments were captured by the PollEv tool. The image below captures the essence of the response.



Social and Emergency Housing Technical Working Group

The Project steering committee agreed to stand up a social and emergency accommodation technical working group to explore potential short-term solutions, including:

- Safe sleeping spaces
- Storage solutions for homeless people
- Mapping potential repurposing options

The activities of this working group has progressed concurrently with all the other Project deliverables included in the initial Project scope.

Many ideas have been put forward for consideration and exploration, including leveraging and repurposing some existing infrastructure / capacity for homeless services. The homeless precinct is the concept that has gained the most traction, and was a workshop topic at the Housing Summit.

3. HOUSING SUMMIT PROGRAM

The facilitator, GWC and RDA GWC developed the program for the Housing Summit set out below. The intention was to set the scene and inform the workshops during the presentations and panel discussions in the morning and move into the workshop sessions after morning tea.

09:00 Welcome to the Housing Summit – Cr. Karen May

09:05 Welcome to Country – Uncle Phil Kemp

09:10 Queensland Hydro – Trish Auld

09:15 Minister for Housing - Hon Meaghan Scanlon MP

Scene setting:

09:20 URBIS Report and Q & A – Julie Saunders and Paul Riga

09:55 Panel discussion linked to key opportunities:

- **Darren Mew, Blue CHP** – imbalance in the system, strategies to access funds for social and affordable housing
- **Sean Sandford, UDIA** – challenges getting new stock over the line; de-risking the development process
- **Amy Degenhart, Australian Institute of Architects** – how design can reduce building costs improving investment returns
- **Fiona Caniglia, Q Shelter** – policy frameworks that could improve the housing system
- **Craig Percival, Woollam Constructions** – unlocking retirement solutions for the region

10:45 Millions in the Middle case study

10:50 Mayors panel discussion

11:00 *Break – Morning Tea*

11:30 Workshop 1 - includes feedback session from groups (2 hours)

How to solve these challenges:

- **Workforce accommodation:** seasonal, tourism/hospitality, energy, resources, health, education
- **Social and affordable housing:** renewal and accessing funding schemes
- **Aged care solutions:** independent living and care homes
- **Reducing private sector risk to deliver more homes and diversity:** infrastructure, incentives, concierge service, collaboration to improve certainty, increase conversion rates
- **Improving efficiencies across the development process to reduce time and costs**
- **Housing innovations to reduce cost and speed up delivery**
- **Homeless precinct concept**

13:30 *Break - Lunch*

14:00 Workshop 2 – includes feedback session from groups (2 hours)

- Precinct level action plans
- Housing Alliance and Advocacy

16:00 Wrap up and highlight key themes for the day

- Commitment to progressing the solutions
- Decision relating to the Housing Alliance

16:30 *Drinks/Nibbles and networking*

4. PRIORITISED SOLUTIONS FROM WORKSHOP 1

Factsheets were shared with participants before the Summit to help inform the discussions relevant to the topics they were allocated to (Appendix 1). The solutions tabled at the Housing Summit can be found in Appendix 2. Participants were surveyed post the Summit to prioritise their top 3 solutions for the relevant workshop topics, and these prioritised solutions will be the initial focus of the Action Plan. These prioritised solutions are listed below, together with commentary from the PollEv tool, survey and alignment with the Playbook recommendations.

4.1 Workforce Accommodation – Mackay.

Top 3 solutions from the survey linked to solutions tabled in digital forms at the Housing Summit:

1. Seasonal worker accommodation:

- Temporary housing village for seasonal workers, tourism, health, education and other essential services, that can be shared across sectors (43.59%)

Similar to:

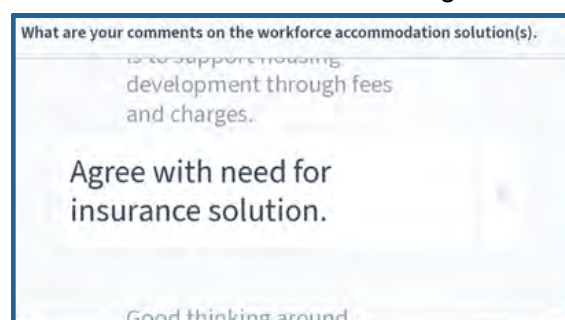
- Alliance across key industries around investment, development and management of seasonal worker accommodation including working together to fully utilise existing options (33.33%)
2. Defence housing model that provides investors with long term guaranteed investment (38.46%)
3. Advocacy to invest in infrastructure to meet the needs of the growth: water, sewerage, roads (38.46%)

These solutions are aligned to the following recommendations in the Greater Whitsunday Housing Playbook (number of the recommendation is included for ease of reference):

- 2.1** Bring existing and prospective employers and accommodation providers together to explore strategies to collaboratively meet the short-term accommodation needs of multiple sectors (e.g. tourism, agriculture, government, resources, students etc.).
- 2.6** Consider cross-sector opportunities to package Build-to-Rent project opportunities that includes identification of well-located and serviced land and pre-committed housing volumes for set periods of time.
- 5.6** Investigate an expanded catalyst infrastructure funding regime for the region, including State and Commonwealth funding opportunities.
- 5.7** Prioritise trunk infrastructure delivery in key housing demand and need locations.

Potentially linked:

- 3.3** Identify and develop opportunities for regional and local Community Housing Providers and Housing Trust bodies to partner with the public and private sector to deliver new housing.
- 4.9** Investigate and identify surplus land suitable for housing that can be used to enter into partnerships or be offered as an in-kind contribution for social and affordable housing delivery.



Summit participants were encouraged to comment on the solutions tabled using the PollEv tool (see image to the right).

4.2 Workforce Accommodation – Isaac

Top 3 solutions from the survey linked to solutions tabled in digital forms at the Housing Summit:

1. Expand on the current Isaac Affordable Housing Trust model to grow into a NFP developer with long term fixed leases that delivers diverse housing products at affordable and market rent (74%)
Similar to:
CHPs (or similar) as funding vehicle and permanent providers of worker accommodation (self-sustaining and contributes to communities) (29%)
2. Enter into an agreement with the companies owning the bulk of the housing to better use their housing stock (55.26%)
3. Adaptation of the Defence Housing Australia model (47%)

These solutions are aligned to the following recommendations in the Greater Whitsunday Housing Playbook (number of the recommendation is included for ease of reference):

- 3.2 Attract a Tier 1 developers to deliver housing types that the local market is not in a position to develop or deliver.
- 3.3 Identify and develop opportunities for regional and local Community Housing Providers and Housing Trust bodies to partner with the public and private sector to deliver new housing.
- 4.1 Consider establishing a Regional Community Housing Provider to achieve economies of scale in social and affordable housing delivery and management, as well as enabling improved identification and advocacy of regional level housing needs for those on no, low or moderate incomes.
- 4.2 Investigate establishing a Regional Community Housing Trust to finance and sustainably deliver affordable housing in the long term.
- 4.6 Support and promote opportunities for Community Housing Providers to act as developers and managers of short-term accommodation to fund and ultimately deliver social or affordable housing.
- 2.1 Bring existing and prospective employers and accommodation providers together to explore strategies to collaboratively meet the ranging short-term accommodation needs of multiple sectors (e.g. tourism, agriculture, government, resources, students etc.).
- 2.6 Consider cross-sector opportunities to package Build-to-Rent project opportunities that includes identification of well-located and serviced land and pre-committed housing volumes for set periods of time.



4.3 Workforce Accommodation – Whitsundays

Top 3 solutions from the survey linked to solutions tabled in digital forms at the Housing Summit:

1. Tripartite partnerships between large/Big Industry/CHP to deliver key worker/affordable housing outcomes (78.38%)
2. State/Federal Government funded trunk infrastructure to open development (70.27%)
3. Tenure security to bolster investor/developer confidence (59.46%)

These solutions are aligned to the following recommendations in the Greater Whitsunday Housing Playbook (number of the recommendation is included for ease of reference):

- 5.6** Investigate an expanded catalyst infrastructure funding regime for the region, including State and Commonwealth funding opportunities.
- 5.7** Prioritise trunk infrastructure delivery in key housing demand and need locations.
- 2.1** Bring existing and prospective employers and accommodation providers together to explore strategies to collaboratively meet the ranging short-term accommodation needs of multiple sectors (e.g., tourism, agriculture, government, resources, students etc.).
- 3.3** Identify and develop opportunities for regional and local Community Housing Providers and Housing Trust bodies to partner with the public and private sector to deliver new housing.
- 8.6** Explore opportunities for pilot projects or programs that draw from philanthropic or large company 'social licence' based funding opportunities.

Common themes from the comments shared on PollEv about workforce accommodation at the Summit:

- **Flexible responsive mobile accommodation facilities for seasonal workers and temporary workers close to work areas and integrated into community.**
- **State subsidised infrastructure for worker accommodation solutions.**



4.4 Social and Affordable Housing

Top 3 solutions from the survey linked to solutions tabled in digital forms at the Housing Summit:

1. Better utilization of existing housing stock (size of dwelling linked to need) (39.47%)
2. Paradigm shift in the way that social & affordable housing is viewed to assist in the growth of more stock and supply through innovative partnerships, new building approaches, modern technology, repurposing of empty properties and vacant serviced land (36.84%)
3. Incentives to build and sustain investments (31.58%)

These solutions are aligned to the following recommendations in the Greater Whitsunday Housing Playbook (number of the recommendation is included for ease of reference):

- 4.9 Investigate and identify surplus land suitable for housing that can be used to enter into partnerships or be offered as an in-kind contribution for social and affordable housing deliver.
- 4.7 Seek out dis-used buildings suitable for adaptive re-use as low-cost housing.
- 3.4 Facilitate renewal opportunities for existing unused housing (e.g. housing damaged during cyclones).
- 2.7 Establish a 'Community of Practice' to act as champions of change and identify, share, explore and test the delivery of housing that promotes diversity and innovation in the design, construction and management of housing.
- 6.1 Ensure planning provisions and infrastructure requirements do not disincentivise adaptive re-use of existing buildings for housing.
- 6.5 Government collaborating with Community Housing Providers to identify land and development opportunities for social and affordable housing delivery.
- 2.5 Home-share campaign.
- 4.1 Consider establishing a Regional Community Housing Provider to achieve economies of scale in social and affordable housing delivery and management, as well as enabling improved identification and advocacy of regional level housing needs for those on no, low or moderate incomes.

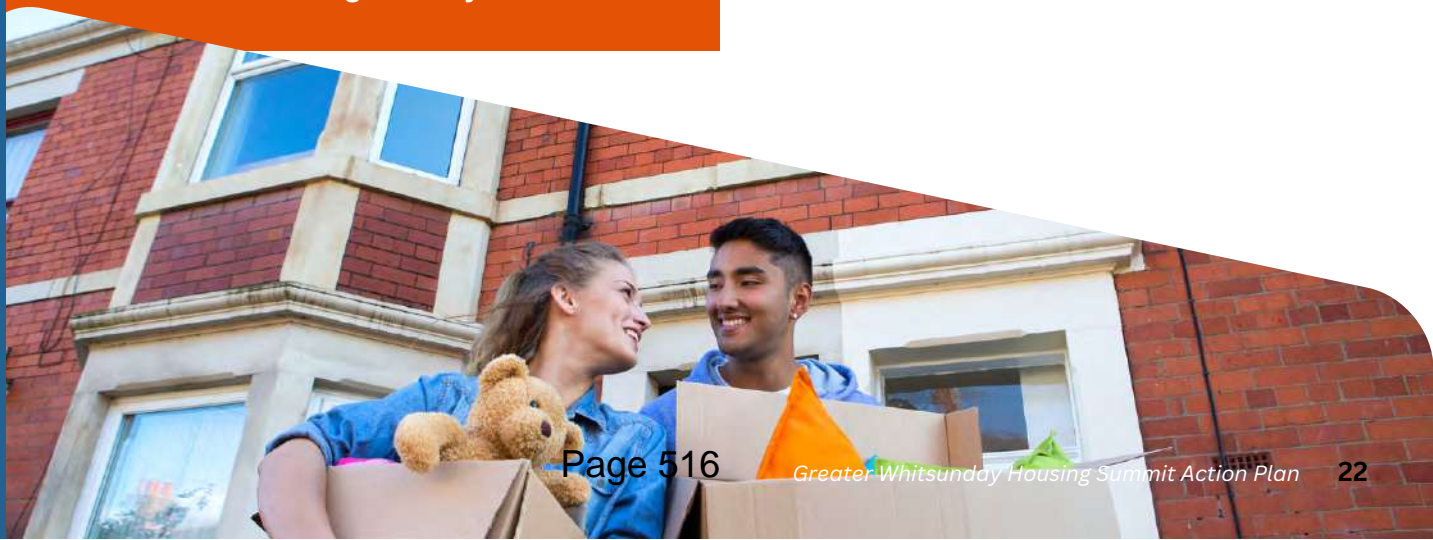
Common themes from the PollEv tool:

- Overall need for more supply of smaller dwellings, with a pilot model for prefabricated homes on a lot mentioned.
- The need is now so important to explore alternative construction methods and repurposing / renovating single dwellings to multiple dwellings, including repurposing commercial buildings in the CBD.
- Partner with the private sector and incentivise housing delivery.

What are your comments on the social and affordable housing solution(s).

sleeping basic human necessity

Yes to location in proximity to transport and social infrastructure



4.5 Aged Care

Top 3 solutions from the survey linked to solutions tabled in digital forms at the Housing Summit:

1. Co-locating independent living with aged care to allow aging in place (47.50%)
2. Promote the benefits of the region for later stages of life – narrative “later living” (32.50%)
3. Develop senior living solutions in the CBD to assist in reactivation of town centres (42.50%)

What are your comments on the aged care solution(s).

It is expensive to move.
Financially Incentivise the
downsize.

The high cost of moving is aligned to CEDA's recommendations to address housing, where they recommend removing stamp duty and replacing it with an annual broad-based property tax.

These solutions are aligned to the following recommendations in the Greater Whitsunday Housing Playbook (number of the recommendation is included for ease of reference):

- 3.5 Develop, prepare and promote development prospectus packages (including site identification) connected to committed rental or purchase demand for Build-to-Rent, retirement living, aged care, short-term accommodation, infill attached housing, affordable housing and conversion of non-residential buildings to housing.
- 4.3 Explore the viability of delivering rent-to-own, shared equity and housing cooperative schemes and programs in the region.
- 3.3 Identify and develop opportunities for regional and local Community Housing Providers and Housing Trust bodies to partner with the public and private sector to deliver new housing.

Interesting comment in the survey: Make use of the Community Residence (CR) definition in the Planning Regulation that allows up to 7 one-bedroom domiciles as-of-right on a dwelling lot and salt and pepper these into neighbourhoods.

Comments shared on PollEv at the Summit:

- Cost of selling and relocating make it difficult for pensioners.
- Normalised multi-generational house design; secondary dwellings.



4.6 Reducing Private Sector Risk

There was a broad spectrum of solutions that were ranked very similarly, so 6 solutions have been included in this Action Plan, and some can be grouped:

1. Partnerships between developers, builders and community housing providers (33.33%)
2. Campaigns to promote smaller housing typologies including incentives (30.77%)
3. Joint ventures between State, Councils, developer and finance institutions (33.33%)
4. Alternatives to the user pays system for infrastructure; lending to LGAs to lay infrastructure to key localities with pay-back through rates over a long period of time (12.82%)

Similar to:

5. Alternative funding models to deliver infrastructure in key areas (20.51%)
6. Incentivise landowners to sub-divide large blocks for another dwelling to be built (23.08%)
7. Build to rent partnerships for investors with public/private agreements (23.08%)

These solutions are aligned to the following recommendations in the Greater Whitsunday Housing Playbook (number of the recommendation is included for ease of reference):

- 3.5 Develop, prepare and promote development prospectus packages (including site identification) connected to committed rental or purchase demand for Build-to-Rent, retirement living, aged care, short-term accommodation, infill attached housing, affordable housing and conversion of non-residential buildings to housing.
- 3.3 Identify and develop opportunities for regional and local Community Housing Providers and Housing Trust bodies to partner with the public and private sector to deliver new housing.
- 5.10 Establish policy positions that support and encourage flexible approaches to funding trunk infrastructure, including local government / private sector partnerships and agreements.
- 2.4 Identify opportunities to reduce private sector risk to deliver alternative housing types (e.g., diverse and targeted housing typologies at profitable volumes for a pre-identified housing demand and co-housing opportunities).
- 2.6 Consider cross-sector opportunities to package Build-to-Rent project opportunities that includes identification of well-located and serviced land and pre-committed housing volumes for set periods of time.

Common themes from the comments shared on PolleEv at the Summit:

- State subsidy for infrastructure to take pressure off infrastructure charges.
- Incentives for smaller dwellings (cost, time, discounts); some can be temporary.



4.7 improving Efficiencies

Top 3 solutions from the survey linked to solutions tabled in digital forms at the Housing Summit:

1. Reform the application process to fast-track certain types of housing applications; this should include minimising triggers for approval and capping levels of assessment (76.32%)
2. Introduce concierge process to improve comms between assessment and applicant, especially where more complex or performance-based approaches are involved (we noted this is increasing due to less unconstrained land being available) (55.26%)
3. Introduce a temporary local planning instrument (TLPI) across the region to fast-track housing delivery as BAU process won't take effect for up to 5 yrs (55.26)

Interesting comments in the survey:

- Develop a process to connect proponents for partnership opportunities.
- Waive/reduce DA fees where an architect is the client's representative and reduce some application processes if an architect signs off on the design as an acceptable solution.

These solutions are aligned to the following recommendations in the Greater Whitsunday Housing Playbook (number of the recommendation is included for ease of reference):

5.8 Establish consistent residential development requirements in planning schemes across local government areas in the region including:

- Reviewing zoning provisions to enable more diverse housing types in a range of residential zones,
- Identifying specific housing types suitable for 'as-or-right' development (i.e., accepted development not requiring development approval),
- Identifying opportunities to reduce or remove the need for assessment when changing between residential land uses on land zoned for housing, and
- Making a greater range of housing types a lower level of assessment (i.e. code assessable instead of impact assessable).

3.7 Establish a development facilitation and brokering program to identify and reduce development application and delivery barriers (e.g. establish coordinated concierge service within local or state government, under the Housing Alliance or a regional economic development entity).

Common themes from the comments shared on PolIEv at the Summit:

- Pre-determined approved applications that can be enacted by any developer; more housing as-of-right.
- Consistent approach across the three LGAs would be really helpful for pipeline development.



4.8 Housing Innovations

The top solutions from the survey linked to solutions tabled in digital forms at the Housing Summit are listed below. Since the second highest voted solution is being addressed under the retirement living and aged care theme, the next highest rated solutions were included and 3 solutions were ranked equally.

1. Repurposing existing commercial structures as a short-term solution - possibly have dual living (44.74%)
2. Development of retirement living projects to free up existing larger houses (39.47%)
3. Grants for retrofitting existing dwelling (31.58%)

Similar to:

4. Refitting or repurposing existing dwellings (21.05%)
5. A register for share housing (21.05%)
6. Zero infrastructure charges for inbuilt secondary dwellings (21.05%)

These solutions are aligned to the following recommendations in the Greater Whitsunday Housing Playbook (number of the recommendation is included for ease of reference):

- 4.7 Seek out dis-used buildings suitable for adaptive re-use as low-cost housing.
- 3.4 Facilitate renewal opportunities for existing unused housing (e.g. housing damaged during cyclones).
- 6.1 Ensure planning provisions and infrastructure requirements do not disincentivise adaptive re-use of existing buildings for housing.
- 2.5 Establish, identify and promote programs that enable access to 'spare bedrooms' or 'unoccupied dwellings' for both short-term and long-term housing.
- 2.3 Explore establishing 'housing connect' service/s for short-term accommodation and long-term housing needs.
- 5.8 Identifying specific housing types suitable for 'as-or-right' development (i.e. accepted development not requiring development approval);
- 5.8 Identifying opportunities to reduce or remove the need for assessment when changing between residential land uses on land zoned for housing.

Common themes from the comments shared on PolleEv at the Summit:

- Everyone deserves a safe and healthy home. Temporary structures without the proper amenities could do more harm than good in the long run.
- Yes to removing the valuation and insurance road blocks.



4.9 Homeless Precinct Discussion

Kayliegh Brewster from Australian Street Aid Project presented the homeless precinct concept to the workshop participants and Kylie Porter, GW3, helped facilitate the discussion to validate and challenge the concept to identify potential improvements. Participants were nominated as wearing a green cap (support the concept) or black cap (challenge the concept).

The concept involves providing a homeless precinct that leverages existing homelessness supports (in close proximity) and offers storage facilities, showers, toilets, communal areas and a drop-in centre to access support services, all supported by a operational model that has been tabled by Australian Street Aid Project at the request of Mackay Regional Council.

The concept was well received and some improvements identified. One of the focus areas was on the entry point – how people access support as well as addressing the causes and leveraging the services that are already here. User choice was discussed where people have multiple ways to access help and avoid duplication of what others do.

Common themes from the comments shared on PolleEv at the Summit:

- Love that idea of a hub with the support services in one place.
- Leverage existing supports and services already available.
- I'm a green cap too! (support the concept).

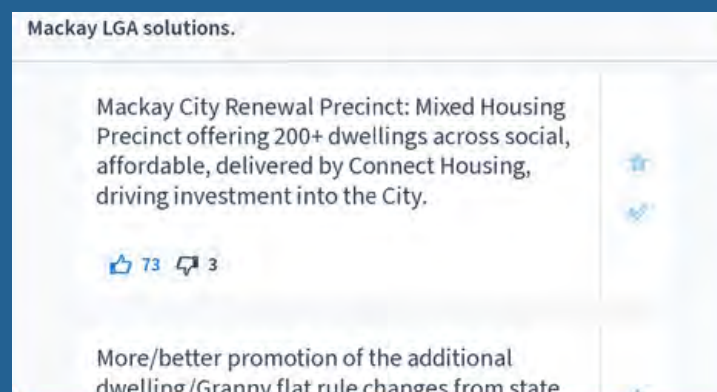


PRIORITISED SOLUTIONS FROM WORKSHOP 2

The second workshop focused on LGA level housing solutions. The PollEv tool was used to capture these, and survey participants reviewed the solutions and prioritised them.

The following are the top 3 solutions that are likely to have the greatest impact on housing supply in the Mackay LGA:

1. Mackay City Renewal Precinct: Mixed housing precinct offering 200+ dwellings across social, affordable, delivered by Connect Housing, driving investment into the City (50.00%)
2. Provide tax and other incentives for developers building affordable housing (47.50%)
3. Retrofitting / Repurposing existing commercial buildings in the city centre to become liveable dwellings (32.50%)



Common themes from the PollEv tool:

- Mackay CBD opportunities for in-fill developments and better use of existing buildings
- Aged care and retirement living solutions
- Incentives and reducing red-tape for smaller lot developments
- Partnerships and collaboration to address workforce accommodation needs

The following are the top 3 solutions that are likely to have the greatest impact on housing supply in the Isaac LGA:

1. Collaborative partnerships with regional housing trusts to build economies of scale in service delivery (45.00%)
2. Regional incentives to build in regional communities (37.50%)
3. Affordable rents for middle income workers (30%)



Common themes from the PollEv tool:

- Better use of vacant homes
- Build to rent model
- Expanded role of IAHT and partnerships with CHPs to unlock affordable supply

The following are the top 3 solutions that are likely to have the greatest impact on housing supply in the Whitsunday LGA:

1. Support small lot housing in areas close to amenities and transport (37.50%)
2. Local government and CHP partnerships for development of new social & affordable housing (37.50%)
3. Incentive for home ownership in regional communities (30.00%)



Interesting comment from the PolleEv tool:

- Planning allows for temporary approvals (10 to 20 years) for relocatable worker accommodation as a short term solution

Other common themes from the PolleEv tool:

- Convert cruise ships to accommodation for workers
- Employer collaboration for hospitality and essential service worker accommodation village supported by transport solutions
- Concern about Air BnB's and short-term accommodation rentals impact on rental housing stock

At the end of the Summit, participants were asked what the highest priority was for the region as a whole:

1. Incentives to build smaller dwellings, affordable homes, private investment, infrastructure, invest in the region, renovations to increase number of dwellings (19)
2. Housing availability/supply, across the spectrum but workforce accommodation mentioned most often (16)
3. Housing affordability (15)
4. Establish a Housing Alliance (11)
5. Collaboration and partnerships to unlock supply, especially mentioned was partnerships with CHPs and expanded role of housing trusts (8)
6. Risk and finance related challenges, changing the profile and risk rating of our region for insurance and finance (5)
7. Improve investor confidence (4)
8. Reduce red tape (3)



ACTION PLAN

The Greater Whitsunday Housing Playbook recommended the formation of a Housing Alliance to co-ordinate the activities linked to the Playbook recommendations and a show of hands at the Housing Summit demonstrated majority support for the establishment of a Housing Alliance. 92% of the survey respondents supported the establishment of a Housing Alliance.

This should be the first activity coming out of the Greater Whitsunday Housing Playbook and Housing Summit, that is, to secure funding to stand up a Greater Whitsunday Housing Alliance and set up the relevant governance structures and committees.

The Action Plan is an output of the Housing Summit and does not replace the recommendations in the Greater Whitsunday Housing Playbook. The intention is that a Housing Alliance be formed to develop a Housing Roadmap that will be informed by the Playbook and this Action Plan.

The Action Plan below includes the prioritised solutions identified at the Summit, together with the relevant stakeholders that could add value to the process of progressing the solution, and likely timeframe.

The actions are still quite high level and need to be worked through with the relevant stakeholders to refine and agree how to achieve the best outcome for the relevant solution.



WORKFORCE ACCOMMODATION

Action: To explore and identify detailed activities to progress the following solutions	Stakeholder participation	Lead	Timing
<p>Collaboration to invest in, develop and manage seasonal and contract worker accommodation / workforce village:</p> <ul style="list-style-type: none"> • Identify suitable land options • Engage with employers to secure minimum use commitment • Develop a prospectus • Attract investment • Leverage learnings from similar developments • Appoint project manager 	<p>For Mackay:</p> <ul style="list-style-type: none"> • Employers • University • Connect Housing • Mackay Regional Council • Airport • RDA GW • GWC • Mackay Chamber of Commerce • Alliance <p>For Whitsundays:</p> <ul style="list-style-type: none"> • Employers • Tafe • Connect Housing • Whitsunday Housing Company • Whitsunday Regional Council • RDA GW • GWC • Whitsunday Chamber of Commerce • Alliance 	Alliance	3-18 months
<p>Build-to-rent / defence force housing model:</p> <ul style="list-style-type: none"> • Identify suitable land options • Engage with employers to secure minimum use commitment • Develop a prospectus • Attract investment; including Mum and Dad investor options (infill) • Leverage learnings from similar developments (MiHaven) • Appoint project manager 	<ul style="list-style-type: none"> • UDIA • HIA • Employers • Mackay Chamber of Commerce • Regional Councils • Connect Housing • IAHT • Alliance 	Alliance	3- 18 months

Action: To explore and identify detailed activities to progress the following solutions	Stakeholder participation	Lead	Timing
<p>Expanded catalyst infrastructure funding regime:</p> <ul style="list-style-type: none"> • Identify key growth areas and land that could be unlocked for social and affordable housing • Engage with developers to assess likely take-up based on infrastructure funding options • Build advocacy approach based on likely housing supply to be unlocked 	<ul style="list-style-type: none"> • Planning team at Regional Councils • Connect Housing • State Development (DSDLGIP) • Alliance 	Alliance	6 months
ISAAC SPECIFIC			
<p>Expand the role of the Isaac Affordable Housing Trust:</p> <ul style="list-style-type: none"> • Explore Tier 1 partners to leverage balance sheet for scale • Confirm land availability • Engage with employers to secure minimum use commitment • Collaboratively, together with a Tier 1 CHP, apply for HIF and HAF funding 	<ul style="list-style-type: none"> • IAHT • Employers • Tier 1 CHP • Regional Council • Airport 	IAHT	3-9 months
<p>Better use of company owned homes:</p> <ul style="list-style-type: none"> • Engage with relevant companies • Explore home-share campaigns and alternate roster campaigns 	<ul style="list-style-type: none"> • Isaac Regional Council • BHP • Moranbah North Coal • Dyno Nobel 	Isaac Regional Council	6 months

SOCIAL HOUSING

Action: To explore and identify detailed activities to progress the following solutions	Stakeholder participation	Lead	Timing
<p>Better utilization of existing housing stock (size of dwelling linked to need):</p> <ul style="list-style-type: none"> • Gather data of social housing usage relative to dwelling size • Identify opportunities for better utilisation • Explore willingness and supports needed to migrate tenants into better fit housing • Manage and implement the process • Gather data about properties needing repair to be habitable • Facilitate repairs and potentially lobby for grants for social housing providers for renovations 	<ul style="list-style-type: none"> • Department of Housing • Connect Housing • Whitsunday Housing Trust • CASA 	Alliance	6 months, ongoing

ACTIONS APPLICABLE TO BOTH SOCIAL AND AFFORDABLE HOUSING

<p>Paradigm shift in the way that social & affordable housing is viewed to assist in the growth of more stock and supply through innovative partnerships, new building approaches, modern technology, repurposing of empty properties and vacant serviced land:</p> <ul style="list-style-type: none"> • Identify potential partnerships • Facilitate discussions • Draft MOUs (could involve a regional CHP solution and regional / coordinated project/s to achieve economies of scale) • Identify new building approaches and technologies, explore with partners and implement where appropriate • Identify potential properties to be repurposed • Identify vacant land that could be developed • Build solutions and business cases • Apply for State and Federal funding • Unlock new housing stock 	<ul style="list-style-type: none"> • Tier 1 CHP • Employers • Dept of Housing • Mackay Regional Council • Isaac Regional Council • Isaac Affordable Housing Trust • Connect Housing • Whitsunday Housing Company • Whitsunday Regional Council • UDIA • GWC • CASA 	Alliance	3-18 months
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Action: To explore and identify detailed activities to progress the following solutions	Stakeholder participation	Lead	Timing
<p>Incentives to build and sustain investments:</p> <ul style="list-style-type: none"> • Explore investments that should be incentivised (renovating 4 bed to 2 x 2-bedroom homes; secondary dwellings; sub-divisions) • Explore the kinds of incentives that would be appealing to investors • Develop campaign • Promote the incentives 	<ul style="list-style-type: none"> • Dept of Housing • Planning teams at 3 Regional Councils • Property owners • Property developers • RDA GW • GWC • Alliance 	Alliance	3-18 months

AGED AND RETIREMENT LIVING

Action: To explore and identify detailed activities to progress the following solutions	Stakeholder participation	Lead	Timing
<p>All 3 solutions tabled at the Summit and prioritised by the survey respondents can be addressed via a development prospectus to attract investment in retirement living and aged care solutions, that promotes co-locating independent living with aged care to allow ageing in place, the benefits of the region for “later living”, and development in the CBD to assist in reactivation of town centres. The prospectus could be extended to support lobbying efforts in relation to low interest loans to support construction of these typologies and potentially housing grants.</p>	<ul style="list-style-type: none"> • Community Housing Limited • Mackay Regional Council • Whitsunday Regional Council • Isaac Regional Council • RDA GW • GWC • Alliance 	Alliance	6 months

ENHANCING INVESTOR CONFIDENCE

Action: To explore and identify detailed activities to progress the following solutions	Stakeholder participation	Lead	Timing
Co-ordinate partnerships and JV opportunities to unlock housing stock, especially smaller typologies: <ul style="list-style-type: none"> • Develop a prospectus • Facilitate agreements regarding infrastructure • Develop MOUs between parties • Appoint project manager 	<ul style="list-style-type: none"> • Employers • Connect Housing • Mackay Regional Council • Whitsunday Regional Council • Isaac Regional Council • RDA GW • Alliance • Westpac 	Alliance	3-18 months
Explore flexible approaches to funding trunk infrastructure, including local government / private sector partnerships and agreements: <ul style="list-style-type: none"> • Research potential approaches (Australia and international) • Workshop with planning teams at each Regional Council • Promote and implement as the development opportunity arises 	<ul style="list-style-type: none"> • GWC • RDA GW • Planning teams at the 3 Regional Councils • Alliance 	Alliance	3 months
Build-to-rent: <ul style="list-style-type: none"> • Identify suitable land options • Engage with employers to secure minimum use commitment • Develop a prospectus • Attract investment; including Mum and Dad investor options (infill) • Appoint project manager 	<ul style="list-style-type: none"> • UDIA • HIA • Employers • Regional Council • Tier 1 CHP • Alliance 	Alliance	3-18 months
Incentivise property owners to sub-divide large blocks to unlock stock	<ul style="list-style-type: none"> • Planning teams at Regional Councils 	3 Regional Councils	6 months
Develop a promotions campaign for the region to attract interest in people moving to the region as well as inspire investor confidence, linked to lobbying efforts to support a regional subsidy for developers in regional Queensland.	<ul style="list-style-type: none"> • RDA GW • GW3 • GWC • Regional Councils • Alliance 	Alliance	12 months

IMPROVING EFFICIENCIES IN THE DEVELOPMENT PROCESS

Action: To explore and identify detailed activities to progress the following solutions	Stakeholder participation	Lead	Timing
<p>Reform the application process to fast-track certain types of housing applications; this should include minimising triggers for approval and capping levels of assessment:</p> <ul style="list-style-type: none"> Identify a panel of experts to review the planning processes for the 3 Regional Councils Review planning process for in-demand typologies and identify opportunities to reduce timeframes Secure approvals for these amendments Implement the amendments Promote the amendments to developers 	<ul style="list-style-type: none"> UDIA Mackay Regional Council Whitsunday Regional Council Isaac Regional Council RDA GW A number of developers State Gov Planning (DSDLGIP) Alliance 	The Alliance	3-12 months
<p>Introduce concierge process to improve comms between assessment and applicant, especially where more complex or performance-based approaches are involved:</p> <ul style="list-style-type: none"> Regional Councils nominate resource/s to perform the concierge role Resource to engage directly with developers with existing and potential developments to explore ways to improve their processes Resource/s identify barriers Resources work to find work arounds as well as long-term solutions to overcome the barriers (The concierge service could be a crack force that operates across the 3 LGAs) 	<ul style="list-style-type: none"> GWC RDA GW Planning teams at the 3 Regional Councils UDIA HIA 	The Alliance	3 months
<p>Introduce a temporary local planning instrument (TLPI) across the region to fast-track housing delivery:</p> <ul style="list-style-type: none"> Explore the process to get a TLPI Apply for a TLPI Implement the TLPI (allow up to 3 units (triplex) per lot over 600m2) Promote the results 	<ul style="list-style-type: none"> Planning teams at the 3 Regional Councils State Government (DSDLGIP) 	The Alliance	6 months

HOUSING INNOVATIONS

Action: To explore and identify detailed activities to progress the following solutions	Stakeholder participation	Lead	Timing
<p>Repurposing existing commercial structures as a short-term solution:</p> <ul style="list-style-type: none"> • Identify potential commercial buildings • Establish who owns them • Engage with owners to explore terms • If viable, identify costs to repurpose • Apply for funding • Appoint project manager 	<ul style="list-style-type: none"> • Connect Housing • Isaac Affordable Housing Trust • Whitsunday Housing Company • Mackay Regional Council • Whitsunday Regional Council • Isaac Regional Council • RDA GW • GWC • Alliance 	Alliance	3-18 months
<p>Grants/incentives for retrofitting existing dwellings to make them multi-dwellings:</p> <ul style="list-style-type: none"> • Explore likely costs to retrofit existing dwelling to convert into more dwellings • Build an advocacy case for a grant • Lobby State and Federal Governments to implement a grant • Explore incentives with State and Local governments 	<ul style="list-style-type: none"> • GWC • RDA GW • Alliance • UDIA • HIA • Q Shelter • 3 Regional Councils 	Alliance	3-6 months
<p>A register for share housing:</p> <ul style="list-style-type: none"> • Promote a home-share campaign with the Regional Councils, supported by incentives • Encourage those willing to share to register with the Alliance • Build a platform to support home share connections, as well as for short and medium-term rentals 	<ul style="list-style-type: none"> • Alliance • GWC • RDA GW • 3 Regional Council marketing teams 	Alliance	3-12 months
<p>Zero infrastructure charges for inbuilt secondary dwellings:</p> <ul style="list-style-type: none"> • Explore with 3 Regional Councils • Develop campaign • Promote campaign 	<ul style="list-style-type: none"> • 3 Regional Councils economic development teams • RDA GW • GWC • Alliance 	Alliance	6 months

HOMELESSNESS AND EMERGENCY ACCOMMODATION

Action: To explore and identify detailed activities to progress the following solutions	Stakeholder participation	Lead	Timing
<p>Homeless precinct pilot:</p> <ul style="list-style-type: none"> • Continue to evolve the concept • Identify and secure a location • Cost the solution • Apply for funding • Secure funding • Appoint project manager • Explore replication opportunities in the Whitsundays 	<ul style="list-style-type: none"> • Australian Street Aid Project • Mackay Regional Council • Greater Whitsunday Communities • Alliance 	Australian Street Aid Project	1-12 months
<p>Emergency accommodation solutions:</p> <ul style="list-style-type: none"> • Continue to support CASA as they develop, cost and secure funding for the emergency accommodation solutions they are exploring 	<ul style="list-style-type: none"> • CASA • Mackay Regional Council • State Government • Greater Whitsunday Communities • Alliance 	CASA	1-12 months

The solutions and actions below inform the Local Government Housing Action Plans and while some solutions and actions duplicate what has been tabled above, they have been prioritised by stakeholders and should be incorporated into the relevant Local Government Housing Action Plans.

MACKAY LGA SOLUTIONS

Action: To explore and identify detailed activities to progress the following solutions	Stakeholder participation	Lead	Timing
<p>Mackay City Renewal Precinct: Mixed housing precinct offering 200+ dwellings across social, affordable, delivered by Connect Housing, driving investment into the City:</p> <ul style="list-style-type: none"> • Mobilise a project team • Gather the data to identify in-fill and renewal opportunities • Build a business case and funding application • Secure funding • Appoint project manager 	<ul style="list-style-type: none"> • Connect Housing • Alliance • Mackay Regional Council planners • Mackay Chamber of Commerce 	Connect Housing	3-18 months
<p>Provide tax and other incentives for developers building affordable housing:</p> <ul style="list-style-type: none"> • Explore models where this has worked, including what incentives work best, especially models where developer costs are delayed • Advocate for these incentives to be offered • Promote incentives 	<ul style="list-style-type: none"> • State Government (DSDLGIP, EDQ, Dept Housing) • Alliance • UDIA • GWCoM 	Alliance	3-12 months
<p>Retrofitting / Repurposing existing commercial buildings in the city centre to become liveable dwellings:</p> <ul style="list-style-type: none"> • Gather data about existing buildings that could potentially be repurposed • Establish who owns them • Engage with owners to explore terms • If viable, identify costs to repurpose • Apply for funding • Appoint project manager 	<ul style="list-style-type: none"> • Connect Housing • Mackay Regional Council • RDA GW • GWC • Alliance 	Alliance	3-18 months

ISAAC LGA SOLUTIONS

Action: To explore and identify detailed activities to progress the following solutions	Stakeholder participation	Lead	Timing
<p>Collaborative partnerships with regional housing trusts to build economies of scale in service delivery:</p> <ul style="list-style-type: none"> • IAHT to explore Tier 1 partners to leverage balance sheet for scale • Confirm land availability • Engage with employers to secure minimum use commitment • Collaboratively, together with a Tier 1 CHP, apply for HI and HAF funding 	<ul style="list-style-type: none"> • IAHT • Tier 1 CHP • Isaac Regional Council • Alliance 	IAHT	3-18 months
<p>Regional incentives to build in regional communities:</p> <ul style="list-style-type: none"> • Explore models where this has worked, including what incentives work best • Advocate for these incentives to be offered • Promote incentives 	<ul style="list-style-type: none"> • State Government (DSDLGIP, EDQ, Dept Housing) • Alliance • UDIA • GWCoM 	Alliance	3-12 months
<p>Affordable rents for middle income workers:</p> <ul style="list-style-type: none"> • Access State and Federal funding schemes to build affordable homes • Identify partners • Submit applications • Project manage 	<ul style="list-style-type: none"> • Tier 1 CHP • IAHT • Isaac Regional Council 	IAHT	3-12 months

WHITSUNDAY LGA SOLUTIONS

Action: To explore and identify detailed activities to progress the following solutions	Stakeholder participation	Lead	Timing
Support small lot housing in areas close to amenities and transport: <ul style="list-style-type: none"> • Identify preferred locations • Approach Tier 1 CHP • Support application to State and Federal Governments 	<ul style="list-style-type: none"> • Tier 1 CHP • Whitsunday Regional Council • Alliance • Employers • Whitsunday Chamber of Commerce 	Alliance	3-24 months
Local government and CHP partnerships for development of new social & affordable housing: <ul style="list-style-type: none"> • Identify preferred locations • Identify potential partners • Build business case and application to State and Federal Governments 	<ul style="list-style-type: none"> • Tier 1 CHP • Whitsunday Regional Council • Alliance • Employers • Whitsunday Chamber of Commerce 	Alliance	3-24 months
Incentive for home ownership in regional communities: <ul style="list-style-type: none"> • Explore models where this has worked, including what incentives work best • Advocate for these incentives to be offered • Promote incentives 	<ul style="list-style-type: none"> • State Government (DSDLGIP, EDQ, Dept Housing) • Alliance • UDIA • GWCoM • Whitsunday Chamber of Commerce 	Alliance	3-12 months



7. APPENDIX 1

HOUSING SUMMIT FACTSHEETS



WORKER ACCOMMODATION (ISAAC) FACTSHEET

The source of all the data below is the Greater Whitsunday Housing Playbook unless another source is quoted.

How do we solve for workforce accommodation for agriculture (seasonal), tourism, energy and resources



Employment Growth

Resources

- 14,361 employed in mining in the Isaac region (REMPPLAN)
- 24 operating mines; 2 under construction and 4 seeking expansion; 12 in various stages of approval

Energy

- 155 in electricity, gas, water and waste (REMPPLAN)
- Growing renewable energy sector; 3 solar farms in operation – Middlemount, Clermont and one close to Moranbah; 11 approved solar farms awaiting construction
 - Ruby Run had 175 jobs at peak of construction, several to operate
 - Wirsol Energy solar farm in Clermont; 585 jobs in construction, several to operate
 - SUSI Partners solar farm in Middlemount is operational (since 2020)
- Wind farm in Clarke Creek is set to be the largest in the Southern Hemisphere (east of Middlemount) – schedule to create 350 direct jobs; 25 jobs to operate
- One company is exploring a renewable hydrogen opportunity and there is an ammonium nitrate plant down the road from Moranbah

Agriculture

- 1,193 employed in agriculture in the Isaac region (REMPPLAN)
- Second largest cattle region in Queensland; ag sector is worth \$462m (REMPPLAN)
 - Small workforce required for cattle - majority operate with either small permanent staff or hire in contract mustering teams and outsource other services (DAF)
 - One abattoir in the region that provides on-site accommodation

Health: 556 employed in health and social assistance (REMPPLAN)

Tourism

- 992 employed in accommodation and food services (REMPPLAN)

Main season is winter



Seasonality / Spikes in demand

Aquaculture:

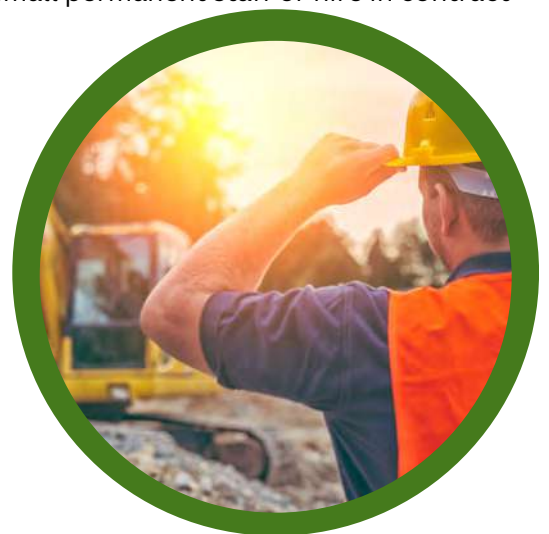
- Prawns – December to May

Cattle:

- Small workforce required for cattle - majority operate with either small permanent staff or hire in contract mustering teams and outsource other services (DAF); more than likely camp on the property

Resources:

As new mines are constructed, there is a spike in short-term rental demand. Most mining companies commit to add to housing stock in their Social Impact Management Plans (resulting from the Strong and Sustainable Resource Communities Act 2017). This stock has still to be developed.





Considerations:

- Camp usage: Workforce accommodation village bed capacity is estimated at 20,200 for an estimated workforce of 12,000.
- **Primary housing gap is affordable housing for service industry and agricultural workforces.**
- Isaac Affordable Housing Trust (IAHT) has received funding for 16 new affordable homes from the Resource Communities Infrastructure Fund (\$8m).
- The Smart Transformation Housing Summit has identified an opportunity for IAHT to participate in the private rental market as well as the social and affordable housing space. IAHT are having some success engaging with the Queensland Government's Housing Investment Fund (HIF).
- Opportunities at the Belyando Estate subject to enabling trunk infrastructure.
- Grosvenor Estate is privately owned, has trunk infrastructure and has land available to be developed.
- Isaac Regional Council are reviewing their population projections to inform their planning scheme. They have appointed a consultant and are initiating this process which will use the 2021 Census as a baseline and overlay likely growth based on projects in the pipeline.
- From a social perspective, stakeholder engagement has confirmed that the need is for **emergency accommodation** as opposed to more social housing.



Opportunities identified in the Greater Whitsunday Playbook:

Partnerships and collaboration theme:

- Bring existing and prospective employers and accommodation providers together to explore **strategies to collaboratively meet the ranging short-term accommodation needs of multiple sectors** (e.g. tourism, agriculture, government, resources, students etc.)
- **Consider cross-sector opportunities to package Build-to-Rent project opportunities** that includes identification of well-located and serviced land and precommitted housing volumes for set periods of time.
- **Identify locations** that can accommodate different worker groups; unlock vacant land – potentially contributed by local government.
- Explore **a trust fund model that incorporates employers as investors** to support building and rent of affordable housing
- **Incentive the development of attached housing solutions or medium density solutions on small lot sizes.**
- Work with local government to **streamline processes** for this type of accommodation.
- **Multi-use facilities** that are used for other accommodation needs out of season.
- Address **transport links** between facility/facilities and key workplaces.
- **Housing “connect” service** for short-term and long-term accommodation needs for use by multiple industries and employers.
- Program to enable access to spare bedrooms / **home-share campaign.**

Enabling the Market theme:

- **Employer partnerships with a Tier 1 CHP** to develop affordable homes for workforces with legacy supplemented by State and Federal funding.
- Identify and **develop opportunities** for regional and local Community Housing Providers and Housing Trust bodies to partner with the public and private sector to deliver new housing.
- Develop, prepare and promote **development prospectus packages** (including site identification) connected to committed rental or purchase demand for Build-to-Rent, retirement living, aged care, short-term accommodation, infill attached housing, affordable housing and conversion of non-residential buildings to housing.

Government and Leadership theme:

- **Bi-annual regional forum** to identify barriers to workforce housing and opportunities to collaborate.

WORKER ACCOMMODATION (MACKAY) FACTSHEET

The source of all the data below is the Greater Whitsunday Housing Playbook unless another source is quoted.

How do we solve for workforce accommodation for agriculture (seasonal), tourism, energy and resources



Employment Growth

Mining and METS

- 7,141 employed in mining and METS in the Mackay region (30% of workforce) (REMPAN)
- Understated because there would be scientific engineering services and transport also linked to this sector

Health

- 8,324 employed in the health and social services sector in Mackay (REMPAN)
- 1,097 are nurses: <http://www.performance.health.qld.gov.au/Hospital/Index/172>

Agriculture: 1,659 employed in agriculture (REMPAN)

Education

- 4,471 employed in education (REMPAN)

Students at CQU:

- Higher Ed 517
- Vocational 2922
- School of Trades 1372

Construction: 5,006 employed in construction (REMPAN)

Tourism: 3,565 employed in accommodation and food services (REMPAN)

Retail: 5,662 employed in retail trade in Mackay (REMPAN)

Future: Energy with Queensland Hydro – 3,000 jobs in construction planned for 2027



Seasonality / Spikes in demand

Agriculture:

- Wild-catch prawns: 100 seasonal workers required from December to May across Mackay and Whitsundays (DAF)
- Cane harvesting: May – mid-November: Approximately 1500 to 1800 seasonal workers from June to November; may not necessarily require 1800 each month, this figure would be what is required for duration of harvest for Mackay and Whitsundays (DAF)
- Lychees: Approximately 8 farms average 3 seasonal workers per farm (Mackay) (DAF)

Tourism:

During the winter months, the tourism industry is busier: the Caravan Parks and Campgrounds are full and the support services to the drive market are also busy. The Events Calendar that runs through the region from May to October, also boosting visitor numbers through winter. The Visitor Information Centres, the Sugar Shed, products in the Pioneer Valley through to Eungella are all busy.



Considerations:

- Opportunities for shared accommodation solutions and middle to low density accommodation to house those on lower wages in the services industry, agriculture, construction and METS.
 - Real Estate stakeholder engagement highlighted need for 2 bedroom - 2-bathroom and 4 bedroom - 4 bathroom share house stock
- Many employers buy housing for the staff to address the high cost of rentals / offer for rent at below market rates.
- Employers consulted during the stakeholder engagement indicated a willingness to collaborate to address workforce housing needs.



Opportunities identified in the Greater Whitsunday Playbook:

Partnerships and collaboration theme:

- Bring existing and prospective employers and accommodation providers together to explore **strategies to collaboratively meet the ranging short-term accommodation needs of multiple sectors** (e.g. tourism, agriculture, government, resources, students etc.)
- **Consider cross-sector opportunities to package Build-to-Rent project opportunities** that includes identification of well-located and serviced land and precommitted housing volumes for set periods of time.
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- Program to enable access to spare bedrooms / **home-share campaign.**

Enabling the Market theme:

- **Employer partnerships with a Tier 1 CHP** to develop affordable homes for workforces with legacy supplemented by State and Federal funding.
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Government and Leadership theme:

- **Bi-annual regional forum** to identify barriers to workforce housing and opportunities to collaborate.

WORKER ACCOMMODATION (WHITSUNDAYS) FACTSHEET

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How do we solve for workforce accommodation for agriculture (seasonal), tourism, energy and resources



Employment Growth

Total Workforce – Whitsundays (excluding PALM)

Horticulture: Approx. 1 500 workers (non-seasonal excluding PALM) (DAF)

Aquaculture (DAF):

- Tassal workforce growth increase of 300 workers by 2030 (pending expansion approvals)
- 150 FTE (non-peak)
- Increase by 200 during peak (farm ops and processing)
- Outside of Tassal – additional 20 workers (calendar year)
- Wild-catch prawns: 100 seasonal workers required from December to May across Mackay and Whitsundays (DAF)

Tourism:

- Queensland Government report highlights that the sector employs 6,123 people, 3,956 full-time and 2,167 part-time; up 35% on 20-21
- 1 in 3 jobs directly related to tourism industry
- Tourism Whitsundays quote 8,100 jobs, up 35% on 20-21.

WHITSUNDAYS QUEENSLAND			
Filled jobs	2021-22 (NUMBER)		
	Full-time	Part-time	Total
Tourism industries			
Accommodation	1,026	254	1,279
Cafes, restaurants and takeaway food services	908	853	1,761
Clubs, pubs, taverns and bars	227	156	383
Rail transport	20	1	20
Road transport and transport equipment rental	37	16	53
Air, water and other transport	569	154	723
Travel agency and tour operator services	455	187	642
Cultural services	103	12	114
Casinos and other gambling services	0	19	19
Other sports and recreation services	169	112	281
Retail trade	334	346	681
Education and training	49	40	89
All other industries	61	17	78
Total	3,956	2,167	6,123

Space - Gilmour is an employer in the region:

- Likely to be approximately 12 permanent staff in Bowen by end 2023; with the potential to grow to 40
- Additional 40 to 45 staff during rocket launches for 2 to 3 months at a time
- 15-30 short team satellite owners needing 2 -3 months accommodation during launches
- Tourist accommodation considerations during launch operations



Seasonality / Spikes in demand

Horticulture (DAF):

- Planting in ground from mid-Feb to mid-March
- First Harvest mid-April to mid-June
- Peak May to September

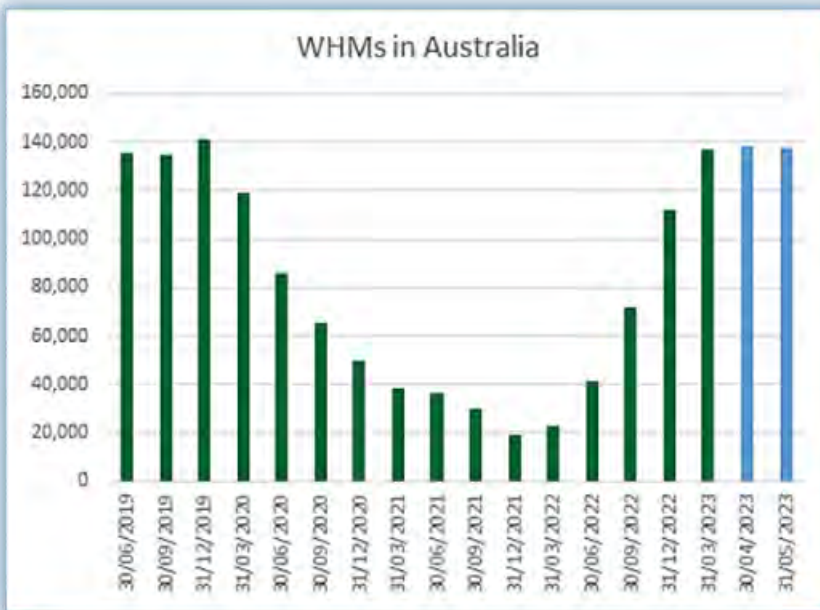
Aquaculture (DAF):

- Two peaks
 - Farm Ops – recruitment August to May
 - Processing May to November

Cane: Approximately 1500 to 1800 seasonal workers from June to November; may not necessarily require 1800 each month, this figure would be what is required for duration of harvest for Mackay and Whitsundays (DAF)



Visa Numbers

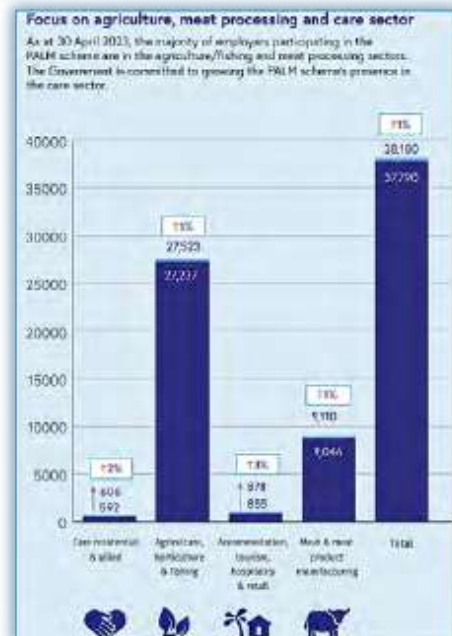


Top Ten Net Increases

Country	May	Net Increase
Japan	8361	729
Indonesia	4243	502
Taiwan	9649	464
Thailand	2120	340
South Korea	9581	282
China	2018	157
Argentina	3687	131
Chile	2370	124
Vietnam	2579	101
Malaysia	432	78



PALM Workers





Considerations:

- 80% of dwellings in Airlie Beach have empty bedrooms / excess bedrooms to requirements.
- Low occupancy of private dwellings at 72% in rural Whitsundays.
- Rural Workers Accommodation Scheme allowing DAs to be waived if no natural hazard – low uptake as a result.
- AirBnB's have added short-term rental stock but relatively limited impact on short-term supply; stakeholder engagement highlighted that AirBnB's have not taken significant rental stock off the market but rather added to the short-term rental supply.
- All employers involved in the stakeholder engagement indicated a willingness to collaborate to find solutions.



Opportunities identified in the Greater Whitsunday Playbook:

Partnerships and collaboration theme:

- Bring existing and prospective employers and accommodation providers together to explore **strategies to collaboratively meet the ranging short-term accommodation needs of multiple sectors** (e.g. tourism, agriculture, government, resources, students etc.)
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Government and Leadership theme:

- **Bi-annual regional forum** to identify barriers to workforce housing and opportunities to collaborate.

SOCIAL AND AFFORDABLE HOUSING FACT SHEET

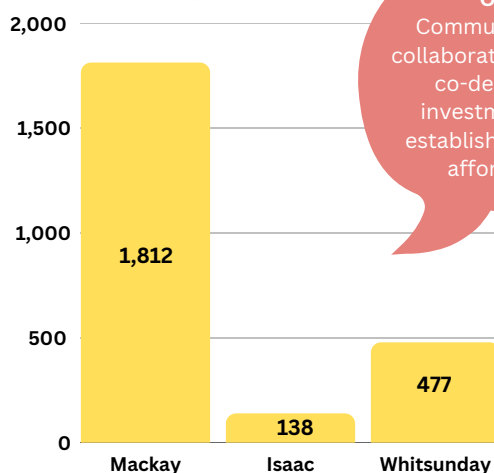
The source of all the data below is the Greater Whitsunday Housing Playbook unless another source is quoted.

How do we solve for social and affordable housing: renewal and accessing funding schemes; including reducing layers of cost



Key findings:

Social Housing Provision



OPPORTUNITY IDEA

Community Housing Providers, in collaboration with other stakeholders, co-developing a local housing investment opportunity, such as establishing a local housing trust or affordable housing project.

2,427 social homes in the region; 68,511 in Queensland; 1.3% of population for both.

There is low supply of social housing and a significant wait list, with greatest demand for smaller product types (1 and 2 bed).

Social housing applications in the Mackay, Isaac and Whitsunday region have tripled from 372 applications in 2017 to 1,003 applications in 2022 (within the SA4 area).

Single persons social housing applications increased in 2018.

Wait periods more than doubled for social housing in the Greater Whitsunday region, from an average of 7.9 months in 2017 to an average of 19.4 months in 2022.

Mackay experienced overwhelming social housing applications compared to Isaac and Whitsunday region and 1-bedroom mostly requested.

More than 1,200 persons had inadequate housing in 2021 and Mackay recorded the highest homelessness rate.

At median house price, 42-52% of households need to pay more than 30% of income for purchasing. Figures predicted to worsen if interest rate rises in next 6-12 months.

An average of 30-35% of households are classified as 'low income' (50% lower than median household income).

There are high levels of mortgage and rental stress in the region forcing many out of the private market.



HOUSING NEED IS INCREASING

1,650 people waiting for social housing

An increasing demand for social and affordable housing is exacerbated by insufficient housing stock, unaffordable home ownership, and an overly competitive rental market.

1,200+ people homeless or in inadequate housing

There are increasing numbers of 'working homeless' residents – people who earn an income and can pay for housing but cannot access housing due to current market conditions.

- The Greater Whitsunday Housing Playbook found that there is a shortage in social and affordable housing across all 13 precincts analysed.
- The need for social housing is increasing with all housing delivery and support services seeing an increasing demand for their services. Homeless women (especially over 55 yrs) and youth have been identified as a particularly vulnerable and growing cohort.
- Housing support services are finding it increasingly challenging to support tenancy sustainability due to the complexity of needs of those prioritised for social housing.
- Renewal of social housing stock is a regular theme from discussions with stakeholders.

Private market assistance:

Mackay HSC

- 283 National Rental Affordability Scheme (NRAS) dwellings assisted over the life of the program to 30 June 2020
- 653 households received a Bond Loan in year ending 30 June 2020
- 2,043 households were assisted through the Home Assist Secure program in year ending 30 June 2020

Queensland

- 10,229 National Rental Affordability Scheme (NRAS) dwellings
- 21,523 households received a Bond Loan
- 38,208 households were assisted through the Home Assist Secure program

1.6% of the population in Greater Whitsunday region needed private market support vs 0.9% of the population across Queensland.



Funding opportunities:

State Government:

- **Housing Investment Fund (HIF):** Funding partnered projects to increase social housing and additional affordable housing supply through a \$2 billion investment by the State government based on an annual average investment of \$130 million a year. The HIF has also called for expressions of interest for private site opportunities to deliver social and affordable housing. The Housing Investment Fund specifically targets four housing supply priorities, being:
 1. Housing for the people experiencing homelessness and sleeping rough
 2. Diverse rental supply
 3. Housing choices for seniors
 4. Homes for large households
- **QuickStarts Queensland:** A \$322 million capital investment program to accelerate planned acquisition, new construction, and redevelopment opportunities to deliver new homes sooner with a target of an additional 500 social homes.
- **Help to Home:** A partnership with property owners, landlords and registered Community Housing Providers to deliver private rental outcomes to people who are eligible for social housing.

Federal Government:

National Housing Finance and Investment Corporation (NHFIC) is an independent corporate Commonwealth entity established to increase the supply of housing in Australia, with a focus on affordable housing. NHFIC is being delivered through the following five mechanisms:

- **National Housing Infrastructure Facility (NHIF):** A \$1 billion facility that offers concessional loans, grants and equity funding to finance infrastructure that enables housing.
- **Affordable Housing Bond Aggregator (AHBA):** Provision of low cost, longer tenor loans to registered Community Housing Providers to support provision of social and affordable housing. AHBA loans are funded by social bonds issued to the wholesale capital market, supported by a Commonwealth guarantee and involve a straightforward, five step application process.
- **Capacity Building Grants:** Grants to support Community Housing Providers to make applications for NHFIC finance. Consultancy services under these grants are delivered by the Community Housing Industry Association (CHIA).
- **First Home Loan Deposit Scheme (FHLDS):** A loan deposit scheme assisting first home buyers with their initial home purchase.
- **Housing Research:** In conjunction with state bodies, federal and state government, research institutes and market participants, undertaking research on the housing sector, including monitoring of housing demand, supply and affordability in Australia.

On 17 June 2023, the Federal Government announced a \$2 billion social housing accelerator fund will be distributed to state and territory governments within a month, with each jurisdiction being given \$50 million and the remaining amount being allocated on a per capita basis.

As well as the new \$2 billion social housing accelerator fund from the Federal Government (\$398 million of which is to come to Queensland), the State also announced a further \$322 million in its June budget to build a further 500 social homes on top of existing commitments. This amounts to \$720 million or approximately 1100 new social dwellings, which must have commenced in a two-year time frame.

The Northern Australia Infrastructure Facility is also a potential funding source for infrastructure relating to housing.

Considerations:

- State and Federal Government social and affordable housing funding schemes encourage Tier 1 CHPs to make applications because they build and “hold” the properties. There may therefore be opportunities to collaborate across CHPs already within the region, potentially create a Regional CHP or Trust, and partner with Tier 1 CHPs.
- The State and Federal Government encourage partnerships and collaborations in relation to social and affordable housing funding applications.
- QuickStarts Queensland program funds redevelopment opportunities.





Opportunities identified:

The Greater Whitsunday Housing Playbook recommended that we:

Prioritise, invest in and facilitate the delivery of social and affordable housing

- Facilitate Community Housing Provider access to State and Commonwealth funding, financing and capability building incentives and explore opportunities to enable Community Housing Providers to deliver or secure social and affordable housing outcomes in the short and long term.

Aligned opportunities:

- To form a **Regional Community Housing Provider** to achieve economies of scale in social and affordable housing delivery and management, as well as enabling improved identification and advocacy of regional level housing needs for those on no, low or moderate incomes.
- Investigate establishing a **Regional Community Housing Trust** to finance and sustainably deliver affordable housing in the long term.
- Secure agreement from a **Tier 1 Community Housing Provider** to deliver housing in the region.
- Explore the viability of delivering **rent-to-own, shared equity and housing cooperative schemes** and programs in the region.
- Identify opportunities to transfer **ex-worker housing** to social and affordable housing (either in-situ or for via relocation to highest demand locations).
- **Support and promote opportunities for Community Housing Providers to act as developers** and managers of short-term accommodation to fund and ultimately deliver social or affordable housing.
- Seek out **dis-used buildings** suitable for adaptive re-use as low-cost housing.
- Prioritise and facilitate funding applications for social and affordable housing that capitalise on current State and Commonwealth funding opportunities.
- Investigate and identify **surplus land suitable for housing** that can be used to enter into partnerships or be offered as an in-kind contribution for social and affordable housing delivery.



AGED CARE FACTSHEET

The source of all the data below is the Greater Whitsunday Housing Playbook unless another source is quoted.

How do we solve for seniors' accommodation needs – both for independent living and care homes

Key findings:

The region's aging population is looking for independent living options.

The following precincts have a higher percentage of over 65's than Queensland and Australia (2021 Census):

Bowen:	Precinct		Queensland		Australia	
65-69 years	609	6.2	264,515	5.1	1,298,460	5.1
70-74 years	550	5.6	238,952	4.6	1,160,768	4.6
75-79 years	386	3.9	168,385	3.3	821,920	3.2
80-84 years	259	2.6	106,611	2.1	554,598	2.2
85 years and over	218	2.2	97,140	1.9	542,342	2.1

North Mackay:	Precinct		Queensland		Australia	
65-69 years	313	5.0	264,515	5.1	1,298,460	5.1
70-74 years	269	4.3	238,952	4.6	1,160,768	4.6
75-79 years	257	4.1	168,385	3.3	821,920	3.2
80-84 years	177	2.8	106,611	2.1	554,598	2.2
85 years and over	221	3.5	97,140	1.9	542,342	2.1

Proserpine:	Precinct		Queensland		Australia	
65-69 years	215	5.9	264,515	5.1	1,298,460	5.1
70-74 years	179	5.0	238,952	4.6	1,160,768	4.6
75-79 years	184	5.1	168,385	3.3	821,920	3.2
80-84 years	118	3.3	106,611	2.1	554,598	2.2
85 years and over	128	3.5	97,140	1.9	542,342	2.1

Sarina:	Precinct		Queensland		Australia	
65-69 years	204	5.8	264,515	5.1	1,298,460	5.1
70-74 years	172	4.9	238,952	4.6	1,160,768	4.6
75-79 years	114	3.3	168,385	3.3	821,920	3.2
80-84 years	77	2.2	106,611	2.1	554,598	2.2
85 years and over	85	2.4	97,140	1.9	542,342	2.1

South Mackay:	Precinct		Queensland		Australia	
65-69 years	393	5.7	264,515	5.1	1,298,460	5.1
70-74 years	282	4.1	238,952	4.6	1,160,768	4.6
75-79 years	230	3.3	168,385	3.3	821,920	3.2
80-84 years	157	2.3	106,611	2.1	554,598	2.2
85 years and over	139	2.0	97,140	1.9	542,342	2.1

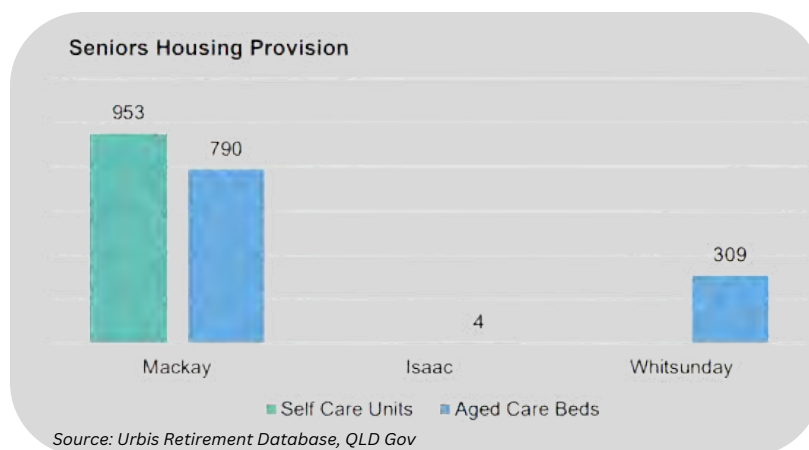
The Playbook identified that Rural Whitsunday precinct has a large 55-64 year cohort and high number of owner-occupiers.

The Playbook concluded that there is a need for retirement living and aged care solutions in all precincts besides the Mackay Coastal area.

The theme of Ageing in Place is addressed in the Mackay planning scheme but not in Whitsunday nor Isaac. Across the region, there is a higher ageing population in Mackay in comparison to the other regions, however, lack of mention in Whitsunday and Isaac may impact on their prioritisation for senior housing.

During the stakeholder engagement the need for living options for seniors was raised in numerous groups: Isaac Regional Council, social and affordable housing providers, CHPs, housing support bodies, as well as land developers.

All three LGAs within the Greater Whitsunday Region are forecast to see an aging population over the next two decades. The proportion of persons aged 65+ is forecast to grow the quickest.



Across the region there's a relatively low amount of dedicated retirement housing supply. This includes both independent living units, as well as aged care beds. In comparison to Queensland (6.7%), the penetration rates are much lower across the region with Mackay at 5.7%, Whitsunday at 0.4% and Isaac at 0%.

This highlights the considerable undersupply of seniors housing / aged care accommodation relative to the population.

Further, the bulk of the supply is located within one area within Mackay which limits opportunities for residents to stay within their local communities.

With a constrained supply of aged care beds, it is evident that residents predominantly age in place in their current dwelling, with limited options for alternative independent living solutions. These residents may be residing within homes which are not suitable to their needs and may be willing to relocate if affordable, suitably located options were available.





Funding opportunities:

Most independent living solutions would fall into the affordable home category and there are funding schemes linked to affordable homes.

State Government:

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- The State and Federal Government encourage partnerships and collaborations in relation to social and affordable housing funding applications.
- QuickStarts Queensland program funds redevelopment opportunities.



Opportunities identified:

The Greater Whitsunday Housing Playbook recommended that we:

Prioritise, invest in and facilitate the delivery of social and affordable housing

- Facilitate Community Housing Provider access to State and Commonwealth funding, financing and capability building incentives and explore opportunities to enable Community Housing Providers to deliver or secure social and affordable housing outcomes in the short and long term.

Aligned opportunities:

- To form a **Regional Community Housing Provider** to achieve economies of scale in social and affordable housing delivery and management, as well as enabling improved identification and advocacy of regional level housing needs for those on no, low or moderate incomes.
- Investigate establishing a **Regional Community Housing Trust** to finance and sustainably deliver affordable housing in the long term.
- Secure agreement from a **Tier 1 Community Housing Provider** to deliver housing in the region.
- Explore the viability of delivering **rent-to-own, shared equity and housing cooperative schemes** and programs in the region.
- Identify opportunities to transfer **ex-worker housing** to social and affordable housing (either in-situ or for via relocation to highest demand locations).
- **Support and promote opportunities for Community Housing Providers to act as developers** and managers of short-term accommodation to fund and ultimately deliver social or affordable housing.
- Prioritise and facilitate funding applications for social and affordable housing that capitalise on current State and Commonwealth funding opportunities.
- Investigate and identify surplus land suitable for housing that can be used to enter into partnerships or be offered as an in-kind contribution for social and affordable housing delivery.

Additionally:

- Identify opportunities to **reduce private sector risk to deliver alternative housing types** (e.g. diverse and targeted housing typologies at profitable volumes for a pre-identified housing demand and co-housing opportunities).
- Develop, prepare and promote **development prospectus packages** (including site identification) connected to committed rental or purchase demand for Build-to-Rent, retirement living, aged care, short-term accommodation, infill attached housing, affordable housing and conversion of non-residential buildings to housing.
- Develop, prepare and **promote housing investment prospectus packages** for individual/small scale and institutional investors.
- Establish a **development facilitation** and brokering program to identify and reduce development application and delivery barriers (e.g. establish coordinated concierge service within local or state government, under the Housing Alliance or a regional economic development entity).

REDUCE PRIVATE SECTOR RISK FACTSHEET

The source of all the data below is the Greater Whitsunday Housing Playbook unless another source is quoted.

How do we solve for reducing private sector risk to deliver increased stock and diversity and increase conversion rates



Key findings:

Population growth has increased significantly in the last five years. Housing supply has not kept up with demand.

New house sales and dwelling approvals have slowed since the peak of 2012 despite favourable market conditions. Although sufficient land has been zoned for housing relative to population growth, infrastructure is not being funded or delivered to enable the volume of housing needed.

Construction costs are notably higher than the national average in the Greater Whitsunday Region. High building costs and timeframes are delaying and discouraging new housing delivery.

Given the lack of diversity in housing options, a portion of homes may not be adequately suited to residents.

- The wider region largely provides for a detached housing market, with limited offerings in the way of either townhouse or apartments.

There are 5,400 lots approved for development that are not being converted. Development Approvals are not being acted on (i.e., it is not commercially viable to develop). Costs associated with post-approval requirements and timeframes, trunk infrastructure, regional construction multipliers, limited skilled labour, high insurance premiums, and high loan deposits were identified as contributors.

Rates of building and construction have steadily declined over the last 10 years and remain low post-COVID. Significant increases in build rates are needed to meet current and future housing demand.

Housing types do not align with population demographics or their economic capacity. There is limited attached housing (e.g. duplex, townhouses, apartments) being delivered despite market demand.

There is scope to align local government planning schemes to improve consistency in planning requirements and timeframes.

Investment confidence was identified as one of 8 key themes from the data analysis and stakeholder engagement, that is, a lack of confidence in the property market as a financial investment option for long term individual and institutional investors. This is offset by the trend of high investor confidence and competition when housing is being secured as a business necessity.

- Fluctuating house prices, fluctuating coal prices, lack of new supply and declining bond lodgements together indicate an overall decrease in the level of investor confidence and provide strong indicators for reduced investment in the rental market.

The Regional Councils have not found their incentive programs to work/gain traction.

Stamp Duty is seen as a deterrent to investment – especially when upgrading.

Key Themes

The top 5 Key Themes identified from the data analysis and stakeholder engagement are relevant to the investor and development community:

	Housing Market Disruptors: The Greater Whitsunday regional housing market is influenced by a range of factors beyond fluctuations in housing supply and demand driven by permanent residential communities. The housing market disruptors are primarily driven by employment sectors with a disparate range of housing needs and demands.
	Infrastructure: Inadequate infrastructure to support cost effective and timely housing development. Barriers to on the ground infrastructure delivery include the cost of infrastructure provision for government and developers and lack of agility to plan and deliver required infrastructure ahead of development need, leading to difficulty matching housing supply to meet housing demand.
	Conversion and Delivery: Increasing complexity and risk across the industries and sectors that contribute to housing delivery (e.g. planning, infrastructure, financing, construction, real estate etc.) are all contributing to an increasing lack of conversion. This lack of conversion is demonstrated via reduction in development applications and approvals for housing, an increase in 'banking' of land subject to housing approvals and a reduction in approvals for housing proceeding to construction.
	Housing Diversity: While single detached housing remains, the predominant product being delivered and sought in the region, there is clear demand for greater housing diversity in the form of semi-attached and attached housing from a range of user groups in both coastal and rural areas.
	Investment Confidence: A lack of confidence in the property market as a financial investment option for long term individual and institutional investors. This is offset by the trend of high investor confidence and competition when housing is being secured as a business necessity.
	Social and Affordable Housing: An increasing demand for social and affordable housing options is identified from a range of user groups, fueled as the cost of securing housing (rental and purchase) remain high.
	Alignment of Planning Provisions: There is opportunity to improve consistency across planning provisions for the three local government areas that comprise the region to improve community and developer understanding and certainty. This includes alignment of policy, development assessment efficiencies and post-approval requirements, systems and processes.



Considerations:

Stakeholder (anecdotal) feedback includes:

- Development Approvals are harder to convert due to conditions being imposed.
- Red tape and financial factors are hindering investment/conversion.
- Cost of developing units is too high.
- Cost of insurance chases investors away, especially for units.
- Very costly to build in the regions and need State intervention and incentives.
- Valuers need to reframe how they value different diversity options.
- Councils are risk-averse and rely heavily on their Planning Scheme – they do not see or apply it as a guide, but rather a rule.

Opportunities identified from stakeholder engagement:

- All employers predict significant employment growth keeping demand for housing strong.
- Opportunity for diversity of product that works with the market. i.e., units in general are not viable but small scale separate titled (no body corporate) terraces, small lots, duplexes, ancillary dwellings.
- LGA to reduce, waive or delay fees for approval processes and infrastructure costs, or to retain their fees and fund into the post approval process to support compliance and delivery.
- Review Council Planning Schemes and alignment to boost investor confidence in the locality.
- Annual review of Government policies with market trends and update as required.
- Review current DA assessment timeframes and provide more streamlined services.

Financial:

- Investigate if/how high loan deposit requirements (30%) can be removed.
- Explore pilot project potential of purchasing old or un-used housing (e.g. motels, hostels etc.) and upgrading into housing, including potential joint venture delivery.



Opportunities identified:

Partnerships and collaboration theme:

- Identify opportunities to **reduce private sector risk to deliver alternative housing types** (e.g. diverse and targeted housing typologies at profitable volumes for a pre-identified housing demand and co-housing opportunities).
- **Consider cross-sector opportunities to package Build-to-Rent project opportunities** that includes identification of well-located and serviced land and pre-committed housing volumes for set periods of time.
- Establish a **'Community of Practice'** to act as champions of change and identify, share, explore and test the delivery of housing that promotes diversity and innovation in the design, construction and management of housing.

Enabling the Market theme:

- **Build and support local developer capacity and capability to deliver attached housing product** (e.g. due diligence and development feasibility assessment assistance for developers, construction methods training for builders, tendering support services for attached housing product).
- Identify methods to **attract Tier 1 developers** to deliver housing types that the local market is not in a position to develop or deliver.
- Identify and develop opportunities for regional and local Community Housing Providers and Housing Trust bodies to **partner with the public and private sector** to deliver new housing.
- Facilitate renewal opportunities for **existing unused housing** (e.g. housing damaged during cyclones).
- Develop, prepare and promote **development prospectus packages** (including site identification) connected to committed rental or purchase demand for Build-to-Rent, retirement living, aged care, short-term accommodation, infill attached housing, affordable housing and conversion of non-residential buildings to housing.
 - Include promotion of diversity of product that works with the market. i.e., units in general are not viable but small scale separate titled (no body corporate) terraces, small lots, duplexes, ancillary dwellings.
- Develop, prepare and **promote housing investment prospectus packages for individual/small scale and institutional investors**.
- Establish a **development facilitation and brokering program** to identify and reduce development application and delivery barriers (e.g. establish coordinated concierge service within local or state government, under the Housing Alliance or a regional economic development entity).

Planning and Infrastructure theme:

- Work with infrastructure entities to minimise and **streamline post-approval compliance processes**.
- **Prioritise trunk infrastructure delivery** in key housing demand and need locations.
- Establish **consistent residential development requirements in planning schemes** across local government areas in the region including:
 - Reviewing zoning provisions to enable more diverse housing types in a range of residential zones,
 - Identifying specific housing types suitable for 'as-or-right' development (i.e. accepted development not requiring development approval),
 - Identifying opportunities to reduce or remove the need for assessment when changing between residential land uses on land zoned for housing, and
 - Making a greater range of housing types a lower level of assessment (i.e. code assessable instead of impact assessable).
- Establish policy positions that support and **encourage flexible approaches to funding trunk infrastructure**, including local government / private sector partnerships and agreements.

Government and Leadership theme:

- Establish a biannual, facilitated regional development forum where applicants and assessors throughout the development process can come together in good faith to explore barriers and identify solutions to achieve streamlined and cost-efficient assessment and post approval processes (e.g. discuss standards and expectations around application materials, processes, timeframes, resource allocation and development outcomes).
- Encourage local government to explore setting regional-level service delivery benchmarks to boost developer certainty, such as target assessment timeframes for typical housing applications and post-approval compliance processes.

Examples of some contemporary affordable attached dwellings:

10m frontage lots at Ripley, QLD:

- They step down a slope so reduce retaining wall heights
- Incorporates dwelling and ancillary dwelling or duplex (note double letter boxes)
- Single storey so it is cheaper to deliver and fits with normal expectations, that is, local small scale investors and owners can be encouraged.



ENVI Micro Urban Village | degenhartSHEDD - smallest lot, at 38 sqm, is one of the smallest in the country



VARSIY LAKES | degenhartSHEDD



AVJennings Cadence Development Ripley, QLD
with some lots as small as 281 sqm:



IMPROVING EFFICIENCIES ACROSS THE DEVELOPMENT PROCESS FACT SHEET

The source of all the data below is the Greater Whitsunday Housing Playbook unless another source is quoted.

How do we solve for improving efficiencies across the development process to reduce time and costs

Key findings:

Planning Review

A review of the planning frameworks across the 3 Regional Councils highlighted that:

- *“Looking for better ways to identify and communicate planning policy and processes to deliver housing supply benefits from community involvement and provides context for ongoing discussions to manage growth and change more generally. A clearly established and high performing planning framework helps support the regions visions and objectives for housing delivery. This provides capability and capacity in the industry to bring forward housing, improves community understanding and awareness around key housing challenges and can encourage investor confidence in the regional housing market.”*
- A review of the planning schemes of the 3 Regional Councils highlighted scope to strengthen the alignment between housing policy and provisions to improve consistency.
- Upon review of the three local government planning schemes, it is noted that a majority of key housing themes have been identified in Mackay Planning Scheme and some housing policy gaps have been identified in the Isaac and Whitsunday Planning Schemes. The lack of reference to specific housing themes, such as affordability and aging in place highlights policy gaps relevant to key housing challenges identified in the region. There are also gaps in policy for seniors housing, which is not addressed in Whitsunday or Isaac regions. There are also gaps around housing policy for rural and agricultural settings and active transport infrastructure to support complete and healthy communities.
- The Mackay, Isaac and Whitsunday Regional Plan is over a decade old and warrants updates to tackle current housing themes and challenges.
- Noting Councils are required to review LGIPs every 5 years, more frequent review of growth modelling will better inform land use and infrastructure policy through planning schemes and local government infrastructure plans revisions.
- There is lack of coordination and integration between regional land use and infrastructure planning.
- The 2012 regional plan is out of date and there is no regional infrastructure plan to support the region level land use plan.
- There is a lack of time allocation to actions in the regional plan (i.e. identification of short, medium and long term actions). Updated timing would help prioritise actions and associated objectives for land use planning at the region level.
- Local Councils can act as a facilitator as well as regulator of housing in their LGA.

Data Analysis

Population growth in the region has increased significantly in the last five years and housing supply has not kept up with demand.

New house sales and dwelling approvals have slowed since the peak of 2012 despite favourable market conditions. Although sufficient land has been zoned for housing relative to population growth, infrastructure is not being funded or delivered to enable the volume of housing needed.

Construction costs are notably higher than the national average in the Greater Whitsunday Region. High building costs and timeframes are delaying and discouraging new housing delivery.

In addition, planning provisions and processes present challenges to the efficiency and viability of housing delivery by the market, adding time and cost to the process.

Infrastructure costs are a factor that discourage housing being funded and developed.

There are 5,400 lots approved for development that are not being converted. Development Approvals are not being acted on (i.e. approval 'banking'). Costs associated with post-approval requirements and timeframes, trunk infrastructure, regional construction multipliers, limited skilled labour, high insurance premiums, and high loan deposits were identified as contributors.

Rates of building and construction have steadily declined over the last 10 years and remain low post-COVID. Significant increases in build rates are needed to meet current and future housing demand.

Housing types do not align with population demographics or their economic capacity. There is limited attached housing (e.g. duplex, townhouses, apartments) being delivered despite market demand.

There is scope to align local government planning schemes to improve consistency in planning requirements and timeframes.







Investor confidence was identified as one of 8 key themes from the data analysis and stakeholder engagement, that is, a lack of confidence in the property market as a financial investment option for long term individual and institutional investors. This is offset by the trend of high investor confidence and competition when housing is being secured as a business necessity.

The Regional Councils have not found their incentive programs to achieve the housing outcomes desired.

Key Themes

The following key housing themes have been identified as the overarching themes to core housing challenges in the region:

Key Themes 2, 3 and 7 derived from the data analysis and stakeholder engagement are relevant to the discussion relating to improving efficiencies in the development process, and will improve outcomes in themes 4 and 5.

	Housing Market Disruptors: The Greater Whitsunday regional housing market is influenced by a range of factors beyond fluctuations in housing supply and demand driven by permanent residential communities. The housing market disruptors are primarily driven by employment sectors with a disparate range of housing needs and demands.
	Infrastructure: Inadequate infrastructure to support cost effective and timely housing development. Barriers to on the ground infrastructure delivery include the cost of infrastructure provision for government and developers and lack of agility to plan and deliver required infrastructure ahead of development need, leading to difficulty matching housing supply to meet housing demand.
	Conversion and Delivery: Increasing complexity and risk across the industries and sectors that contribute to housing delivery (e.g. planning, infrastructure, financing, construction, real estate etc.) are all contributing to an increasing lack of conversion. This lack of conversion is demonstrated via reduction in development applications and approvals for housing, an increase in 'banking' of land subject to housing approvals and a reduction in approvals for housing proceeding to construction.
	Housing Diversity: While single detached housing remains, the predominant product being delivered and sought in the region, there is clear demand for greater housing diversity in the form of semi-attached and attached housing from a range of user groups in both coastal and rural areas.
	Investment Confidence: A lack of confidence in the property market as a financial investment option for long term individual and institutional investors. This is offset by the trend of high investor confidence and competition when housing is being secured as a business necessity.
	Social and Affordable Housing: An increasing demand for social and affordable housing options is identified from a range of user groups, fueled as the cost of securing housing (rental and purchase) remain high.
	Alignment of Planning Provisions: There is opportunity to improve consistency across planning provisions for the three local government areas that comprise the region to improve community and developer understanding and certainty. This includes alignment of policy, development assessment efficiencies and post-approval requirements, systems and processes.

More detail in relation to the infrastructure and conversion and delivery themes can be found on the next page.



Key Theme: INFRASTRUCTURE

ISSUE/CHALLENGE -

Inadequate infrastructure to support cost effective and timely housing development and employment opportunities in the short and long term.

Roundtable discussion: Infrastructure identified as an information gap during discussion. Interest in understanding major infrastructure in the pipeline for the region.

Issues	Barriers	Evidence Base	Opportunities <i>Recommendations are found in the Playbook</i>
<ul style="list-style-type: none"> The identification of limited scale Priority Infrastructure Areas controls the costs of trunk infrastructure to government, but results in greater cost to developers. Different local governments have different views on the cost benefit of providing reductions, waivers or delays to payment of infrastructure charges. Lack of agility in governance systems to plan and deliver required infrastructure ahead of anticipated development need. Recognition that infrastructure delivery unlocks land and housing supply, but neither local government or the development industry are in the position to fund the extent of trunk infrastructure necessary to unlock a meaningful increase in housing supply. 	<ul style="list-style-type: none"> The cost involved with constructing and delivering infrastructure is identified by the development industry as a substantial barrier to converting development approvals. Difficulty obtaining approvals or timely decision making from certain infrastructure providers (e.g. Ergon) – delays delivery of development. Complexity between different levels of government to co ordinate and facilitate and address infrastructure provision. Local governments have flagged limitation in funding and delivering catalyst trunk infrastructure to bring forward housing supply. 	<ul style="list-style-type: none"> In Whitsunday, the forecasted demand for dwellings at current rate in 2031, will result in a deficit of 1,539 detached dwellings. There appears to be sufficient attached dwellings. In Isaac, the forecasted demand for dwellings at current rate in 2031, will be a deficit of 227 in detached dwellings and deficit of 591 attached dwellings before 2036. In Mackay, the forecasted demand for dwellings at current rate in 2036, for detached dwellings a deficit of 255 (Central Mackay), 1,116 (Coastal Mackay), 1,503 (North Mackay), 1,455 (South Mackay), 539 (Rural Mackay), -1,273 (Sarina) and 388 (Pioneer Valley). Areas such as Bowen, Central Mackay and Sarina are achieving only circa of 4-5% of their annual targets. 	<ul style="list-style-type: none"> Co-ordinated and sequencing approach – To ensure future infrastructure to meet housing and population change. Recommendation 5.3 Review funding mechanisms – To deliver essential infrastructure for the region and explore opportunity for infrastructure delivery to be concurrent with housing delivery – to align resourcing with growth. Recommendation 5.3 Recommendation 5.9 Contributions in amenity – From large developers could be considered to ensure good outcomes. Recommendation 2.7 Increase support for 'Development ready' projects - Monitoring and providing support from local government to developers to support construction of their projects and expedite delivery. Recommendation 3.7 Recommendation 5.7 Recommendation 5.10 Scope in reviewing infrastructure related incentives – To provide more agile responses to infrastructure provision. Recommendation 3.5 Recommendation 5.4 Recommendation 5.9



Key Theme: CONVERSION AND DELIVERY

ISSUE/CHALLENGE -

Lack of conversion of approvals to housing and increasing complexity navigating across industries and sectors that contribute to getting housing 'on the ground', such as planning, infrastructure, financing, construction, real estate etc. Development for housing not coming forward or DA Approvals on hold for multiple reasons: financial factors, cost and time to obtain approvals and meet conditions, construction costs, skilled labor shortages, overall greater developer risk, investment uncertainty etc.

Roundtable discussion: Reviewed existing DA and Building approvals within the region and identified a need to understand what is stopping approval conversion and conversion of existing and underutilized buildings to residential accommodation.

Issues	Barriers	Evidence Base	Opportunities <i>Recommendations are found in the Playbook</i>
<ul style="list-style-type: none"> Undeveloped land constrained by a range of factors including approval condition requirements, financial/funding factors which restrict conversion of approvals. Price escalation of construction materials and limited skilled labour. Project complexity and size being key drivers of cost overrun. Climatic risk impacts on cost of insurance. Changes to development applications and development approval is a common occurrence in the development industry in order to meet the needs of the changing market. This may also slow down the process of conversion and delivery. 	<ul style="list-style-type: none"> There is 'land banking' issue with a significant level of uncompleted stock within active approvals. A range of factors including approval condition requirements, financial/funding factors which restrict conversion of approvals. Experiencing skill, labor and contactor shortages within the region that are likely to worsen the delivery of infrastructure in the pipeline. Changes to financial returns and market demand overtime making development less financially viable Risk factors: financial, cost and time to obtain approvals and meet conditions, construction costs, skilled labor shortages, overall greater developer risk, investment uncertainty etc. 	<ul style="list-style-type: none"> There is capacity amongst project builders, but the pipeline and interest rates have created this to slow down. Lack of housing availability within next 12-24 months. The 5-year average of lot registrations is 392 across the total region – significantly below the 1,950 witnessed in 2008/2009. Increased in approvals in last 2 years but not translated into registration. Detached dwelling conversions: typically, 50% of lots registered recorded Building Approval (Rural Whitsunday, Sarina, Bowen). Attached dwelling conversion: typically, 50% of approvals proceed through registration (Central & Coastal Mackay, Rural Whitsunday, Sarina). When reviewing the planned ultimate supply, there is considerable provision of attached housing within the ultimate supply (planned supply), however the current levels of delivery are considerably below the targets. 	<ul style="list-style-type: none"> Educating residents and housing providers – Review suitable housing choice and appropriate dwelling types to deliver products needed for the region. Recommendation 4.2 Recommendation 8.8 Close monitoring of Post Approval – LGA to support concierge services to support delivers and targeting systems or approaches to enable streamline process and expedite development delivery. This may also include pilot towards non-strata attached housing to encourage sales in attached housing. Recommendation 3.7 Recommendation 4.3 Recommendation 5.5 Labor and materials – Encourage and retain skilled workers in the region. Pipeline planning – There is planned supply for attached dwellings, therefore there is much greater potential for a more diverse market and short-term barriers may be influencing delivery. Recommendation 3.1 Recommendation 5.7 Government incentives – To support the delivery of infrastructure and contributions to ensure development proceeds forward. Recommendation 5.6 Land holding taxes – Disincentives to land banking development ready land with approvals in place Recommendation 5.4



Key Theme: ALIGNMENT OF PLANNING PROVISIONS

ISSUE/CHALLENGE -

Consistency in housing policy across local government planning schemes has been identified as a constraint and a lack of certainty and flexibility in development assessment and post-approval has been raised as a significant inhibitor to project viability, housing delivery and cost of housing.

Roundtable discussion: *Lack of currency in strategic land use planning for the region. Absence of infrastructure planning information. Development assessment and post approval timeframes a delivery constraints.*

Issues	Barriers	Evidence Base	Opportunities <i>Recommendations are found in the Playbook</i>
<ul style="list-style-type: none"> The current age/ version of the Planning Schemes ranges from 2017-2021. Isaac Region Planning Scheme 2021 is the most recent scheme across the 3 local governments. Both Whitsunday and Mackay Region Planning Schemes are dated 2017 and are less aligned with recent housing issues. Lack of understanding or transparency in planning policy, development assessment and post approval. Planning schemes currently lack performance checks, there may be different ways of interpreting the requirements. Lack of certainty in the post approval phase impacts developers. Stakeholders have provided feedback on delays and associated costs and the subsequent impact on development viability. There is limited to no publicly available data around timeframes for post approval compliance processes to evaluate process suitability or efficiency. The length and extent of processes to allow for a change in residential land uses on land approved or identified suitable for housing purposes. (e.g. changes to preliminary approvals and development approvals) 	<ul style="list-style-type: none"> Lack of integration between serviced and un-serviced land and infrastructure planning. Inflexibility of land uses and zoning requirements. Planning controls and benchmarks are locally led and there are no mechanisms or lack of resources to review each local planning scheme and framework and integrate issues. Complex concepts and requirements in the planning scheme framework for example, setting a quantitative standard rather quality of the development. Whilst there is opportunity to review and update Local Government Planning Schemes regularly, some planning processes are governed by State Legislation (i.e. the Planning Act) and are not subject to local government discretion. 	<ul style="list-style-type: none"> Planning Policy – <ul style="list-style-type: none"> Barriers to land use designations. Some key housing themes are not addressed in the Whitsunday Region Planning Scheme and Isaac Region Planning Scheme. Development assessment – <ul style="list-style-type: none"> Lack of understanding in planning provision. Timing constraints in obtaining a development approval. Post approval – <ul style="list-style-type: none"> Barriers with approval condition requirements i.e.: too difficult to comply with. Lack of monitor and support for post approval process and delivery of projects results in lack of conversion. 	<p>Collaboration across three Local Councils – To provide investor certainty provide streamlined approaches across the region. Recommendation 5.8 Recommendation 5.9</p> <ul style="list-style-type: none"> Opportunity for cross-industry partnerships – To build a resilient building and coordination of support and implementation. Improve efficiency and timing of planning decisions – To enable more housing investment and market and tenures Recommendation 5.4 Recommendation 5.5 Recommendation 5.8 Recommendation 8.9 Develop clearer line of sight – Between aspirations in regional plans and local implementation. Provide clearer blueprint of committed goals and actions with timeframes and tracking progress. Recommendation 5.1 Recommendation 4.2 Improving community understanding and transparency of planning framework – Better understanding of how the town planning processes work will enable community and investor confidence that the system will deliver the desired outcome and support needed. Recommendation 3.1 Recommendation 4.2 Recommendation 8.1 Review current framework – Simplify the development assessment process and review 'exemption' or land use flexibility options to expedite development. Recommendation 5.4 Recommendation 5.8 Recommendation 6.6

Considerations:

Stakeholder (anecdotal) feedback includes:

- Development Approvals are harder to convert due to conditions being imposed.
- Red tape and financial factors are hindering investment/conversion.
- Cost of developing units is too high.
- Cost of insurance chases investors away, especially for units.
- Very costly to build in the regions and need State intervention and incentives.
- Valuers need to reframe how they value different diversity options.
- Approval conditions imposed by Council considered unreasonable, inflexible and resulting in additional costs for developers.
- Stormwater infrastructure issues in Mackay.
- Ergon Energy delay the process.
- Councils are risk-averse and rely heavily on their Planning Scheme – they do not see or apply it as a guide, but rather a rule.

Opportunities identified from stakeholder engagement:

- All employers predict significant employment growth keeping demand for housing strong.
- LGA to reduce, waive or delay fees for approval processes and infrastructure costs, or to retain their fees and fund into the post approval process to support compliance and delivery.
- Review Council Planning Schemes and alignment to boost investor confidence in the locality.
- Annual review of Government policies with market trends and update as required.
- Review current DA assessment timeframes and provide more streamlined services.
- Review 'exemption' options (no planning approval required) rather than DA pathway to expedite development or allow flexibility of land uses.

Financial:

- Investigate if/how high loan deposit requirements (30%) can be removed.
- Explore pilot project potential of purchasing old or un-used housing (e.g. motels, hostels etc.) and upgrading into housing, including potential joint venture delivery.



Opportunities identified:

Partnerships and collaboration theme:

- Establish a **'Community of Practice'** to act as champions of change and identify, share, explore and test the delivery of housing that promotes diversity and innovation in the design, construction and management of housing.

Enabling the Market theme:

- Establish a **development facilitation and brokering program** to identify and reduce development application and delivery barriers (e.g. establish coordinated concierge service within local or state government, under the Housing Alliance or a regional economic development entity).

Social and Affordable Housing theme:

- Investigate and identify surplus land suitable for housing** that can be used to enter into partnerships or be offered as an in-kind contribution for social and affordable housing delivery.

Planning and Infrastructure theme:

- Seek State government commitment and timeline to **update the 2012 Mackay, Isaac and Whitsunday Regional Plan**.
- Request the State government prioritise the preparation of **Regional Infrastructure Plan** in conjunction with review of the Regional Plan.
- Review the timing and sequencing of planned infrastructure delivery under Local Government Infrastructure Plans (LGIPs) to determine where medium and long-term population growth will be located, **identify key infrastructure required** to deliver housing in these locations **and identify options and actions required to deliver key infrastructure to unlock housing supply**.
- Audit existing approvals** and identify infrastructure delivery barriers that are preventing development being delivered.
- Work with infrastructure entities to minimise and **streamline post-approval compliance processes**.
- Investigate an expanded **catalyst infrastructure funding regime** for the region, including State and Commonwealth funding opportunities.
- Prioritise trunk infrastructure delivery** in key housing demand and need locations.



- **Establish consistent residential development requirements in planning schemes** across local government areas in the region including:
 - Reviewing zoning provisions to enable more diverse housing types in a range of residential zones,
 - Identifying specific housing types suitable for 'as-or-right' development (i.e. accepted development not requiring development approval),
 - Identifying opportunities to reduce or remove the need for assessment when changing between residential land uses on land zoned for housing, and
 - Making a greater range of housing types a lower level of assessment (i.e. code assessable instead of impact assessable). Work with infrastructure entities to minimise and **streamline post-approval compliance processes**.
- Undertake a **cost-benefit analysis** on waiving, reducing or delaying the payment of infrastructure charges or rates to determine if these measures improve the financial viability of delivering attached housing.
- Establish policy positions that support and **encourage flexible approaches to funding trunk infrastructure**, including local government / private sector partnerships and agreements.
- Making a greater range of housing types a lower level of assessment (i.e. code assessable instead of impact assessable). Work with infrastructure entities to minimise and streamline post-approval compliance processes.

Government and Leadership theme:

- Ensure planning provisions and infrastructure requirements **do not disincentivise adaptive re-use of existing buildings** for housing.
- Establish a biannual, facilitated regional development forum where applicants and assessors throughout the development process can come together in good faith to **explore barriers and identify solutions to achieve streamlined and cost-efficient assessment and post approval processes** (e.g. discuss standards and expectations around application materials, processes, timeframes, resource allocation and development outcomes).
- Encourage local government to **explore setting regional-level service delivery benchmarks to boost developer certainty**, such as target assessment timeframes for typical housing applications and post-approval compliance processes.
- Explore opportunities for local government **resource sharing** for statutory and strategic land use and infrastructure planning processes.
- Government **collaborating with Community Housing Providers** to identify land and development opportunities for social and affordable housing delivery.
- Advocate for policy decisions that **establish building design and environmental / sustainability performance requirements for housing being achieved through building approval processes** rather than planning processes to decrease planning regulation.



HOUSING INNOVATION FACTSHEET

The source of all the data below is the Greater Whitsunday Housing Playbook unless another source is quoted.



How do we solve for housing innovations to reduce cost and speed up delivery



Key findings:

The Greater Whitsunday Region is experiencing a significant shortage of housing. **This is likely to extend into the future - if no action is taken.**



POPULATION GROWTH IS INCREASING

280,000 residents forecast by 2031

Population growth has increased significantly in the last five years. Housing supply has not kept up with demand.

43,000 additional dwellings needed by 2031

Migration to the coast from inland, SEQ and interstate is placing additional pressure on the region's housing supply.



NEW HOUSING SUPPLY IS DECLINING

90% of all house sales in the last two years were resales

New house sales and dwelling approvals have slowed since the peak of 2012 despite favourable market conditions.

7,613 insufficient dwellings projected by 2031

Although sufficient land has been zoned for housing relative to population growth, infrastructure is not being funded or delivered to enable the volume of housing needed.



HOUSING NEED IS INCREASING

1,650 people waiting for social housing

An increasing demand for social and affordable housing is exacerbated by insufficient housing stock, unaffordable home ownership, and an overly competitive rental market.

1,200+ people homeless or in inadequate housing

There are increasing numbers of 'working homeless' residents – people who earn an income and can pay for housing but cannot access housing due to current market conditions.

While all regions in Queensland are facing housing stress, **Greater Whitsunday has some unique housing challenges.**



RENTAL STRESS IS INCREASING

1 in 4 households are in rental stress paying more than 30% of income on rent

The rental market is highly competitive with vacancy rates at or below 1%. Average rents have increased by \$50- \$120 per week in the last year. A high proportion of households are in extreme stress spending over 40% or 50% of income on rent



RENTAL STOCK IS DECLINING

30-40% Decrease in rental bond lodgments since 2018

Declining rental bond lodgments highlight properties are being bought by owner-occupiers rather investors as rental stock. Investors lack confidence in housing observed due to cyclical capital growth trends, construction costs and high insurance premiums.



MORTGAGE STRESS IS INCREASING

1,452 Households in mortgage stress

Rising costs relative to income mean that over half of residents in some areas are in mortgage stress, spending over 30% of income on loan repayments.



COST OF BUILDING IS INCREASING

16.6% Rise in construction costs since 2021

Construction costs are notably higher than the national average in the Greater Whitsunday Region. High building costs and timeframes are delaying and discouraging new housing delivery.



OCCUPANCY LEVELS ARE LOW

30% private dwellings are unoccupied

A high number of tourists and non-permanent resident workers are attracted by the resources, tourism and agriculture sectors. Housing stock is being held, sometimes unused, for short term visitors, seasonal workers and roster workers.



HOUSING FIT IS DECREASING

82% of homes have at least two spare bedrooms

Given the lack of diversity in housing options, a portion of homes may not be adequately suited to residents.



APPROVED DEVELOPMENT ISN'T BEING BUILT

5,400 Lots approved for development not being created

Development Approvals are not being acted on (i.e. approval 'banking'). Costs associated with post-approval requirements and timeframes, trunk infrastructure, regional construction multipliers, limited skilled labour, high insurance premiums, and high loan deposits were identified as contributors.



BUILDING RATES ARE DECREASING

4-5% of annual target build rate being achieved in Bowen, Central Mackay and Sarina

Rates of building and construction have steadily declined over the last 10 years and remain low post-COVID. Significant increases in build rates are needed to meet current and future housing demand.



HOUSING DIVERSITY IS LIMITED

6% of lot registrations for development of attached housing

Housing types do not align with population demographics or their economic capacity. There is limited attached housing (e.g. duplex, townhouses, apartments) being delivered despite market demand.

Creative ways of reducing costs to build are required considering:

- Continuing population growth and associated housing demand.
- It costs between 40% (Mackay and Whitsundays) and 70% (Isaac) more to build in the region than it costs to build in South East Queensland, and with housing needs across the Nation, investors will choose to build where they get the greatest return.
- There is an urgent need for quick housing delivery to address the imbalance in the system.

There is an urgent need to reduce the cost to build in the regions, and this can be achieved by innovative design solutions as well as innovations in building practices.

Housing Diversity was identified as the 4th Housing Challenge in the region.

While single detached housing remains, the predominant product being delivered and sought in the region, there is clear demand for greater housing diversity in the form of semi-attached and attached housing from a range of user groups in both coastal and rural areas.

Other relevant commentary from the Greater Whitsunday Housing Playbook – stakeholder engagement relating to supply and demand:

- There is insufficient demand at the right price point to unlock more housing stock, especially for attached housing for smaller households (what is important to note here is the price-point – if this could be lowered, demand would unlock stock).
- Whilst the region may see some supply issues in the next 15 years, there is sufficient planned supply to cater for relevant demand for both detached and attached dwellings. In the shortterm, there is a shortage of middle density housing.
- There is a large demand for social housing in the Mackay Region and one (1) bedroom dwellings were most required, followed by 2-bedroom homes. Currently, approx. 1,600 people on the waitlist (approx. 600 are families).
- Housing affordability is a key issue across all sectors and regions.
- Housing availability issues can result in staff/ labour shortages due to unavailable on-site accommodation.
- There is a market for attached dwellings due to limited supply of existing dwellings. This highlights a gap in medium density and medium rise housing ('the missing middle').
- As long as employment growth remains strong there will be ongoing pressure on housing demand.
- Employers open to partnering to provide worker accommodation.



From the data analysis, some important statistics to consider include:

- An average of 30-35% of households are classified as 'low income' (50% lower than median household income);
- Despite the significant offering of larger detached homes, there is a high proportion of lone households – approximately one quarter of all households;
- 42% of Mackay residents and 52% of Whitsunday residents would need to pay more than 30% of their household income to purchase a home at the median price (when considering standard loan terms). This is further emphasised with high proportions of houses within mortgage stress and a reducing 'ability to pay' for housing.

There is limited diversity in housing in the region:

- The wider region largely provides for a detached housing market, with limited offerings in the way of either townhouse or apartments. Areas such as Airlie-Whitsundays and Mackay Central have higher portions of diversity, however a majority of areas in the region are in the range of 5-12% attached product. The majority of product that has been delivered over the last five years has been for detached homes. Units (townhouses or apartments) comprises only 6% of all registrations.

Innovation has been identified as an opportunity to address housing diversity and reduce building costs:

- New models and develop more adaptable and diverse housing design and construction methods to provide building styles appropriate to diverse housing.

Levers to enable action via innovation:

- Pilot projects
- Housing design innovation
- Alternative construction methods
- Non-standard delivery models
- Cross sector housing delivery approaches
- New financial models
- Outcome based decision making via performance-based planning mechanisms





Considerations:

- QBuild are building modular homes for public sector workers in the regions:

The QBuild Rapid Accommodation and Apprentice Centre (QRAAC) at Eagle Farm opened in March 2023. The centre will play an important role in phase 2 of the Rebuilding QBuild Program with a Queensland-made approach to housing construction and workforce training to address housing needs of Queenslanders.

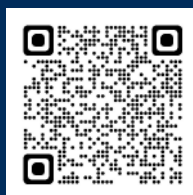
Prefabricated homes will be made at the QRAAC using Modern Methods of Construction (MMC) to bring more housing supply into the market quicker. In partnership with the Queensland building and construction industry including the MMC suppliers, QBuild will deliver up to 439 homes approved under the five-year Government Employee Housing Capital works program (2022-27) for government employees across regional Queensland, such as teachers, nurses, and police officers.

(Source: <https://www.epw.qld.gov.au/about/departments/business-areas/building-policy-asset-management/qbuild/about>)

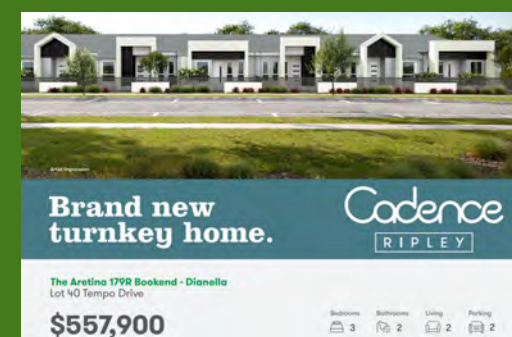


There have been innovations in medium and low-density housing designs that are very attractive to certain demographics, for example:

ENVI Micro Urban Village | degenhartSHEDD - smallest lot, at 38 sqm, is one of the smallest in the country.



AVJennings Cadence Development Ripley, QLD with some lots as small as 281 sqm:



VARSITY LAKES | degenhartSHEDD



Local company Millions in the Middle with their purpose designed secondary dwellings that can be installed within 12 weeks:

<https://millionsinthemiddle.com.au/>



Local company E-Abode with their bamboo Moroblock homes:

<https://e-abode.com/moroblock/>



- At the Developing Northern Australia Conference in Darwin, PwC suggested supply chain support in the form of a storage and logistics hub and expanding freight capabilities as an opportunity to address building material needs and achieve economies of scale / reduce costs. Bulk materials handling and storage may be an opportunity to be explored with North Queensland Bulk Ports.
- EDQ have shared an example of a funding model that has worked for them where the State Government enters into a contract with the buyer for the land, and the builder enters a second agreement for the home, and the builder replicate a standard design across a large volume of homes to achieve economies of scale and a reasonable return.



Opportunities identified:

The Greater Whitsunday Housing Playbook recommended that we:

- **Prioritise, invest in and facilitate the delivery of social and affordable housing**
 - Facilitate Community Housing Provider access to State and Commonwealth funding, financing and capability building incentives and explore opportunities to enable Community Housing Providers to deliver or secure social and affordable housing outcomes in the short and long term.

Affordability can be achieved by reducing costs with efficient design and building practice innovation.

Other:

- Innovation has been identified as an opportunity to address housing diversity: New models and develop **more adaptable and diverse housing design and construction methods** to provide building styles appropriate to diverse housing.
- **Bulk materials handling:** Supply chain support in the form of a storage and logistics hub and expanding freight capabilities as an opportunity to address building material needs and achieve economies of scale / reduce costs. Bulk materials handling and storage may be an opportunity to be explored with North Queensland Bulk Ports.
- **Leveraging economies of scale in building practices** – aggregate developments and repeat well-designed housing solutions on small blocks.
- Applying **commercial construction principles** to large scale residential developments.
- Exploring **alternative funding mechanisms** to reduce cost and risk to all parties.
- **Non-standard delivery models**, including partnerships with the State Government.



8. APPENDIX 2

SOLUTIONS TABLED AT THE SUMMIT



REDUCE PRIVATE SECTOR RISK

WHAT HAVE WE MISSED?	KEY THEMES	SOLUTIONS	ALIGNMENT WITH PLAYBOOK	VARIATIONS / NEW
Joint Venture State Gov/ developers/ long term leases; guaranteed value.	<p>Incentivise housing and investment into smaller product.</p> <p>Providing a product that suits the demand and market.</p>	<p>Marketing types of products</p> <p>Development assessment panels (independent) within regional councils</p> <p>Concierge service</p> <p>State government working with Councils to release infrastructure in line with viable LGIPS</p> <p>Alternatives to the user pays system for infrastructure; lending to LGAs to lay infrastructure to key localities with pay back through rates over extended period</p> <p>Alternative funding models to deliver infrastructure in key areas</p> <p>Promote small lot housing and incentivise delivery of small homes</p> <p>Partnerships between developers, builders and community housing providers</p> <p>Build to rent partnerships for investors with public/private agreements</p>	<ul style="list-style-type: none"> Develop, prepare and promote development prospectus packages (including site identification) connected to committed rental or purchase demand for Build-to-Rent, retirement living, aged care, short-term accommodation, infill attached housing, affordable housing and conversion of non-residential buildings to housing; Seek a State government commitment and timeline to update the 2012 Mackay, Isaac and Whitsunday Regional Plan; Request the State government prioritise the preparation of Regional Infrastructure Plan in conjunction with review of the Regional Plan; Investigate an expanded catalyst infrastructure funding regime for the region, including State and Commonwealth funding opportunities; Prioritise trunk infrastructure delivery in key housing demand and need locations; Undertake a cost-benefit analysis on waiving, reducing or delaying the payment of infrastructure charges or rates to determine if these measures improve the 	<ul style="list-style-type: none"> Independent development assessment panels; Dual occupancy and auxiliary housing solutions; International construction worker attraction campaign; Build temporary housing for construction workers while permanent housing is built;

		<p>Dual occupancy and auxillary housing solutions</p> <p>Utilisation of alternative building products and regional council willingness to approve their use</p> <p>Education about what can and cannot be done with certain building products</p> <p>International worker attraction campaign for construction industry</p> <p>Build temporary housing to house construction works while permanent housing is built</p> <p>Collaboration as opposed to adversarial relationship between developers and regional councils</p> <p>Yes in my back yard (YIMBY) campaign</p>	<p>financial viability of delivering attached housing;</p> <ul style="list-style-type: none"> • Establish policy positions that support and encourage flexible approaches to funding trunk infrastructure, including local government / private sector partnerships and agreements; • Build and support local developer capacity and capability to deliver attached housing product (e.g. due diligence and development feasibility assessment assistance for developers, construction methods training for builders, tendering support services for attached housing product); • Establish a development facilitation and brokering program to identify and reduce development application and delivery barriers (e.g. establish coordinated concierge service within local or state government, under the Housing Alliance or a regional economic development entity); • Identify opportunities to reduce private sector risk to deliver alternative housing types (e.g. diverse and targeted housing typologies at profitable volumes for a pre-identified housing demand and co-housing opportunities); • Consider cross-sector opportunities to package Build-to-Rent project opportunities that includes identification of well-located and serviced land and pre-committed 	
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			<p>housing volumes for set periods of time;</p> <ul style="list-style-type: none"> Establish a biannual, facilitated regional development forum where applicants and assessors throughout the development process can come together in good faith to explore barriers and identify solutions to achieve streamlined and cost-efficient assessment and post approval processes (e.g. discuss standards and expectations around application materials, processes, timeframes, resource allocation and development outcomes) 	
AGED CARE AND INDEPENDENT LIVING FOR SENIORS				
WHAT HAVE WE MISSED?	KEY THEMES	SOLUTIONS	ALIGNMENT WITH PLAYBOOK	VARIATIONS / NEW
Having funders/bankers in the room	<p>De-risking and incentivizing</p> <p>Promoting our region to developers - competing against other regions</p> <p>Changing perception of senior living - shifting the concept of successful aging</p>	<p>Better promoting the benefits of our region for later stages of life</p> <p>Canvassing/attracting the right partners - big wallets (not relying on traditional funding)/right products (options)/right care</p> <p>Developing in the CBD which assist reactivation of town centres.</p> <p>Understanding the needs of our seniors</p> <p>Shared equity</p>	<ul style="list-style-type: none"> Develop, prepare and promote development prospectus packages (including site identification) connected to committed rental or purchase demand for Build-to-Rent, retirement living, aged care, short-term accommodation, infill attached housing, affordable housing and conversion of non-residential buildings to housing; Explore the viability of delivering rent-to-own, shared equity and housing cooperative schemes and programs in the region; Identify and develop opportunities for regional and local Community Housing Providers and Housing Trust bodies to 	<ul style="list-style-type: none">

			partner with the public and private sector to deliver new housing.	
.WORKFORCE ACCOMMODATION – ISAAC				
WHAT HAVE WE MISSED?	KEY THEMES	SOLUTIONS	ALIGNMENT WITH PLAYBOOK	VARIATIONS / NEW
<p>Projects not on the fact sheet eg. Capricornia Energy Hub, Lotus Creek Wind Farm.</p> <p>All public sector workers to be included in the Qld Gov housing not just Health.</p> <p>Large scale land banking - how to contribute to housing future. Tiny home suburb (rather than a camp). Housing diversity for existing workforces.</p>	<p>Explore opportunities to scale up via a NFP developer build to rent model with housing diversity that has a long term guaranteed income stream. Maybe similar to a Defence Force Housing model.</p> <p>If the Qld Gov can get back into the housing market and stop being a competitor. Record spend in government spending in housing. But they have no land at the moment.</p> <p>Isaac towns are not the norm. They do not have a private sector market.</p> <p>Build to Rent (adapted Defence Housing Australia Model) Build to Buy. Drivers of supply and demand don't match.</p>	<p>Expand on the current Isaac Affordable Housing Trust model to grow to a NFP developer with long term fix leases. To delivery diversity of product at affordable and market rent and diversity of product in size of dwellings.</p> <p>Build to Rent projects. Flexibility in housing ownership models including financing of those models. Adaptive Regional Homeowners Guarantee. Adapted Defence Housing Australia Model. CHPs (or similar) as funding vehicle and permanent providers of worker accommodating (self-sustaining and contributes to communities. Establishing a Housing Fund or Trust to deliver rental housing long term (sustaining). Advocate for improved permanent work arrangements (reduce casualisation) to enable access to financing.</p>	<ul style="list-style-type: none"> • Attract a Tier 1 developers to deliver housing types that the local market is not is a position to develop or deliver; Consider establishing a Regional Community Housing Provider to achieve economies of scale in social and affordable housing delivery and management; • Regional Community Housing Trust to finance and sustainably deliver affordable housing in the long term; • Identify and develop opportunities for regional and local Community Housing Providers and Housing Trust bodies to partner with the public and private sector to deliver new housing; • Support and promote opportunities for Community Housing Providers to act as developers and managers of short-term accommodation to fund and ultimately deliver social or affordable housing; • Consider cross-sector opportunities to package Build-to-Rent project opportunities that includes identification of well-located and serviced land and precommitted housing volumes for set periods of time; • Bring existing and prospective employers and accommodation 	<ul style="list-style-type: none"> • Long term fix leases for market rent; • IAHT offering housing at market rates; • Explore a model similar to the Defence Housing model; • Advocacy against casualisation of the workforce.

	<p>Capture approved supply as well as existing supply.</p> <p>Boom & bust - challenge 'bust' being bad (opportunity time).</p> <p>Relationship between casualized employment and investment.</p> <p>Connection between workforce housing and government funding of communities.</p> <p>Factors to consider for BTR - design, typology, mix of employees, funding, affordability.</p> <p>Policy setting for non-resident workforce accommodation (employer level plans and project level plans).</p> <p>Tiny town model that contributes to service sector.</p> <p>Workforce sentiment re: housing - give the housing upfront as it changes the prospect.</p> <p>Role of subsidies to make alternative models 'stack up'.</p> <p>Broader approaches to return on investment?</p>		<p>providers together to explore strategies to collaboratively meet the ranging short-term accommodation needs of multiple sectors (e.g. tourism, agriculture, government, resources, students etc.;</p> <ul style="list-style-type: none"> Explore the viability of delivering rent-to-own, shared equity and housing cooperative schemes and programs in the region. 	
WORKFORCE ACCOMMODATION – MACKAY				
WHAT HAVE WE MISSED?	KEY THEMES	SOLUTIONS	ALIGNMENT WITH PLAYBOOK	VARIATIONS / NEW

		Consider diversity necessary in developments (including temporary worker accommodation in precincts - whilst still including in community). Enforce with developers.	Develop, prepare and promote development prospectus packages (including site identification) connected to committed rental or purchase demand for Build-to-Rent, retirement living, aged care, short-term accommodation, infill attached housing, affordable housing and conversion of non-residential buildings to housing.	Inclusionary zoning
		Consider alternative solutions in construction materials (ie. Shipping Containers). Trial scheme underwritten by Government to unlock private investment.	<ul style="list-style-type: none"> Establish a 'Community of Practice' to act as champions of change and identify, share, explore and test the delivery of housing that promotes diversity and innovation in the design, construction and management of housing; Identify opportunities to reduce private sector risk to deliver alternative housing types (e.g. diverse and targeted housing typologies at profitable volumes for a pre-identified housing demand and co-housing opportunities). 	Trial scheme underwritten by Gov
		Alliance across key industries around investment, development and management of seasonal worker accommodation including working together to fully utilise existing options.	<ul style="list-style-type: none"> Bring existing and prospective employers and accommodation providers together to explore strategies to collaboratively meet the ranging short-term accommodation needs of multiple sectors (e.g. tourism, agriculture, government, resources, students etc.); Identify and develop opportunities for regional and local Community Housing Providers and Housing Trust bodies to partner with the public and private sector to deliver new housing. 	

	<p>Supply and Demand is out of whack. The problem has been in the making for many years.</p> <p>Govt policy needs to change to allow first home buyers to rent out a room when they have been fortunate enough to receive the first home buyers grant.</p> <p>Working Holiday Makers cannot get accommodation, yet they are so important to helping us fill the gap. Because they are new to Australia, they do not have the references or paperwork to support their applications for rentals. Plus long term rentals are not suitable. Social Enterprise, with support can be a large part of the solution.</p> <p>To be able to collaborate, the Federal Govt grants are too prescriptive and we</p>	<p>Support Housing Alliance.</p> <p>Land, vacant and other pockets of land with relaxed policies and a trust or lease back option. Free up the land.</p> <p>Temporary Housing, eg., Seasonal Works, Tourism, Health, that can be shared across sectors.</p> <p>Advocacy to free up infrastructure, to meet the needs of the growth, water, sewer, roads.</p> <p>Govt policy, re funding grants to support long term planning versus a sugar fix from grants.</p> <p>Insurance, set up a mechanism to allow the NQ Insurance issues to be addressed and free up the \$10B Fund to meet this need.</p>	<ul style="list-style-type: none"> • For a Housing Alliance to tackle the root causes of the housing crisis and enable improved housing supply and access to housing, and drive outcomes identified in the Playbook and at the Summit; • Explore the viability of delivering rent-to-own, shared equity and housing cooperative schemes and programs in the region; • Bring existing and prospective employers and accommodation providers together to explore strategies to collaboratively meet the ranging short-term accommodation needs of multiple sectors (e.g. tourism, agriculture, government, resources, students etc.); • Investigate and identify surplus land suitable for housing that can be used to enter into partnerships or be offered as an in-kind contribution for social and affordable housing deliver; • Investigate opportunities to reduce insurance and financing barriers to housing delivery; • Investigate an expanded catalyst infrastructure funding regime for the region, including State and Commonwealth funding opportunities. 	<ul style="list-style-type: none"> • Temporary housing village; • Long term funding schemes vs quick fix grants
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	<p>need a seat at the table to discuss how dollar for dollar partnerships could be achieved.</p> <p>Health needs to play with other sectors, eg. Tourism, Resources, need to work for all of community.</p> <p>The competitive nature of the grant process is unhelpful, the costs of administering grants is adding to the cost of business, the fact that the nature of grants as a sugarfix does not lead to long term strategies that can be implemented and following sensible financial practices.</p> <p>The Vacant Land Issue!</p> <p>Relax the policies on planning schemes.</p> <p>Farmers using their land!</p> <p>Insurance remains a challenge - Banks</p>			
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	<p>won't finance without appropriate insurance. Activating the \$10B Northern Australia Insurance Fund (Activate this insurance fund to assist meet our wider challenges of the dwelling shortage)</p> <p>Develop Tourism Villages, place in time of life, like Melrose Place for young people, similar to Student Accommodation. Seasonal Workforce includes, Tourism, Agriculture, Health, Education. Infrastructure is required to meet the density or temporary solutions, eg,. water, sewer, waste, roads to meet the solutions.</p> <p>Endorse the Housing Alliance. Must represent all industry sectors.</p> <p>Relax policies on Vacant Land.</p>			
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	Allow Social Enterprise to commence developments. Cairns Airport looking at a model, working accommodation on the land. Unlock the land for a different ownership model.			
<p>Incentives for private investment.</p> <p>Recruitment of essential workers</p> <p>Central complex with amenities - worker accommodation across many industries - finding & re-using previous trunk infrastructure.</p> <p>Partnership between community housing and investors.</p> <p>Accommodation for future industry</p>	<p>Support of a workforce that remains local, supports local & is part of the community - whether that's 3-5 years or ongoing.</p> <p>Creating a regional entity that drives and controls housing - Greater Whitsunday Housing Alliance. That provides consistency across the region and all co factors of which will oversee how industry accommodate workers</p> <p>Guide/Encourage collaboration between projects and community contribution</p>	<p>Regulation around how mines accommodate workers.</p> <p>Uncomplicate partnerships - ie. defence housing. which provide investors with long term guaranteed investment.</p> <p>1 x central complex within a close proximity of a township with amenities for local use which can be utilised across many industries for worker accommodation Doubles as a disaster management centre.</p> <p>Using a simple blueprint that works like defence housing.</p>	<ul style="list-style-type: none"> Bring existing and prospective employers and accommodation providers together to explore strategies to collaboratively meet the ranging short-term accommodation needs of multiple sectors (e.g., tourism, agriculture, government, resources, students etc.) 	<ul style="list-style-type: none"> Defence housing model; Worker township/village for use across multiple industries; Enforce regulation regarding housing for mine workers.

<p>(Hydrogen, Renewables, Critical Minerals, etc) staffing starting at a student level.</p> <p>Relaxation criteria of state funds.</p> <p>Social impact requirements - Providing stricter guidelines and being held accountable for actioning what is promised.</p>				
WORKFORCE ACCOMMODATION – WHITSUNDAYS				
WHAT HAVE WE MISSED?	KEY THEMES	SOLUTIONS	ALIGNMENT WITH PLAYBOOK	VARIATIONS / NEW
<p>Worker accommodation facilities</p> <p>Rural worker on farm accommodation options - increased capacity</p>	<p>Lack of consultation with parties when developing policies</p> <p>Lack of incentive for workforce accommodation</p>	<p>+ State/Fed funded trunk infrastructure to open development.</p> <p>+ Custom expenses schedule for seasonal workers accommodation facilities</p> <p>+ Social impact obligations for big industry to offset their impact of</p>	<ul style="list-style-type: none"> Investigate an expanded catalyst infrastructure funding regime for the region, including State and Commonwealth funding opportunities; Prioritise trunk infrastructure delivery in key housing demand and need locations; Bring existing and prospective employers and accommodation providers together to explore strategies to collaboratively meet the ranging short-term accommodation 	<ul style="list-style-type: none"> Custom expenses schedule for seasonal worker accommodation; Tenure security; Permanent tent village

		<p>projects on the environment</p> <p>+ Tripartite partnerships between LG/Big Industry/CHP to deliver key worker/affordable housing outcomes</p> <p>+ Tenure security to bolster investor/developer confidence</p> <p>+ Permanent Tent village type set up.</p>	<p>needs of multiple sectors (e.g. tourism, agriculture, government, resources, students etc.);</p> <ul style="list-style-type: none"> Identify and develop opportunities for regional and local Community Housing Providers and Housing Trust bodies to partner with the public and private sector to deliver new housing; Explore opportunities for pilot projects or programs that draw from philanthropic or large company 'social licence' based funding opportunities 	
SOCIAL AND AFFORDABLE HOUSING				
WHAT HAVE WE MISSED?	KEY THEMES	SOLUTIONS	ALIGNMENT WITH PLAYBOOK	VARIATIONS / NEW
<p>Public Housing properties under-occupied – strategies to reduce this, ie single person in a family home – strategies to address this.</p> <p>Age-appropriate housing – allowing people to age in place.</p> <p>Exploration of facilitated house sharing programmes.</p>	<p>Site specific, premier site with wrap around support</p> <p>Tiny homes/demountable</p> <p>Showground site for housing</p>	<p>Better utilization of existing housing stock and identification of strategic sites for future projects.</p> <p>Consortium of CHPs to oversee a community housing project.</p>	<ul style="list-style-type: none"> Investigate and identify surplus land suitable for housing that can be used to enter into partnerships or be offered as an in-kind contribution for social and affordable housing delivery; Seek out dis-used buildings suitable for adaptive re-use as low-cost housing; Regional Community Housing Provider to achieve economies of scale in social and affordable housing delivery and management; Homeshare campaign; Prioritise and facilitate funding applications for social and affordable housing that capitalise on current State and Commonwealth funding opportunities; Identify and develop opportunities for regional and local Community Housing Providers and Housing Trust bodies to 	<p>Mackay showgrounds as a site</p>

Allowing secondary dwellings – granny flats/tiny houses – strategic indwelling projects.			partner with the public and private sector to deliver new housing.	
Lack of density options, need to be able to divide a 4 bed house, rent to buy. Existing infrastructure in towns under developed	Older people to younger people: the diversity of people needing single unit accommodation. Need for diversity from independent to communal living in single units.	<p>1. Density changes to refit 4 bed dwellings -allow these to be 2 dwellings AND another dwelling in the yard. To allow for multiple cohorts.</p> <p>2. Minimum 60% occupancy rate as legislation of air BnB models.</p> <p>3. Change use of commercial buildings to allow as multiple residential use.</p>	<ul style="list-style-type: none"> • Ensure planning provisions and infrastructure requirements do not disincentivise adaptive re-use of existing buildings for housing; • Home-share campaign. 	<ul style="list-style-type: none"> • Incentives to convert multiple bed dwellings into 2 or more dwellings; • Air BnB - min 60% occupancy legislated
<p>Defn of affordable housing.</p> <p>Indigenous housing options.</p> <p>Clear pathways to define housing options.</p> <p>Build in incentives to ensure</p>	<p>Affordable housing sits below current entry allowance. Space below is where bridging products are required and there is a gap between social and affordable.</p> <p>Eligibility criteria needs review.</p> <p>A system that allows flexible responses.</p> <p>Consider cost of living, in particular disability</p>	<p>To define what is social and affordable housing. New definitions.</p> <p>Incentives to build and sustain investments.</p> <p>Change the culture to consider a holistic community.</p> <p>Holistic approach to investment in the system.</p> <p>Reducing costs to adjust local government act in regards to reduction in rates.</p>	<ul style="list-style-type: none"> • Develop, prepare and promote development prospectus packages (including site identification) connected to committed rental or purchase demand for Build-to-Rent, retirement living, aged care, short-term accommodation, infill attached housing, affordable housing and conversion of non-residential buildings to housing. 	<ul style="list-style-type: none"> • New definitions for affordable - place based? • Incentives to sustain investments; • Reduce rates

longevity of products.	and geography as part of the income eligibility.			
<p>Transition out of affordable housing - where do you transition them too.</p> <p>How do you free up affordable housing for the next people coming through?.</p>	<p>Paradigm shift for how we see/value land Re-purpose vacant spaces e.g., city centers</p> <p>Many vacant properties in Moranbah that can be repurposed & be put in market quicker –</p> <p>Needs to audit to see how many are available and how it can be freed up.</p> <p>Ensure there are wrap around support for social housing, not only roof over head but a well looked after property and social support.</p> <p>Springling vs concentration with good support Inclusion re-zoning (every development needs to have % social</p>	<p>Paradigm shift in the way that social & affordable housing is viewed to assist in the growth of more stock and supply through innovative partnerships, new building approaches, modern technology, repurposing of empty properties and vacant serviced land</p>	<ul style="list-style-type: none"> • Investigate and identify surplus land suitable for housing that can be used to enter into partnerships or be offered as an in-kind contribution for social and affordable housing deliver; • Seek out dis-used buildings suitable for adaptive re-use as low-cost housing; Facilitate renewal opportunities for existing unused housing (e.g. housing damaged during cyclones); • Establish a 'Community of Practice' to act as champions of change and identify, share, explore and test the delivery of housing that promotes diversity and innovation in the design, construction and management of housing; • Ensure planning provisions and infrastructure requirements do not disincentivise adaptive re-use of existing buildings for housing; Government collaborating with Community Housing Providers to identify land and development opportunities for social and affordable housing delivery; • Home-share campaign; • Consider establishing a Regional Community Housing Provider to achieve economies of scale in social and affordable housing delivery and management, as well as enabling 	<ul style="list-style-type: none"> • Change how land is valued to support access to finance; • Social support wrap-arounds; • Inclusionary zoning

	<p>housing)</p> <p>Modalized movable housing with existing infrastructure & services</p> <p>Different materials to build houses faster and cheaper Aircreet Co-housing demonstration project.</p> <p>Dividing existing stock for people or people living together e.g. 2-3 women living together. Done by NFP</p> <p>Co-housing for another cohort</p> <p>State purchase NRAS stock back in the region.</p> <p>3 Regional Housing Trust amalgamate and buy back NRAS housing. Res care for youth to have services and support.</p>		<p>improved identification and advocacy of regional level housing needs for those on no, low or moderate incomes.</p>	
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<p>Bridging gaps in CHP s skill set and delivery.</p> <p>More research and explore opportunities for indigenous accommodation</p> <p>Explore opportunity for a Greater Whitsunday Housing Company</p>	<p>Marketing, incentives, gap analysis between CHPs , cultural and mindset - mindset change not understanding incentives and funding initiatives.</p>	<p>Social</p> <ul style="list-style-type: none"> • analysis on CHP s understand gaps • Bring together CHPs to meet gaps and form partnerships. • Social design in town planning Dating site for CHP s match based on gap analysis • Understand objective of projects to ensure efficacy in processes, size, space and time. <p>Affordable</p> <ul style="list-style-type: none"> • Public awareness marketing, communication and incentivisation of single housing dwellings to multi accommodation dwellings • Additional or adapting existing houses • Financial incentives • Dual key housing • Caretaking and house sitting 	<ul style="list-style-type: none"> • Consider establishing a Regional Community Housing Provider to achieve economies of scale in social and affordable housing delivery and management, as well as enabling improved identification and advocacy of regional level housing needs for those on no, low or moderate incomes; • Investigate establishing a Regional Community Housing Trust to finance and sustainably deliver affordable housing in the long term; • Secure agreement from a Tier 1 Community Housing Provider to deliver housing in the region; Support and promote opportunities for Community Housing Providers to act as developers and managers of short-term accommodation to fund and ultimately deliver social or affordable housing; • Seek out dis-used buildings suitable for adaptive re-use as low-cost housing; • Ensure planning provisions and infrastructure requirements do not disincentivise adaptive re-use of existing buildings for housing; Identifying specific housing types suitable for ‘as-or-right’ development (i.e. accepted 	<ul style="list-style-type: none"> • App to match CHPs; • Single dwelling conversion to multiple dwellings
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			<p>development not requiring development approval);</p> <ul style="list-style-type: none"> • Determine the need for education and awareness programs around growth, density and diversity of housing and if identified, explore opportunities with the Department of State Development, Infrastructure, Local Government and Planning to be a part of State programs. 	
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HOUSING INNOVATIONS

WHAT HAVE WE MISSED?	KEY THEMES	SOLUTIONS	ALIGNMENT WITH PLAYBOOK	VARIATIONS / NEW
<p>Insurance not supporting, finance evaluations not keeping up.</p> <p>We don't have Land availability to put single small dwellings on.</p> <p>People want to help but finances are stopping them.</p>	<p>High density development takes a long time & isn't stacking up financially.</p> <p>Ageing populations is growing & need to accommodate for them.</p> <p>Land lease is only available to over 55's.</p> <p>Industry is not supporting new innovative products.</p> <p>Large industry (farmers) are lacking in housing.</p> <p>Making more homes in communities, instead of temp camps.</p>	<p>Repurposing existing commercial structures as a short term solution - possibly have dual living.</p> <p>Reducing planning timeframes.</p> <p>Land lease options for younger generation to make upfront costs lower.</p> <p>Vacancy tax so people can't keep their vacant property's not rented for too long.</p> <p>A register for share housing.</p> <p>Look at our policies to allow alternative constructions to be used.</p> <p>Grants for retrofitting existing dwelling & reduction of infrastructure charges for small dwelling.</p> <p>Zero infrastructure charges for inbuilt secondary dwellings.</p> <p>Development of retirement living projects to free up existing larger houses.</p>	<ul style="list-style-type: none"> Investigate and identify surplus land suitable for housing that can be used to enter into partnerships or be offered as an in-kind contribution for social and affordable housing deliver; Seek out dis-used buildings suitable for adaptive re-use as low-cost housing; Facilitate renewal opportunities for existing unused housing (e.g. housing damaged during cyclones); Encourage local government to explore setting regional-level service delivery benchmarks to boost developer certainty, such as target assessment timeframes for typical housing applications and post-approval compliance processes; Government collaborating with Community Housing Providers to identify land and development opportunities for social and affordable housing delivery; Home-share campaign; Develop, prepare and promote development prospectus packages (including site identification) connected to committed rental or purchase demand for Build-to-Rent, retirement living, aged care, short-term accommodation, infill attached housing, affordable housing and 	<ul style="list-style-type: none"> Land lease opportunities for younger generation; Vacancy tax; Register for share homes; Farm worker accommodation - reduce red tape; Grants to retrofit existing dwellings

		<p>Reduce red tape for farm accommodation to allow for all workers to live on site.</p> <p>Refitting or repurposing existing.</p> <p>Straight to building certifier (no planning) one home into 3 or 4 in existing communities.</p>	<p>conversion of non-residential buildings to housing;</p> <ul style="list-style-type: none"> Identifying specific housing types suitable for 'as-or-right' development (i.e. accepted development not requiring development approval); Identifying opportunities to reduce or remove the need for assessment when changing between residential land uses on land zoned for housing; Ensure planning provisions and infrastructure requirements do not disincentivise adaptive re-use of existing buildings for housing 	
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IMPROVING EFFICIENCIES IN THE DEVELOPMENT PROCESS

WHAT HAVE WE MISSED?	KEY THEMES	SOLUTIONS	ALIGNMENT WITH PLAYBOOK	VARIATIONS / NEW
	<p>Collapsing process/timeframes,</p> <p>Access to skills and resources (specialised),</p> <p>Review amendment process.</p>	<p>Reform the application process to fast track certain types of housing applications. This should include minimising triggers for approval and capping levels of assessment.</p>	<p>Establish consistent residential development requirements in planning schemes across local government areas in the region including:</p> <ul style="list-style-type: none"> -Reviewing zoning provisions to enable more diverse housing types in a range of residential zones, -Identifying specific housing types suitable for 'as-or-right' development (i.e. accepted development not requiring development approval), -Identifying opportunities to reduce or remove the need for assessment when changing between residential land uses on land zoned for housing, and -Making a greater range of housing types a lower level of assessment (i.e. code assessable instead of impact assessable). 	

		Access to data/information (sharing this) and support for technical expertise on certain aspects to help improved assessment timeframes. e.g., flood, engineering, GIS	<ul style="list-style-type: none"> • Build and support local developer capacity and capability to deliver attached housing product (e.g. due diligence and development feasibility assessment assistance for developers, construction methods training for builders, tendering support services for attached housing product); • Develop, prepare and promote development prospectus packages (including site identification) connected to committed rental or purchase demand for Build-to-Rent, retirement living, aged care, short-term accommodation, infill attached housing, affordable housing and conversion of non-residential buildings to housing. 	LGAs sharing flood data, engineering data relating to sites and GIS
-	-	Introduce concierge process to improve comms between assessment and applicant, especially where more complex or performance-based approaches are involved. We noted this is increasing due to less unconstrained land being available.	<ul style="list-style-type: none"> • Establish a development facilitation and brokering program to identify and reduce development application and delivery barriers (e.g. establish coordinated concierge service within local or state government, under the Housing Alliance or a regional economic development entity). 	<ul style="list-style-type: none"> • Less unconstrained land being available
		Improve assessment alignment with utility authorities.	<ul style="list-style-type: none"> • Work with infrastructure entities to minimise and streamline post-approval compliance processes. 	<ul style="list-style-type: none"> • Specifically noting utility companies
		State amendment process to be further streamlined to allow scheme changes to move through quickly.		<ul style="list-style-type: none"> • State amendment process to be further streamlined to allow scheme changes to move through quickly.
-	-	Introduce a TLPI across the region to fast-track housing delivery as		<ul style="list-style-type: none"> • Introduce a temporary local planning instrument (TLPI) to fast track housing delivery

		BAU process won't take effect for up to 5 yrs!		
		Introduce better dispute resolution into compliance and back-end processes.	<ul style="list-style-type: none"> • Work with infrastructure entities to minimise and streamline post-approval compliance processes. 	<ul style="list-style-type: none"> • Dispute resolution in compliance process



THANK YOU

REPORT PREPARED BY TONIA WILSON FROM
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Greater Whitsunday Region

GREATER WHITSUNDAY HOUSING ALLIANCE

PARTNER PROPOSAL



PARTNER PROPOSAL

Greater Whitsunday Alliance and Regional Development Australia, Greater Whitsundays, are seeking partner contributions to stand up a Housing Alliance Project to drive positive housing outcomes for the Greater Whitsunday region by attracting private, State and Federal Government investment in housing solutions.

1. BACKGROUND AND CONTEXT

In October 2022 Greater Whitsunday Communities (GWC) and RDA Greater Whitsundays (RDA GW) partnered to deliver a Housing Project to identify potential solutions to the housing needs in the Greater Whitsunday region at both a social and economic level.

Initiated in the same month that the Queensland Government's Housing Summit took place, the Project was designed to position the region to attract State and Federal funding as well as private investment to address our region's specific place-based housing needs, to achieve maximum impact for the Mackay, Isaac and Whitsunday regions.

The Project is a significant Inclusive Growth project for the Greater Whitsunday region, with representation and inclusion of both the social and economic sectors in Mackay, Isaac and Whitsunday LGAs.

A steering committee was formed with broad-based representation across the housing supply chain, Local, State and Federal Governments, including the social and affordable housing sectors and the commercial housing sector. This steering committee provided support and governance to progress the Project to achieve housing outcomes in the Greater Whitsunday region.

The Greater Whitsunday Housing Project inclusions were:

- A **Housing Roundtable** on 6 December 2022. This invitation only event identified the strategic themes for the Housing Summit and highlighted that housing availability and diversity were the primary issues, followed by affordability.
- A **Research Project** related to the strategic themes, providing baseline data to inform the Summit discussions and ensure that they were solutions oriented. The research data was validated by extensive stakeholder engagement and resulted in the [Greater Whitsunday Housing Playbook](#).
- A **Housing Summit** that took place in August 2023 and identified potential solutions to the housing issues being faced in the Greater Whitsunday region.
- An [Action Plan](#) that outlined the solutions that were tabled at the Summit and that were prioritised in a survey of participants.

Housing Roundtable

The Housing Roundtable took place on 6 December 2023 and a Report outlining the discussion points and strategic themes has been produced and can be found [here](#).

The strategic themes for the Summit were agreed and prioritised as follows:

1. **Availability** as well as **Diversity and Choice** as the number 1 ranked themes
2. **Affordability**
3. **Consumer Need**
4. **Roles and Responsibilities**

Baseline Data

Consultants (URBIS) were engaged to progress the research component of the Project aligned to these themes and to gather baseline data to inform the Summit discussions.

The data they gathered was validated during extensive stakeholder engagement and can be found in the [Greater Whitsunday Housing Playbook](#).

The Summit provided an opportunity for additional stakeholder engagement prior to the report being finalized.

Social and Emergency Housing Technical Working Group

The Project steering committee agreed to stand up a social and emergency accommodation technical working group to explore potential short-term solutions. A homeless precinct pilot project gained the most traction during the discussions and the group continues to meet to collaborate regarding utilisation of public assets like the libraries, food distribution, community preparedness as regards homelessness and data sharing across services including the Mackay Health and Hospital Services.

Housing Summit

The Greater Whitsunday Housing Summit took place on 15 August 2023. There were 180 registered attendees and approximately 170 people attended the event.

The Honourable Meaghan Scanlon, Minister for Housing, attended the beginning of the Summit and had a breakfast with the Mackay, Isaac and Whitsunday Regional Council Mayors and some of their CEOs, as well as the RDA GW CEO and Board Chair, during which GWC was able to highlight some regional insights that would be discussed at the Summit.

The facilitator, Neil Glentworth from DunneMedforth, hosted a panel discussion prior to the workshop sessions, to help better inform the discussions.

The workshop topics were informed by the opportunities and themes that came out of the [Greater Whitsunday Housing Playbook](#) produced by Urbis and released for review in mid-July so that all participants would be informed by the same baseline data coming into the Summit.

Participants were allocated seating to discuss workshop topics relevant to their area of expertise and interest, and they were asked to find the one solution that they believed would have the greatest impact in unlocking housing supply relevant to their workshop theme. They were encouraged to submit more than one solution if their group identified more.

The workshop themes were as follows:

- **Workforce accommodation:** seasonal, tourism/hospitality, energy, resources, health, education
- **Social and affordable housing:** renewal and accessing funding schemes
- **Aged care solutions:** independent living and care homes
- **Reducing private sector risk to deliver more homes and diversity:** infrastructure, incentives, concierge service, collaboration to improve certainty, increase conversion rates
- **Improving efficiencies across the development process to reduce time and costs**
- **Housing innovations to reduce cost and speed up delivery**
- **Homeless precinct concept**

Participants were subsequently sent a survey to prioritise the solutions tabled and this informed the [Action Plan](#).

2. HOUSING ALLIANCE PROJECT

The Greater Whitsunday Housing Playbook produced by Urbis includes 8 recommendation themes, the first being to establish a Housing Alliance.

Establish a Greater Whitsunday Region Housing Futures Alliance

Obtain stakeholder commitment to an action-based Housing Alliance to tackle current and ongoing housing challenges and drive a positive housing future across the housing continuum in the region over the long term. The Alliance will establish the commitment to housing recommendations in this report, as well as establish and deliver a housing action roadmap with the capacity to adjust and evolve to changing housing needs over time.

Supporting Statement:

It is clear that the Greater Whitsunday region is experiencing a housing shortage, and that this undersupply of housing will continue into the future without intervention and action. The research report has identified the range and extent of housing challenges being experienced across the region. The symptoms of these housing challenges were identified at the housing roundtable: affordability, availability (diversity and choice), and consumer needs. The key themes identified in this report outline the root causes behind the region's housing challenges. These root causes extend across industries and sectors, affecting households, communities and the economy. To tackle these root causes and enable improved housing supply and access to housing, a collaborative, action driven approach across industries and sectors is recommended to improve housing outcomes in the region for the short, medium and long term.

As indicated in the Playbook, **the housing crisis in the region will continue into the future without intervention and action.** The root causes to the crisis extend across industries and sectors. Collaboration to drive action is critical to improve housing outcomes, and currently, there is no entity mandated to co-ordinate this collaboration and drive the necessary actions.

A show of hands at the Housing Summit demonstrated majority support for the establishment of a Housing Alliance, and 92% of the survey respondents supported the establishment of a Housing Alliance.

The GWC Board has since agreed to stand up a board committee called the Greater Whitsunday Housing Alliance Committee to oversee and provide the governance framework for a 2-year Housing Alliance Project, and a Committee Charter and project Terms of Reference (ToR) have been developed (Appendix 1 and Appendix 2 respectively). Initial committee members include representatives from UDIA, HIA, Master Builders, Q Shelter and CASA as well as the 3 Regional Councils. Additional representatives highlighted in the Charter and ToR will be invited as the Committee secures funding.

Other motivations for a Housing Alliance Project include:

- **Housing solutions need to be place based** – current Federal and State housing solutions are a one size fits all set of programs which, based on feedback, are missing the mark in many instances. There is a need for an entity to advocate for place-based themes and precinct programs and initiatives.
- **Co-ordination and collaboration:** It is clear from the data and interviews that the housing sector is a mix of players within an integrated supply chain, where, despite being part of a supply chain, they do not see themselves as connected, and each sector chases individual wins as opposed to win/win outcomes. The only way to achieve collaboration on shared solutions is to highlight opposed views and facilitate co-designed solutions. This will not happen without an external entity facilitating and coordinating the discussions.
- **Partnership brokering:** All State and Federal housing funding schemes rely on collaboration between levels of government, developers and community housing providers. What is missing in these strategies in the regions is an activation mechanism – largely because this collaboration does not take place and there is a lack of maturity and experience dealing with community housing providers in the Greater Whitsunday region. A Housing Alliance Project that has a team with a deep understanding of the regional stakeholder needs and objectives, as well as relationships with Tier 1 CHPs and State and Federal governments, could facilitate and broker these partnerships.
- **Local Government Housing Action Plans:** The Department of Housing has funded the LGAQ to support the Mackay, Isaac and Whitsunday Regional Councils develop Housing Action Plans, with no financial commitment to activate them. There is widespread concern that the State Government is expecting more from Local Governments when it comes to housing, and a Housing Alliance project can advocate for better supports for the region, especially when it comes to funding infrastructure to unlock new housing supply.

3. PARTNERSHIP REQUEST AND FUNDING

A target of **\$181,000** p.a. in funding is being sought (\$362,000 for the 24 months) to cover the following costs:

Resource/s:	\$130,000
Collateral:	\$15,000 (include development of an online platform for data sharing and potentially a housing connect service)
Admin Support:	\$25,000
Travel: 2x trips to Brisbane for two	\$5,000.00
1x trip to Canberra for two	\$6,000.00

GWC is seeking partnership contributions towards the two-year Housing Alliance Project to ensure the work done to address housing in the region continues, and gains momentum – and where the recommendations and action plans result in positive place-based housing outcomes.

RDA GW have contributed \$10,000 p.a. for the 2-year Project. GWC has also applied for 3 grants and approached a number of private proponents to support the Project.

GWC would like to request that the Mackay, Isaac and Whitsunday Regional Council each contribute \$30,000 p.a. towards the Project.

Should GWC secure funding to progress the establishment of the Housing Alliance Project, consultation will take place as to the companies, groups and organisations that should be invited to participate in the Housing Alliance decision making committee, as well as working groups.

Partners will be acknowledged on the Housing Alliance Project website and in external reports and promotional material produced as part of the Alliance Project's activities.

4. NEXT STEPS

For more information about how to support the Housing Alliance Project, please contact Tonia Wilson:

tonia@gwcommunities.org.au

0437159982

APPENDIX 1



Housing Alliance Committee Charter

The Housing Alliance Committee is a standing committee of the Greater Whitsunday Communities (GWC) Board as defined in section 12.4 of the GWC constitution.

Background

In October 2022 Greater Whitsunday Communities (GWC) and RDA Greater Whitsundays (RDA GW) partnered to deliver a Housing Project to identify potential solutions to the housing needs in the Greater Whitsunday region at both a social and economic level.

The Greater Whitsunday Housing Project included a Roundtable event (Dec 2022), research project that delivered the [Greater Whitsunday Housing Playbook](#) (mid-July), a Housing Summit (15 August) and an [Action Plan](#) as an outcome of the Summit.

The Playbook recommended the formation of a Housing Alliance to co-ordinate the activities linked to the Playbook recommendations, and a show of hands at the Housing Summit (170 attendees) demonstrated majority support for the establishment of a Housing Alliance. In addition, 92% of people surveyed post the Summit supported the establishment of a Housing Alliance.

The Playbook stated that:

*It is clear that the Greater Whitsunday region is experiencing a housing shortage, and that this undersupply of housing will continue into the future without intervention and action. The research report has identified the range and extent of housing challenges being experienced across the region. The symptoms of these housing challenges were identified at the housing roundtable: affordability, availability (diversity and choice), and consumer needs. The key themes identified in this report outline the root causes behind the region's housing challenges. These root causes extend across industries and sectors, affecting households, communities and the economy. **To tackle these root causes and enable improved housing supply and access to housing, a collaborative, action driven approach across industries and sectors is recommended to improve housing outcomes in the region for the short, medium and long term.***

Purpose of the Housing Alliance Committee

The purpose of the Housing Alliance Committee is to facilitate action to initiate a Project to rally key stakeholders across the region to collaborate and be action oriented to address current and ongoing challenges and drive positive change to housing outcomes across the housing continuum.

Objectives of the Housing Alliance Committee's Project

1. Using the recommendations in the Greater Whitsunday Housing Playbook and the Action Plan coming out of the Summit develop a Housing Action Roadmap that:

- identifies and prioritises the key housing focus areas across the housing continuum;
 - identifies and prioritises actions that focus on strategic opportunities, interventions or collaboration linked to the relevant solutions;
 - includes timeframes, resource requirements and funding opportunities;
 - identifies performance criteria and monitoring arrangements for evaluation purposes.
2. Establish working groups to implement the Housing Action Roadmap and enable the delivery of prioritised housing outcomes.

Roles and Responsibilities

The Housing Alliance Committee assists Greater Whitsunday Communities (GWC) in making progress against the recommendations in the Greater Whitsunday Housing Playbook and the Action Plan that was produced post Housing Summit (August 2023).

Housing Alliance Committee Responsibilities

The Housing Alliance Committee is responsible for **defining and prioritising the scope of works to be delivered by the Committee for a 24-month period** (to be reviewed annually) which is then reviewed by the GWC Board for endorsement based on funding secured and resources available.

The Housing Alliance Committee is responsible for **securing funding** to deliver against the approved scope of works and reporting on the use of those funds in line with the relevant funding agreements.

The Housing Alliance Committee is responsible for **forming and coordinating the activities of working groups** that may be required to progress specific housing solutions.

The Committee has a responsibility to align itself with the GWC Board's good governance practices, exercising due care, diligence and skill in relation to:

- Disclosure of financial information and financial reporting
- Financial management
- Risk management
- Performance management
- Adhering to GWC's policies and procedures
- Complying with applicable laws, regulations, standards and best practice guidelines.

GWC Board Responsibilities

The GWC Board is responsible for:

- Reviewing the Housing Alliance Committee's Housing Action Roadmap and scope of work on an annual basis and ratifying it once satisfied with the content;
- Reviewing the performance of the Committee annually;
- Reviewing the composition of the Committee annually;
- Accepting and managing in trust the contributions of funding partners;
- Data security of all data gathered by delivering against the scope of work.

Through the GWC Executive Officer:

- Selecting, appointing and managing the resources to deliver against the Housing Action Roadmap;
- Applying GWC's policies and procedures as regards appointing and managing staff and delivering against the scope of works;
- Delivering administrative and marketing support services within the capability and capacity constraints of GWC's existing staff.

Authority

The GWC Board authorises the Housing Alliance Committee, through the Housing Alliance Committee Chair (a GWC Board member), to:

- Participate in the recruitment process/panel for employees / contractors that are required to coordinate delivery against the scope of works;
- Together with the GWC Executive Officer, manage the activities of relevant employees / contractors;
- Develop a Housing Action Roadmap for a 24-month period (reviewed annually) that is pre-approved and recommended to the GWC Board for ratification;
- Engage specialist advice and services when necessary;
- Form working groups to address specific areas of the housing continuum or specific housing solutions;
- Seek assistance from GWC for administration and marketing services, coordinated through the GWC Executive Officer;
- Gather data and store that data on GWC's platforms as part of its activities to deliver against the Housing Action Roadmap;
- Promote the activities of the Housing Alliance Committee using channels and messaging approved by the Housing Alliance Committee Chair.

The Housing Alliance Committee shall exercise their delegated powers in accordance with any directions of the GWC Board. A power so exercised shall be taken as having been exercised by the Board.

Composition

The Housing Alliance Committee will be chaired by a GWC Director. Participants of the Committee should include a broad cross-section of the housing supply chain as well as housing continuum. Funding partners may elect to participate in the Committee.

Ideally, the Housing Alliance Committee should include a representative from the following organisations:

- Regional Development Australia (RDA GW)
- Master Builders Association (MBA)
- Housing Industry of Australia (HIA)
- Urban Development Institute of Australia (UDIA)
- Real Estate Institute Queensland (REIQ)
- Q Shelter
- Tier 1 CHP
- Connect Housing
- Whitsunday Housing Company
- Isaac Affordable Housing Trust
- A local architect
- Banking sector
- Regional insurer
- Regional valuer
- Senior planner from the Mackay, Isaac and Whitsunday Regional Councils
- CASA

Membership will be reviewed annually and members are eligible for reappointment. The GWC Board confirms membership of the Committee annually.

Invitees

Other people may attend the Committee meetings by invitation. They may take part in discussions but have no voting rights.

Meetings

The Housing Alliance Committee meets monthly and may host ad-hoc meetings over and above these for special purposes if required.

A Quorum will be achieved if more than half the members of the Committee are in attendance. If the Chair is unable to attend, the members at the meeting may elect a Chair for that meeting.

Virtual and in-person attendance will be accommodated.

Meeting agendas will be sent to Committee members the week before the relevant meeting.

Minutes will be produced within 10 days of the meeting. Meeting minutes will be sent to the GWC Executive Officer to include in GWC Board papers.

The minutes of the previous meeting will be endorsed at the next meeting. Any changes required of the minutes will need to be communicated to the GWC Board via the GWC Executive Officer.

Voting

It is preferred that decisions are made by consensus. If this is not possible, a majority of votes by those present will decide the matter. If a vote has 50:50 support, the Chair has a deciding vote.

Conflicts of Interest

Members of the Housing Alliance Committee are required to disclose any conflicts of interest that may arise based on the items to be discussed in the agenda.

If members have a real or perceived conflict of interest, they will be excused from participating in the discussion related to the relevant matter and will be excused from voting on the matter.

Secretarial duties

Secretarial duties will be performed by a resource appointed by the Housing Alliance Committee.

Secretarial duties include helping the Chair develop an agenda, draft minutes and organise meetings.

Reporting to the GWC Board

The Chair of the Housing Alliance Committee (a GWC Board member) is required to report to the GWC Board at their monthly Board meetings, providing an update on activities and referencing the minutes of the last meeting of the Committee.

The Housing Alliance Committee provides information to the GWC Executive Officer for annual reporting requirements.

The Housing Alliance Committee presents to the GWC Board annually regarding the scope of works for the next 12 months and what has been achieved to date.

Reviews

The Housing Alliance Committee will self-assess its performance on an annual basis and should also ask for feedback from at least 2 external parties.

This review should be shared with the GWC Board who should consider whether it is appropriate to review the Committee's charter or composition.

Signed by GWC Board Chair, Karen May

Dated

APPENDIX 2



TERMS OF REFERENCE

GREATER WHITSUNDAY HOUSING ALLIANCE PROJECT

1. BACKGROUND

In October 2022 Greater Whitsunday Communities (GWC) and RDA Greater Whitsundays (RDA GW) partnered to deliver a Housing Project to identify potential solutions to the housing needs in the Greater Whitsunday region at both a social and economic level.

The Greater Whitsunday Housing Project included a Roundtable event (Dec 2022), research project that delivered the [Greater Whitsunday Housing Playbook](#) (mid-July), a Housing Summit (15 August) and an [Action Plan](#) as an outcome of the Summit.

The Playbook recommended the formation of a Housing Alliance to co-ordinate the activities linked to the Playbook recommendations, and a show of hands at the Housing Summit (170 attendees) demonstrated majority support for the establishment of a Housing Alliance. In addition, 92% of people surveyed post the Summit supported the establishment of a Housing Alliance.

The Playbook stated that:

*It is clear that the Greater Whitsunday region is experiencing a housing shortage, and that this undersupply of housing will continue into the future without intervention and action. The research report has identified the range and extent of housing challenges being experienced across the region. The symptoms of these housing challenges were identified at the housing roundtable: affordability, availability (diversity and choice), and consumer needs. The key themes identified in this report outline the root causes behind the region's housing challenges. These root causes extend across industries and sectors, affecting households, communities and the economy. **To tackle these root causes and enable improved housing supply and access to housing, a collaborative, action driven approach across industries and sectors is recommended to improve housing outcomes in the region for the short, medium and long term.***

The Housing Alliance Committee has since been established as a standing committee of the Greater Whitsunday Communities' Board.

The Housing Alliance Committee will oversee the Housing Alliance Project from a governance perspective.

2. PURPOSE OF THE HOUSING ALLIANCE PROJECT

The purpose of the Housing Alliance Project is to rally key stakeholders across the region to collaborate and be action oriented to address current and ongoing challenges and drive positive change to housing outcomes across the housing continuum.

3. OBJECTIVES OF THE HOUSING ALLIANCE PROJECT

1. Using the recommendations in the Greater Whitsunday Housing Playbook and the Action Plan coming out of the Summit develop a Housing Action Roadmap that:
 - identifies and prioritises the key housing focus areas across the housing continuum;
 - identifies and prioritises actions that focus on strategic opportunities, interventions or collaboration linked to the relevant solutions;
 - includes timeframes, resource requirements and funding opportunities;
 - identifies performance criteria and monitoring arrangements for evaluation purposes.
2. Establish working groups to implement the Housing Action Roadmap and enable the delivery of prioritised housing outcomes.

4. ROLE OF THE HOUSING ALLIANCE COMMITTEE

The role of Housing Alliance Committee is to provide strategic direction and leadership to ensure that the Housing Alliance Project is action oriented to progress the recommendations outlined in the Greater Whitsunday Housing Playbook and the Housing Summit's Action Plan. This will involve developing a Housing Action Roadmap that prioritises certain recommendations and actions and identifies a timeframe during which they are progressed as well as key partners in addressing the solutions.

The Housing Alliance Committee will:

- Prioritise the recommendations and actions that are included in the Housing Action Roadmap, confirm target timeframes and identify stakeholders that can add value to progressing the solution. This activity is essentially defining the **scope of works** for the Project.
- Ratify the Housing Action Roadmap with the GWC Board.
- Oversee the Project delivery against the Housing Action Roadmap.
- Secure funding to deliver against the approved scope of works and reporting on the use of those funds in line with the relevant funding agreements.
- Identify working groups that should be established, make recommendations as to the composition of the working groups and agree the Terms of Reference of the relevant working groups.
- Oversee the activities of the relevant working groups.
- Report on the activities of the relevant working groups to the GWC Board as part of meeting minutes.
- Support any advocacy efforts identified in the Housing Action Roadmap:
 - Determine key messaging and once ratified with the GWC Board, develop the relevant collateral.
 - Engage with the relevant stakeholders to address the advocacy issue.
- Oversee the promotion of the Project activities to keep key stakeholders informed, supportive and engaged with the Project.
- Review the Housing Action Roadmap on an annual basis and refine where appropriate.
- Self-assess the Project's performance on an annual basis, asking for feedback from at least 2 external parties and share this review with the GWC Board.
- Present to the Greater Whitsunday Communities Board annually regarding the scope of works for the next 12 months and what has been achieved to date.

5. HOUSING ALLIANCE COMMITTEE MEMBERSHIP

The following participants have been suggested, noting membership is not limited to these suggestions:

1. Regional Development Australia (RDA GW)
2. Master Builders Association (MBA)
3. Housing Industry of Australia (HIA)
4. Urban Development Institute of Australia (UDIA)
5. Real Estate Institute Queensland (REIQ)
6. Q Shelter
7. Tier 1 CHP
8. Connect Housing
9. Whitsunday Housing Company
10. Isaac Affordable Housing Trust
11. A local architect
12. Banking sector
13. Regional insurers
14. Regional valuers
15. Senior planner from the Mackay, Isaac and Whitsunday Regional Councils
16. CASA

6. GUIDING PRINCIPLES GOVERNING HOUSING ALLIANCE COMMITTEE MEMBERSHIP

The guiding principles governing Housing Alliance Committee activities include:

- fostering collaboration across the housing supply and value chain;
- removing obstacles to the Project's successful delivery and impact;
- maintaining at all times the focus of the Project on the agreed scope, outcomes and benefits;
- where possible, monitoring and managing the factors outside the Project's control that are critical to its success.

7. HOUSING ALLIANCE COMMITTEE MEMBER COMMITMENTS

The members of the Housing Alliance Committee commit to:

- attend scheduled Housing Alliance Committee meetings and if unable to, nominate a proxy;
- wholeheartedly champion the Project within and outside of work areas;
- share communications and information relevant to the Project at the request of the Housing Alliance Committee members;
- make decisions promptly and take action to avoid delaying the project;
- notify members of the Housing Alliance Committee, as soon as practical, if any matter arises which may be deemed to affect the success of the Project.

Members of the Housing Alliance Committee will expect:

- that each member will be provided with complete, accurate and meaningful information in a timely manner;
- to be given reasonable time to make key decisions;
- to be alerted to potential risks and issues that could impact the project as they arise;
- open and honest discussions, without any misleading assertions.

8. MEETINGS

The GWC constitution directs that a GWC Board Member Chair the Housing Alliance Committee.

All meetings will be chaired by the Chairperson. If the Chair is unable to attend, the members at the meeting may elect a Chair for that meeting.

A Quorum will be achieved if more than half (50%) of the members of the Committee are in attendance.

Decisions made by consensus preferably, and if no consensus is possible, a vote. If a vote has 50:50 support, the Chair has a deciding vote.

Meeting agendas and minutes will be provided by the Project Manager and this includes:

1. Preparing agendas and supporting papers and distributing these a week before the scheduled meeting.
2. Preparing meeting notes and information and distributing these within a week of the relevant meeting.

Meetings will be held monthly for one hour at a time to be agreed at the first meeting.

Working group meetings will be held in line with the relevant working group terms of reference.

9. REPORTING

The Housing Alliance Committee will:

- report to the GWC Board monthly via the Committee Chair who will use Committee meeting minutes as a reference.
- provide information for the GWC annual report.
- self-assess annually and report this to the GWC Board at the end of each 12-month period.
- report on progress against the Housing Action Roadmap to the GWC Board and all funding partners at the end of each 12-month period.

10. TERM

This Terms of Reference is effective from the first meeting of the Housing Alliance Committee for a 24-month period, at which time the Project will be reviewed and potentially extended for an additional 24-month period. Housing Alliance Committee members will be given an opportunity to stand down or continue to be part of the Committee at that time.

11. BUDGET

A target of **\$181,000** p.a. in funding will be sought (\$362,000 for the 24 months) to cover the following costs:

Resource/s:	\$130,000
Collateral:	\$15,000 (include development of an online platform for data sharing and potentially a housing connect service)
Admin Support:	\$25,000
Travel: 2x trips to Brisbane for two	\$5,000.00
1x trip to Canberra for two	\$6,000.00

12. RISK ASSESSMENT

Identified Risk	Risk likelihood (H, M, L)	Consequence of Risk (H, M, L)	Strategy to manage risk (H, M, L)
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Financial partner support	M	GWC exposure for Project Manager wage	Target and active engagement with a broad range of potential partners to attract multiple medium-sized contributions Active engagement with State and Federal Ministers requesting support Request support from Andrew Willcox MP, Amanda Camm MP and Julieanne Gilbert MP to lobby on our behalf
Stakeholder willingness to participate in progressing the solutions	M	Progress against solutions stall	Active engagement; celebrate wins; show how they benefit; make it easy for them to participate and do the heavy lifting for them
Achieving impactful solutions	M	Limited change in current situation	Improve all stakeholders' understanding of each other issues and grow the region's collaboration capability to solve region-specific housing issues; Keep focused on what is achievable and pragmatic.

13. AMENDMENT, MODIFICATION OR VARIATION

This Terms of Reference may be amended, varied or modified in writing after consultation and agreement by Housing Alliance Committee members, and saved and dated as an amended version.

Terms of Reference Approved by:

Signed by GWC Board Chair, Karen May

Dated

MEETING DETAILS

Ordinary Meeting
Wednesday 24 January 2024

AUTHOR

Kent Worsley

AUTHOR POSITION

Program Leader Environment and Sustainability

10.15

ADOPTION OF ISAAC REGION BIOSECURITY PLAN 2024-2027

EXECUTIVE SUMMARY

This report seeks Council's adoption of the draft Isaac Region Biosecurity Plan 2024 – 2027.

OFFICER'S RECOMMENDATION

That Council:

- 1. Adopts the draft Isaac Region Biosecurity Plan 2024-2027***

BACKGROUND

The *Biosecurity Act 2014* (the Act) provides the legislative biosecurity framework for Queensland to minimise biosecurity risks and facilitate responses to biosecurity impacts and events.

In accordance with Chapter 3 of the Act, the main biosecurity function of local government is the management of 'invasive biosecurity matters' in its local government area. Invasive biosecurity matter is defined as invasive plants and animals that are listed as prohibited and restricted matter in schedules 1 and 2 of the Act.

Section 53 of the Act prescribes that a local government must have a publicly available biosecurity plan which outlines strategies, activities and responsibilities to manage these invasive biosecurity matters. Local governments are also able to include strategies for addressing locally significant invasive species (but not declared invasive biosecurity matter) in their biosecurity plan or local laws.

The current Isaac Region Biosecurity Plan 2020-2023 (current Biosecurity Plan) was endorsed by Council under resolution 6431 on the 28 January 2020.

In early 2023, Council's Environment and Biodiversity Team commenced a review of the current Biosecurity Plan in accordance with the following reference sources:

- Seven principles of pest management defined by the Queensland invasive plants and animals' strategy 2019–2024
- State and neighbouring Local Government Biosecurity Plans
- Burdekin Dry Tropics regional pest management strategic approach 2020-2025
- Mackay Whitsunday Isaac Natural Resource Management Plan (2014 – 2024)
- Burdekin Dry Tropics Natural Resource Management Plan -2016-2026
- Regional Pest Management Strategy – Isaac Mackay Whitsunday 2011-2014

The review of the current Biosecurity Plan resulted in the development of the draft Isaac Region Biosecurity Plan 2024-2027 (draft Biosecurity Plan), with key points of the review being:

- No changes to the priority weeds;
- Responsibilities for actions simplified into Government, Industry and Landholders in preference to listing multiple stakeholders (e.g. Ergon, Agforce, BMA, Biosecurity Queensland);
- Selected actions adjusted to reflect the reality of stakeholder abilities to meet the plan objectives;
- The operations manual on priority species adjusted to provide more information to landholders on the actions that should be undertaken;
- Updated to reflect legislation changes and considerations;
- Editing to improve comprehension and flow

The draft Biosecurity Plan was consulted with Biosecurity Queensland as the primary State agency for biosecurity for advice and to ensure alignment with State objectives. Internal advice was also sought from the Engineering and Infrastructure Directorate as the major internal stakeholder. Comments were received by Environment and Biodiversity and changes made where appropriate.

The draft Biosecurity Plan as presented for adoption seeks to be versatile and holistic within its approach to provide all stakeholders with a proficient understanding of their roles. The draft Biosecurity Plan determines desired outcomes, provisions for achieving regional goals, a prioritisation framework, and stakeholder responsibilities.

The draft Biosecurity Plan will be valid for three years from 2024 – 2027 and provides a resource that:

- Establishes a pest management approach that is sustainable across the region;
- Promotes shared responsibility and collective ownership of biosecurity risk mitigation;
- Seeks to coordinate and collaborate to deliver and review biosecurity objectives;
- Enables accountability for biosecurity responsibilities;
- Esteems risk-based prioritisation and best practice implementation

IMPLICATIONS

Governance and Legal

A current Biosecurity Plan is a legislative requirement under Section 53 of the *Biosecurity Act 2014*. The draft Plan has been developed in line with legislative requirements and in consultation with the State Government.

Implementation and Budget

The Liveability and Sustainability Department's Environment and Biodiversity Team will retain responsibility for delivery of the draft Biosecurity Plan in collaboration with internal and external stakeholders. This is consistent with current implementation processes and within existing resourcing and budget allocation.

The successful implementation of the Plan will benefit from Council seeking ongoing operational and procedural improvements to imbed biosecurity considerations into operations. An internal Biosecurity Strategy (Annual Implementation Plan) will be developed annually by Environment and Biodiversity in consultation with internal Departments to meet their actions and timeframes under the Biosecurity Plan and consider their relevant resourcing requirements and responsibilities to implement. Under the Biosecurity Strategy for 2024-

2025, current budget and resourcing is anticipated to support implementation of the Strategy to a 'business as usual' standard. As the annual Biosecurity Strategies are prepared, broader considerations on delivering the actions of the Plan will be workshopped with relevant Council stakeholders with consideration to annual budget implications determined at this point in time. To achieve implementation of the Biosecurity Plan to a greater standard than currently delivered it is foreshadowed that the annual operational budgets for 2025-2026 and 2026-2027 would benefit from an increased investment of funding and resources across certain areas of Council. Delivery of most actions will remain consistent within the realms of current budget, and some will be delivered through changes to processes and procedures. Some of the foreshadowed increase in expenditure may be offset by external funding.

Council will receive annual reporting on the Plan's progress.

Economic, Environmental and Social

Invasive animals and weeds can have significant economic, environmental, and social impacts. Communities within the Isaac region are diverse and utilise a variety of land uses. Maintaining the economic and social outputs of these spaces relies on strong environmental resilience, which includes the effective management of pest animal and weed species.

Invasive species are also major drivers to economic and biodiversity loss in the Isaac Region. The Plan provides the framework to assist in reducing the impacts of crop loss, zoonotic diseases, land degradation, sedimentation, predation, and habitat loss.

Reputational Risk

There is potential for Council's reputation and integrity to be negatively impacted through the endorsement of the draft Biosecurity Plan if it is not effectively implemented. Likewise, there is reputational risk should Council not have a current Biosecurity Plan in effect that Council does not prioritise biosecurity management.

CONSULTATION

Stakeholder	Notes
Environment and Biodiversity team	Led delivery of the draft Biosecurity Plan.
Manager Liveability and Sustainability	Engaged and consulted through the development of the draft Biosecurity Plan.
Coordinator Parks and Recreation	Consulted on the development of the draft Biosecurity Plan.
Manager Infrastructure Parks and Recreation	Consulted on the development of the draft Biosecurity Plan.
Mayor, Councillors and Executive Leadership Team	Provided background information and opportunity to review and provide comment on the draft Biosecurity Plan.
Biosecurity Queensland	Consulted on the development of the draft Biosecurity Plan.

BASIS FOR RECOMMENDATION

A current Biosecurity Plan is a legislative requirement under Section 53 of the *Biosecurity Act 2014*. The draft Plan has been developed in line with legislative requirements and provides the strategies, activities and responsibilities to manage invasive biosecurity matters in the Isaac local government area.

The draft Biosecurity Plan aligns with Vibrant Natural Assets Priorities 1,2,4,5,7,8 of the Community-Corporate Plan 2023-2028.

ACTION ACCOUNTABILITY

Program Leader Environment and Biodiversity to collaborate with Manager Brand, Media and Communications to prepare communication material to the public regarding the Biosecurity Plan's adoption.

Program Leader Environment and Biodiversity to prepare an annual Implementation Strategy to guide the delivery of the draft Biosecurity Plan.

KEY MESSAGES

The current Isaac Region Biosecurity Plan 2020-2023 has lapsed and requires renewal. Council has developed the draft Isaac Region Biosecurity Plan 2024-2027 to provide the strategies, activities, and responsibilities to manage invasive biosecurity matters in the Isaac local government area in accordance with the legislative requirements of the *Biosecurity Act 2014*.

Report prepared by: KENT WORSLEY Program Leader Environment and Sustainability Date: 11 January 2024	Report authorised by: DANIEL WAGNER Director Planning, Environment and Community Services Date: 11 January 2024
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ATTACHMENTS

- Attachment 1 - Draft Isaac Region Biosecurity Plan 2024 – 2027

REFERENCE DOCUMENT

- *Biosecurity Act 2014*
- Isaac Region Biosecurity Plan 2020-2023
- Queensland Invasive Plants and Animals' Strategy 2019–2024
- Burdekin Dry Tropics Regional Pest Management Strategic Approach 2020-2025
- Mackay Whitsunday Isaac Natural Resource Management Plan (2014 – 2024)
- Burdekin Dry Tropics Natural Resource Management Plan - 2016-2026
- Regional Pest Management Strategy – Isaac Mackay Whitsunday 2011-2014

ISAAC REGION BIOSECURITY PLAN

2024-2027

Current as at

Presented by **Liveability and Sustainability**

Adopted:

Resolution:



EXECUTIVE SUMMARY

The Isaac Region Biosecurity Plan defines stakeholder roles and responsibilities in the management of pest plants and animals. Within the focus of this document, pest animals and weeds are described as non-native invasive species that can have, or threaten to have, significantly negative impacts economically, culturally, environmentally, and socially (*Queensland Legislation, 2020*).

Under Section 53 of Queensland's Biosecurity Act 2014, Isaac Regional Council must develop and make publicly available its Biosecurity Plan, outlining priorities for managing invasive species. The purpose of the Biosecurity Plan is to minimise biosecurity risks within the local government area by providing a framework to mitigate the impacts of pest animals and weeds on local biosecurity considerations.

The Biosecurity Plan intends to be versatile and holistic within its approach so that all stakeholders have proficient understanding of their roles. Within this document, the Biosecurity Plan determines desired outcomes, provisions for achieving regional goals, a prioritisation framework, and stakeholder responsibilities.

The Isaac regional Biosecurity Plan is valid for three years from 2024 – 2027, and can be used as a resource that:

- Establishes a pest planning direction that is sustainable across the region
- Promotes shared responsibility and collective ownership of biosecurity risk mitigation
- Looks to co-ordination and collaboration to deliver and review biosecurity objectives
- Enables accountability for biosecurity responsibilities
- Esteems risk-based prioritisation and best practice implementation

GENERAL BIOSECURITY OBLIGATION

The General Biosecurity Obligation refers to anyone who knows or ought reasonably to know about their direct or indirect interactions with biosecurity matter. It is everybody's legal responsibility to take practical and reasonable steps to reduce the movement or spread of matter that is listed as either restricted or prohibited under the *Biosecurity Act 2014* (*Appendix 2*).

Isaac Regional Council supports Queensland State and the Australian Federal Government in roles of compliance, education and technical support to stakeholders. Landholders (whether they are the landowner or otherwise) are responsible for the management of biosecurity matter on that property.

Isaac Regional Council does not support any illegal trade or movement of prohibited matter, and where legally authorised must be consulted by any stakeholders and governing bodies transporting or translocating prohibited matter throughout the region. If prohibited matter is suspected, it must be reported to Biosecurity Queensland within 24hrs.

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KEY DEFINITIONS

The Act – refers to the *Biosecurity Act 2014*

Active control – the transition between eradication and containment where deliberate action is taken to investigate whether eradication is possible in a defined area

Asset – something with environmental, social, or economic value, whether publicly or privately owned, that biosecurity matter may affect directly or indirectly

Asset-based protection – managing a widespread pest species only where reducing the effects provide benefit to high value assets (*Victorian Government, 2022*)

Biosecurity consideration – things which may be negatively impacted by biosecurity matter, for example, human health, social amenity, the economy, or the environment.

Biosecurity matter – a) a living thing, other than a human or part of a human; b) a pathogenic agent that can cause disease in a living thing other than in a human or a human by the transmission of the pathogenic agent from an animal to the human; c) a disease; or d) a contaminant

Biosecurity risk – a risk of any adverse effect on a biosecurity consideration caused by, or likely to be caused by biosecurity matter, dealing with biosecurity matter or a carrier, or carrying out any activity relating to biosecurity matter or a carrier

Carrier – anything (alive, dead, or inanimate) that is carrying biosecurity matter or may contain biosecurity matter and has the capacity to translocate it

Containment – the prevention of the spread of weed or pest animal species beyond a defined area

Contaminant – anything that may be harmful to animal or plant health, or pose a risk of any adverse effect on a biosecurity consideration (e.g. weed)

Environmentally Significant Area (ESA) – National Parks, State Forests, Nature reserves, waterways with remnant vegetation, waterways with vegetation regrowth, coastal dune systems with remnant vegetation, endangered/of concern/not of concern remnant vegetation, and areas containing high biodiversity as defined by local government biodiversity plans

Eradication – the total removal of all target weed or pest animal species from a defined area

General Biosecurity Obligation (GBO) – Any person who deals with biosecurity matter or a carrier, or carries out an activity, should know or ought reasonably know that it is likely to pose a biosecurity risk. The person has an obligation to take all reasonable and practical measures to prevent or minimise the biosecurity risk. (s. 23 “the person has a GBO not to do or omit to do something if the person knows or ought reasonably to know that doing or omitting to do the thing

may exacerbate the adverse effects, or potential adverse effects, of the biosecurity matter, carrier or activity on a biosecurity consideration" e.g. failing to manage the impact of invasive plants and animals on a person's land)

Government- All departments of State and Local Government

Incursion – an isolated population of a pest recently detected in an area, not known to be established, but expected to survive for the immediate future

Industry- Commercial Enterprise and Not For profit Groups

Natural Resource Management groups – Fitzroy Basin Association (FBA), Reef Catchments (RC), and North Queensland Dry Tropics (NQDT). Delivery agents for national natural resource management priorities based on catchment areas

Pest animal – a prohibited or restricted animal as identified in the *Biosecurity Act 2014*, or as declared under Isaac Regional Council Local Laws, that has, or has the potential to have, adverse environmental, economic, or social impact in the Isaac region, as defined in the Isaac Regional Council Biosecurity Plan

Prevention – actions that minimise the risk of prioritised pest species entering an area.

Prohibited Matter – biosecurity matter that is not currently present in Queensland but may have a significant effect on a biosecurity consideration if it did enter the state, as defined under Schedule 1 Parts 3 and 4 of the *Biosecurity Act 2014* or under a prohibited matter regulation

Regional Pest Management groups –Mackay Regional Pest Management Group (MRPMG), Burdekin Dry Tropics Regional Pest Management Group (BDTRPMG), and Capricorn Pest Management Group (CPMG). Stakeholder working groups for pest management in the respective catchment areas

Restricted Matter – biosecurity matter that is currently found in Queensland and may have an adverse effect on a biosecurity consideration if unmanaged, as defined under Schedule 2 Part 2 of the *Biosecurity Act 2014* or under a restricted matter regulation

Sleeper population – species that have formed a small population or populations and whose range may be restricted but if conditions change could spread and have adverse environmental, economic, or social impact.

Regional Pest Management Sub- committee – Regional representatives from Local Government that advise the State Oversight Group on biosecurity needs and research relevant to their regions.

Weed – a plant as identified in Schedule 1 Part 2 of the *Biosecurity Act 2014* that are having, or with potential to have, adverse environmental, economic, or social impact in the Isaac region, as defined in the Isaac Regional Council Biosecurity Plan.

INTRODUCTION

The Isaac Regional Biosecurity Plan is the principle document in determining the strategic priorities and actions for pest animal and weed management in the Isaac Region. It is not an Isaac Regional Council Plan; it is a Plan generated by Council for the people of the Isaac Region. Integration of the Isaac Regional Biosecurity Plan objectives into Government, Industry and private management and operations will improve biosecurity outcomes, drive co-benefits such as biodiversity improvements and filter biodiversity into day-to-day operations.

The Isaac Region encompasses an area that is 58, 708km², hosting a wide variety of industries and ecosystems. Adjoining the Great Barrier Reef in the east to the coal mining basin in the west, townships include Carmila, Clermont, Dysart, Glenden, Greenhill, Ilbilbie, Middlemount, Moranbah, Nebo and St Lawrence (See *Figure 1*). The Isaac Region local government area stretches across the Brigalow Belt, Central Queensland Coast, and Desert Uplands bioregions, encompassing headwaters of the Burdekin and Fitzroy River systems and contain ecosystems of unique vegetation and wildlife.

Preserving, improving, and appreciating our vibrant natural assets is essential to our Isaac way of life. Our natural environment is our bountiful heritage to pass on. Our region is resource-rich- it supports exceptional quality broadacre cropping, grazing and agricultural industries while simultaneously hosting significant Bowen and Galilee Basin coal reserves.

These industries are reliant on the health and function of the natural environment and are also susceptible to the threat of pest flora and fauna. The mobile nature of operating businesses in these sectors also requires frequent movement of vehicles and equipment across the region, perpetuating the movement of biosecurity matter. Some factors that are anticipated to contribute to the distributions and interactions of pest species include climate change, the development and closure of mines and eco-tourism growth.

Diverse bio-regional and land-use values makes for favourable establishment of many exotic pests and has potential for the growth of already existing populations of regional pests and weeds. The direct impacts of pest species include the loss of agricultural productivity (pasture competition, reduced stocking capacity, and predation of livestock); water quality, irrigation, land degradation, erosion concerns, and mitigation management costs (*Biosecurity Queensland, 2019*). Environmental and social impacts include reduced biodiversity values, predation of native fauna, ecosystem modification, pollution, human health and safety concerns, diminished aesthetic quality, urban nuisance/disturbance, and damage to recreational and social infrastructure (*Department of Agriculture and Fisheries, 2023; Queensland Government, 2017*).

Recent estimates put the total cost of pests and weeds in Australia since 1960 at almost A \$390 billion (*Bradshaw et al. 2021*). Agricultural industries incur approximately 90% of these observed costs (*Hoffmann & Broadhurst 2016*). The true cost to Australia's economy and society, however, is far greater than the observable costs. Impacts on Australian ecosystems (e.g., reduce species richness) and communities (e.g., reduced amenity and liveability, diminish cultural and recreational uses of infested areas) can be difficult to quantify in monetary terms and are not accounted for to their full value (*Shackleton et al. 2018*). Bradshaw (*Bradshaw et al. 2021*) estimated the non-market costs of pest and weeds to be approximately 10 times larger than directly observable costs in the Detailed Assessment of the Reported Economic Costs of Invasive Species in Australia. This puts the average yearly cost to Australia in the range between AU\$7.9 billion and AU\$75.6 billion annually over the past six decades. If losses of welfare are also accounted for in the total value, the true cost is likely to be higher still (*Greiner, Kancans & Nelson 2023*).

Having a strong approach to biosecurity planning and action means protecting our economic, environmental, human health, and social amenity values from the impacts of pest animal and plant matter (*Queensland Legislation, 2020*).

There are significant challenges for small communities living across an expansive region to consider in biosecurity planning for sustainable futures, including the implications of climate change and disaster management response. Effective pest species management through utilising efficient and effective resources, can help our region to become more competitive and productive (*Victorian Government, 2022*). Our biosecurity network also reflects the safety, reliability, and assurance that local businesses strive to uphold as industry leaders (*Department of Agriculture and Fisheries, 2023*). By working collectively on biosecurity integrity, we can achieve resilient aspirations for our region.

MAP OF THE ISAAC REGION

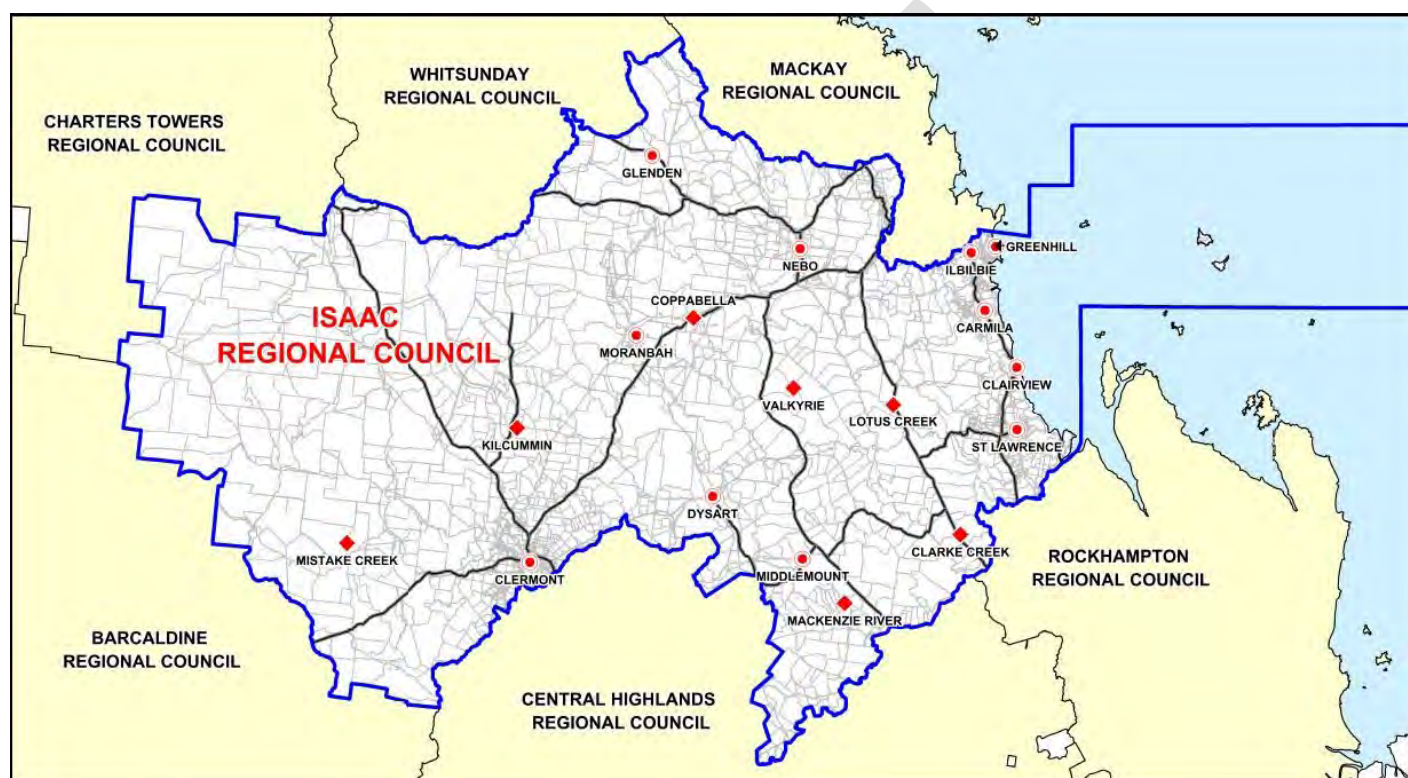


Figure 1: Isaac Regional Area Map

PURPOSE AND SCOPE

The Isaac Regional Biosecurity Plan will reduce biosecurity risk within the Isaac Regional Local Government Area by providing a framework for stakeholders to mitigate the impacts of pest animal and weeds on local biosecurity considerations.

The implementation of the Biosecurity Plan fulfils Council's legal obligations under the '*Biosecurity Act 2014*'. As per Section 48 of the Act, the primary function of local government is to ensure that the following biosecurity matter is managed within the local government area (*Queensland Legislation, 2020*):

- Prohibited matter mentioned in schedule 1, parts 3 and 4;
- Prohibited matter taken to be included in schedule 1, parts 3 and 4 under a prohibited matter regulation or emergency prohibited matter declaration;
- Restricted matter mentioned in schedule 2, part 2;
- Restricted matter taken to be included in schedule 2, part 2 under a restricted matter regulation.

Isaac Regional Council is also required to assist the State Government on matters of biosecurity management (such as under an emergency biosecurity order, movement control order, or biosecurity program).

The pest species identified and targeted in this biosecurity plan are listed as restricted matter under the *Biosecurity Act 2014* and Council's local laws. Consistent with state focus, this species selection is limited to exotic pests and is not inclusive of overabundant natives, marine species, or crop weeds (*Biosecurity Queensland, 2019*).

The purpose of the Biosecurity Plan is to be achieved through five desired outcomes:

1. **Strategic Planning and Management:** Pest management planning is co-ordinated, collaborative, and risk based.
2. **Stakeholder Awareness and Commitment:** All stakeholders have an improved working knowledge of regional pest species, understand their biosecurity responsibilities, and hold agency in management goals.
3. **Effective and Integrated Management Systems:** Pest management is based on best practice information and is integrated.
4. **Proactivity for Prevention and Early Intervention:** Timely and collaborative responses diminish pest spread and promotes cost-effective, long-term asset protection.
5. **Monitoring and Assessment:** Review processes strive to better understand and improve biosecurity management.

The Biosecurity Plan is valid as a public resource for three years from 2024 – 2027, and can be used to:

- Establish pest planning direction that is sustainable across the region
- Promote shared responsibility and collective ownership of biosecurity risk mitigation
- Co-ordinate and collaborate on the delivery and review of biosecurity objectives
- Enable accountability for biosecurity responsibilities
- Esteem risk-based prioritisation and best practice implementation

INTEGRATION

Planning for this document has been guided by the seven principles of pest management defined by the Queensland invasive plants and animals' strategy 2019–2024 (*Biosecurity Queensland, 2019*):

1. Integration, collaboration and coordination
2. Strategic risk-based planning
3. Shared responsibility and commitment
4. Capability building through education and awareness
5. Prevention and early intervention
6. Best practice and research
7. Monitoring and evaluation

The following documents have also been considered:

- Burdekin Dry Tropics regional pest management strategic approach 2020-2025
- Queensland invasive plants and animals' strategy 2019–2024
- Mackay Whitsunday Isaac Natural Resource Management Plan (2014 – 2024)
- Burdekin Dry Tropics Natural Resource Management Plan -2016-2026
- Regional Pest Management Strategy – Isaac Mackay Whitsunday 2011-2014.

Accompanying legislation that is relevant to the formation of this Plan includes, but is not limited to, the following Acts and their associated Regulations:

- *Agriculture and Veterinary Chemicals Act 1994*;
- *Agricultural Chemicals Distribution Control Regulation 1998*;
- *Biosecurity Act 2014*;
- *Environmental Protection Act 1994*;
- *Land Act 1994*;
- *Land Title Act 1994*;
- *Nature Conservation Act 1992*;
- *Pest Management Act 2001*;
- *Stock Route Management Act 2002*;
- *Transport Infrastructure Act 1994*;
- *Vegetation Management Act 1999*;
- *Water Act 2000*.

CONSULTATION

The Isaac Region has a range of stakeholders with diverse expectations, concerns, and priorities. A whole-of region approach to due diligence requires all our communities to be actively involved in recognising biosecurity considerations. Strong ongoing partnerships with landholders, community groups, industry groups, Natural Resource Management organisations, local governments, and state agencies are fundamental to achieving shared goals. These partnerships help:

- Gain wider perspectives on desired outcomes, prioritisation, and operational guide
- Encourage collaborative management with all stakeholders
- Ensure responsibilities under the *Biosecurity Act 2014* are defined and understood.

Key aspects of the Biosecurity Plan were developed and reviewed by a Council technical group to ensure the desired outcomes, prioritisation, and operational guide were appropriate and achievable for the region. The Biosecurity Plan

was then presented to Council before a wider stakeholder and community consultation period. Key considerations from these channels have been formalised and incorporated into the Biosecurity Plan.

Isaac Regional Council will undertake a three-yearly review of the biosecurity plan. An Isaac Region Biosecurity Working Group will be formed for ongoing consultation during review, and updated management practices will incorporate ongoing community feedback.

The following organisations are currently recognised as stakeholders involved in biosecurity management in the Isaac Region:

- AgForce
- Central Highlands Regional Resource Use Planning (CHRRUP) Cooperative Pty Ltd
- Department of Agriculture and Fisheries (DAF)
- Department of Environment and Science (DES)
- Department of Resources (DOR)
- Department of Transport and Main Roads (DTMR)
- Ergon Energy
- Fitzroy Basin Association (FBA)
- GrainCorp
- Isaac Regional Council (IRC)
- Isaac Region landholders
- Local Government Association of Queensland (LGAQ)
- Regional Pest Management Sub-committee (RPMSC)
- NQ Dry Tropics (NQDT)
- Powerlink
- Queensland Rail (QR)
- Reef Catchments (RC)
- Regional Pest Management Groups (RPMG)
- Resource partners including Adani, American/Mitsui/Nippon Steel, Arrow Energy, BHP Billiton Mitsubishi Alliance (BMA), BHP Billiton Mitsui Coal (BMC), Glencore, Peabody Energy, Rio Tinto, Stanmore Coal, Vale
- Sarina Landcare Catchment Management Association (SLCMA)
- Neighbouring Local Government Areas
- Traditional Owners

RESPONSIBILITIES

All stakeholders should have a clear understanding of their responsibilities.

Landholder responsibilities:

- Discharge their General Biosecurity Obligation
- To exercise due diligence by taking all practical steps towards best practice management of pest species, as defined by the *Biosecurity Act 2014* or under Isaac Regional Council local laws, on land that they occupy
- Promote good neighbour ethos

Community responsibilities:

- Hold a good level of awareness of regional weeds and pests, knowledge of how to obtain further information, and an understanding of the strategies and goals we all work towards in matters of biosecurity.

- Promotion of this knowledge within the wider community

Governing and Industry responsibilities:

- Discharge their General Biosecurity Obligation
- Development and implementation of policy through legislation, research, and education
- Provide guidance and support in weed and pest animal management
- Co-ordinate and implement appropriate level action and response
- Identify and fund research priorities that contribute to better management
- Encourage the provision of extension services to the community and assist them in fulfilling their responsibilities

Isaac Region Council responsibilities:

- Discharge their General Biosecurity Obligation
- Ensure target objectives and goals are co-ordinated, collaborative, appropriate and effective over time
- Ensure restricted, prohibited, and locally declared biosecurity matter is controlled on Isaac Regional Council land and within the local government area
- To facilitate collaborative review and development of the Isaac Regional Council Biosecurity plan according to Section 53 of the Act
- Commitment to prevention and early intervention measures
- Facilitate education and extension services to effectively assist community, landholders, and stakeholders in fulfilling their biosecurity responsibilities

TABLE 1: DESIRED OUTCOMES

DESIRED OUTCOME 1: STRATEGIC PLANNING AND MANAGEMENT Pest management planning is co-ordinated, collaborative, and risk based.				
No.	Strategic Action	Responsible	Success Indicator	Timeframe
1.1	Biosecurity Plan aligns with local, regional, state, and federal management frameworks	Isaac Regional Council	1.1A Alignment with Natural Resource Management group strategies	As Plans/framework change
			1.1B Alignment with peer local, state, and federal government strategies	
1.2	Biosecurity is considered in projects, plans, policies, and strategies	All stakeholders	1.2A Corporate and Operational Plans reflect commitment to pest management obligations	As plans and projects/works are developed/reviewed or scoped
		Isaac Regional Council	1.2B Delivery of project/works plans reflect consideration of and commitment to regional biosecurity goals	
			1.2C Development of relevant IRC policy and strategy to provide stakeholders with certainty	Within 12 months of adoption
1.3	Prioritisation is risk-based and defensible	Isaac Regional Council Biosecurity Queensland Regional pest management groups	1.3A Risk assessment procedure is regionally accepted	Reviewed yearly
			1.3B Prioritisation is regionally relevant	
			1.3C Pest distribution mapping aligns with best available data collection methods	
1.4	Continue to foster strong working partnerships	Government and Industry Stakeholders	1.4B Attendance at 75% of regional pest working group meetings, workshops, and events	Annual
			1.4C Support for State and Local Government pest surveys and biosecurity response activities	

		All Stakeholders	1.4D Stakeholders incorporate Isaac Regional Biosecurity Plan into their relevant plans and strategies	Ongoing
1.5	Effective resourcing	All Stakeholders	1.5A Operational plans are adequately resourced to achieve objectives	Annual
			1.5B Engagement in project opportunities that attract funding and resources from external sources	Ongoing
		Isaac Regional Council Regional Pest Management Groups	1.5C Review of capacity to attract and distribute funding for property-based pest control	

DESIRED OUTCOME 2: STAKEHOLDER AWARENESS AND COMMITMENT

All stakeholders have an improved working knowledge of regional pest species, understand their biosecurity responsibilities, and hold agency in management goals.

No.	Strategic Action	Responsible	Success Indicator	Timeframe
2.1	The Isaac Regional Biosecurity Plan is accessible	Isaac Regional Council	2.1A Biosecurity Plan is available in digital format on Isaac Regional Council website, hard copy upon request	Ongoing
2.2	Biosecurity Outreach	Isaac Regional Council Biosecurity Queensland	2.2A Websites are a source of information that displays current biosecurity information and links to information	Ongoing
		Isaac Regional Council Biosecurity Queensland	2.2B Four annual awareness campaigns based on strategic priority species promoted through media channels	Quarter
		Natural Resource Management groups	2.2C Weedspotter network workshops and events promoted as available	Ongoing

			2.2D Biosecurity representation at relevant community events	
2.3	Stakeholder engagement and commitment	Isaac Regional Council	2.3A High customer service interaction between Council and landholders/community	Ongoing
			2.3B Landholder participation through property pest surveys or assistance	
		All Stakeholders	2.3C Codes of Practice, Standard Operating Procedures, and other technical support is available at all levels of government and research agencies	
			2.3D Key stakeholder networks and contact information is maintained	
2.4	Increased pest knowledge within Isaac Regional Council	Isaac Regional Council Biosecurity Queensland Regional Pest Management Groups	2.4A One annual training event	Annual
			2.4B One annual weed hygiene workshop	
		Government and Industry	2.4C Weed identification and treatment program developed for asset owners	Within 2 years from adoption
			2.4D Asset owners attend training and professional development opportunities where appropriate to increase identification and control techniques along with current best practice	

DESIRED OUTCOME 3: EFFECTIVE MANAGEMENT SYSTEMS

Pest management is based on best practice information and is integrated.

No.	Strategic Action	Responsible	Success Indicator	Timeframe
3.1	Commit to best practice, sustainable, and integrated operations	All stakeholders	3.1A Operational programs are informed by IRC, Biosecurity Queensland, NRM groups, and research agencies	Ongoing
			3.1B Operational programs consider methods that are seasonal, co-ordinated, safety conscious, and socially responsible	
			3.1C Biocontrol agents are utilised and distributions are monitored	
3.2	Co-ordinated control of priority species at landscape level	Government and Industry Stakeholders	3.2A Operational plans and programs have a cohesive organisational approach to treatment and monitoring	Ongoing
		Isaac Regional Council Biosecurity Queensland	3.2B The community has access to officers for liaison on pest management advice	
		Biosecurity Queensland Dept. Agriculture & Fisheries NRM groups	3.2C Landholders have access to resources to develop Property Biosecurity Plans to control priority species	
3.3	Effective data use	Government and Industry	3.3A Mapping data is collected at best practice guidelines	Ongoing
			3.3B Data integrated from integrated government, NRM, and research sources informs decision-making	
			3.3C Continue to lobby/support for platform to facilitate regional data sharing	
3.4	Target environmental assets	Government, NRM Groups and Landholders	3.4A Environmentally Significant Areas are identified, mapped, and monitored	Ongoing
3.5	Compliance and enforcement	Isaac Regional Council	3.5A Compliance and enforcement plan developed and implemented	2025

			3.5B Administration of registers and databases is accurate and effective	Ongoing
			3.5C Authorised officers under the <i>Biosecurity Act 2014</i> are trained and competent to undertake compliance	
			3.5D Isaac Regional Council local laws reviewed to strengthen capacity for local risk mitigation	
3.6	Biosecurity Plan is improved through review	Isaac Regional Council & invited Stakeholders	3.6A Review of the IRC Biosecurity Plan at three-year increments	2025-2026

DESIRED OUTCOME 4: PROACTIVITY FOR PREVENTION AND EARLY INTERVENTION

Timely and collaborative responses diminish pest spread and promotes cost-effective, long-term asset protection.

No.	Strategic Action	Responsible	Success Indicator	Timeframe
4.1	Prevention of new pest species establishment	Isaac Regional Council	4.1A Response procedure developed for new incursions	2024
			4.1B Review IRC Weed Hygiene procedure	
			4.1C Procurement and contracting agreements include biosecurity considerations.	Ongoing
		All Stakeholders	4.1D Alerts and potential new pests identified and discussed at regional pest management working group meetings	
			4.1E Stakeholders to have agency in implementing protocols and codes of practice on their occupied land	
		Biosecurity Queensland	4.1F Restricted and prohibited permit properties are monitored	

4.2	Mitigate the spread of pest species	Isaac Regional Council	4.2A Identify control status and control objectives of target species in operational plans	Annual
			4.2B Develop co-management plans across local government areas	Ongoing
			4.2C Sleeper species are identified and considered as part of long-term risk analysis	
			4.2D Surveillance Programs scoped and developed	
4.3	Weed hygiene facilities are in good working order and are maintained regularly	Isaac Regional Council	4.3A Wash down facility audit for weed emergence and effectiveness	Annual
			4.3B Visual information on vehicle areas to target is displayed near wash-down area	Ongoing
			4.3C Council maintained public wash down facilities have all necessary equipment and are promoted for public use	
			4.3D Alternative/mobile weed hygiene facilities investigated	

DESIRED OUTCOME 5: MONITORING AND ASSESSMENT

Monitoring and assessment processes strive to better understand and improve biosecurity management.

No.	Strategic Action	Responsible	Success Indicator	Timeframe
5.1	Develop Action Plan for IRC to deliver its actions	Isaac Regional Council	5.1A Organisational Action Plans reviewed for continued success and efficacy	Annual
5.2	Information collection is effective	Isaac Regional Council Biosecurity Queensland	5.2A Weed mapping undertaken on bi-annual schedule	Bi-annual

		Regional pest management groups Natural Resource Management groups	5.2B Stakeholders are collecting and sharing pest information	
		Isaac Regional Council	5.2C Isaac Regional Council maps and monitors Council services (1080 baiting, dingo scalps, treatment programs)	Ongoing
5.3	Risk assessment becomes more comprehensive over time	Isaac Regional Council Biosecurity Queensland	5.3A Development of improved local risk impact assessments as they relate to investigate ecological, social, and economic costs	2024-25
		All Stakeholders	5.3B Monitor new species incursions and distribution dynamics to better prioritise risk	Annual
		Isaac Regional Council Regional Pest Management Sub-committee LGAQ	5.3C Continue to liaise with State Government agencies regarding support requirements for procedures/guidelines to conducting risk analysis	Ongoing
5.4	Continue to seek a better understanding of the biology and ecology of pests	Isaac Regional Council Biosecurity Queensland NRM organisations Regional Pest Management Sub-committees	5.4A Local training and workshops are facilitated	Ongoing
			5.4B Participate in co-ordinated research programs	
			5.4C Local knowledge is gained through surveys, feedback, and customer interactions	

RISK ASSESSMENT AND PRIORITISATION OF PEST SPECIES

Implementing strategic control measures requires assessing the risks that may occur if a pest species establishes. Risk assessments can examine the likelihood and consequence of a pest infestation and provide (*Department of Agriculture and Fisheries, 2021*):

- A better understanding of pests in the region and a way to monitor their impact over time
- Best-practice management of existing and emerging pest species
- Guidance on resource allocation, management objectives and targets, and policy development

Understanding the extent and economic impact of pest species assists in defining how management objectives are allocated in this plan. *Figure 2 is based on the Generalised Invasion Curve (Biosecurity Queensland, 2019)* indicating the economic returns of managing an invasive species over time. This is measured by assessing the known risks (*Appendixes 3, 4 and 5*) and estimated feasibility of control methods (*Appendixes 6, 7, and 8*) for priority species. Impacts have been assessed using best available information, and distributions have been determined through region-wide mapping - both of which will produce more robust data over time. The criteria were developed with guidance from Biosecurity Queensland (*Personal Communication, 2023*).

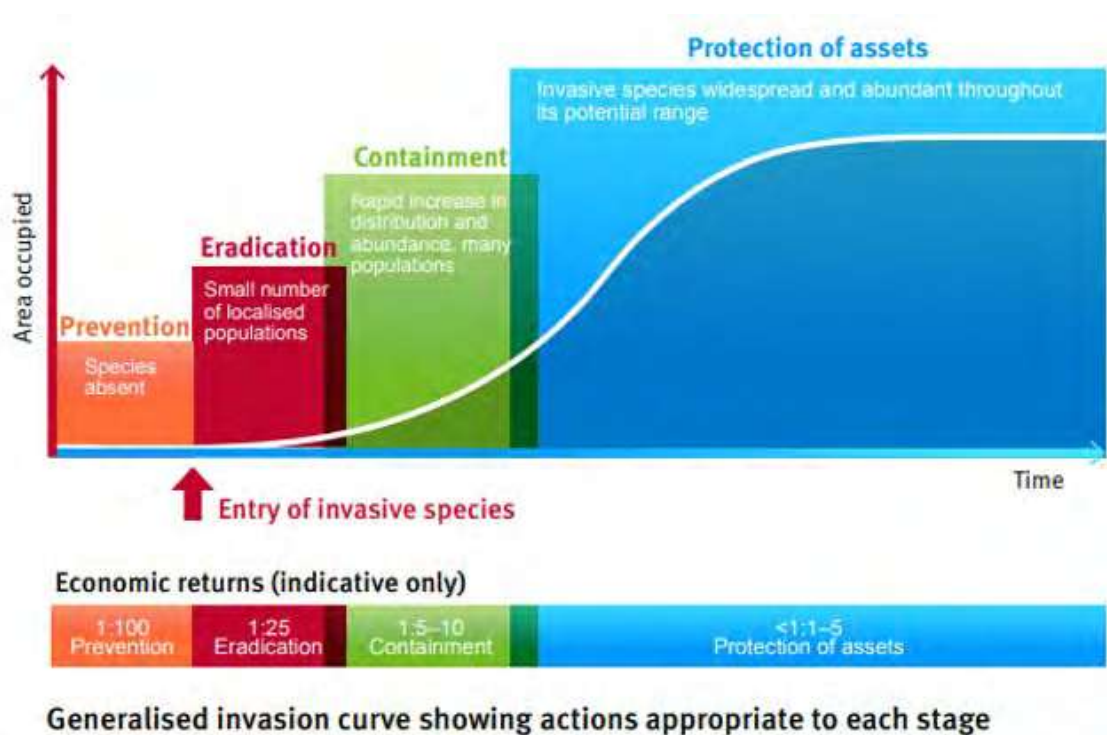





Figure 2: Revised Invasion Curve (*Biosecurity Queensland, 2019*)


Considering the risks, management objectives, and control strategies (*Appendix 9*) together forms the basis of the Operational Guide. The Operational Guide (*table 2*) focuses on the Isaac Regional invasive species priority list which includes some but not all prohibited, restricted, and local pests. However, the General Biosecurity Obligation (*Appendix 2*) is inclusive of all prohibited and restricted matter as defined by the Act and the Regulation as well as non-declared invasive species (*Queensland Legislation, 2020*). A full list of prohibited and restricted species is available by viewing the Biosecurity Queensland website.






TABLE 2: OPERATIONAL GUIDE

FERAL PIG (<i>Sus scrofa</i>)			
Management Objective: Population reduction and program development			
Risk category: Very high		Management Phase: Protection of Assets	
	Description: One of the most widespread and damaging pest animals in Queensland. Feral pigs in Australia are descendants of various subspecies of the domestic pig. Accidental and deliberate releases of domestic and semi-feral pigs have resulted in a large feral pig population.	Local Impacts: <ul style="list-style-type: none"> • Agricultural destruction • Domestic livestock predation • Human health hazard • Significant ecological impact • Risk of transmitting disease 	
	Local Distributions: <ul style="list-style-type: none"> • Widespread and abundant 		
Operational Management Government and Industry: <ul style="list-style-type: none"> • Co-ordinate integrated strategies throughout region • Landholders supported by Government, NRM Groups and NGOs for control programs • Co-ordination with neighbouring local governments in aerial shooting program • To provide technical support to landholders Property Owners: <ul style="list-style-type: none"> • Participate in 1080 baiting program • Co-ordination with neighbouring local governments in aerial shooting program • Investigate and apply appropriate control methods • Co-ordinate programs with neighbouring properties • Identify infestation areas and movements and report to Council 		Success Indicators: <ul style="list-style-type: none"> • Funding / project management in collaboration with NRM • Property Biosecurity Plans reflects objectives in Isaac Regional Biosecurity Plan • Number of landholders participating in 1080 baiting program • Number of inquiries/incidents about feral pigs • Alternative programs investigated and assessed • Co-management projects • Property Biosecurity Plans incorporates relevant objectives in the Isaac Regional Biosecurity Plan 	

FERAL CATS (<i>Felis catus</i>)		
Management Objective: Data Collection and participation in state control		
Risk category: Very high		Management Phase: Protection of Assets
	<p>Description: The feral cat has greater muscle development around the neck, shoulders, and head, and is substantially larger than domestic or stray cats. Feral cats are prolific breeders and highly successful predators and do not rely on human habitation to survive.</p>	<p>Local Impacts:</p> <ul style="list-style-type: none"> • Threat to biodiversity • Damaging to domestic livestock • Spread parasites (Toxoplasmosis) to native fauna • Human health hazard when incursion into urban areas
	<p>Local Distributions:</p> <ul style="list-style-type: none"> • Considered widespread, density unknown <p>(Does not include stray cats of urban and peri urban areas)</p>	
<p><u>Operational Management</u></p> <p>Government and Industry:</p> <ul style="list-style-type: none"> • Co-ordinate integrated strategies throughout region • Landholders supported by Government, NRM Groups and NGOs for control programs • Investigate and apply appropriate control methods • To provide technical support to landholders <p>Property Owners:</p> <ul style="list-style-type: none"> • Investigate and apply appropriate control methods • Co-ordinate programs with neighbours 		<p>Success Indicators:</p> <ul style="list-style-type: none"> • Funding / project management in collaboration with NRM • Property Biosecurity Plans reflects objectives in Isaac Regional Biosecurity Plan • Number of inquiries/incidents about feral cat • Alternative programs investigated and assessed • Co-management projects • Property Biosecurity Plans incorporates relevant objectives in the Isaac Regional Biosecurity Plan






WILD DOG/ DINGO (<i>Canis familiaris</i>)			
Management Objective: minimise wild dog impacts to economic and social assets			
Risk category: Very high		Management Phase: Protection of Assets	
	Description: The term wild dog refers collectively to purebred dingoes, dingo hybrids, and domestic dogs that have escaped or been deliberately released.		Local Impacts: <ul style="list-style-type: none">• Damaging to domestic livestock and native fauna• Human health hazard when urban areas under incursion
	Local Distributions: <ul style="list-style-type: none">• Scattered through Isaac region		
Operational Management Government and Industry: <ul style="list-style-type: none">• Co-ordinate integrated strategies throughout region• Landholders supported by Government, NRM Groups and NGOs for control programs• Investigate and apply appropriate control methods• Co-ordinate programs with neighbouring local government areas/neighbours• To provide technical support to landholders Property Owners: <ul style="list-style-type: none">• Participate in 1080 baiting program and Dingo bounty programs• Investigate and apply appropriate control methods• Co-ordinate programs with neighbours• Identify infestation areas and movements and report to Council• Property Biosecurity Plans incorporates relevant objectives in the Isaac Regional Biosecurity Plan			Success Indicators: <ul style="list-style-type: none">• Funding / project management in collaboration with NRM• Property Biosecurity Plans reflects objectives in Isaac Regional Biosecurity Plan• Number of landholders participating in 1080 baiting program• Number of inquiries/incidents reported about wild dogs• Alternative programs investigated and assessed• Co-management projects

RESTRICTED FERAL DEER – Fallow (<i>Dama dama</i>) Chital (<i>Axis axis</i>), Red (<i>Cervus elaphus</i>), and Rusa (<i>Cervus timorensis</i>)		
Management Objective: minimise feral deer impacts to economic, environmental and social assets, and increase responsible livestock practices		
Risk category: High	Management Phase: Protection of Assets	
	<p>Description: Feral deer were originally released as game animals in the 19th Century and are classed as any deer that are not contained within the limits of a deer-proof fence. In Queensland there are four restricted species of deer; Fallow, Red, Chital and Rusa.</p>	<p>Local Impacts:</p> <ul style="list-style-type: none"> • Pasture competition / modify vegetation composition and structure • Crop decimation • Threatens disease risk to livestock • Biosecurity weed spread risk • Park and residential damage • Creek erosion and water fouling
	<p>Local Distributions:</p> <p>Localised populations throughout region</p>	
<p><u>Operational Management</u></p> <p>Government and Industry:</p> <ul style="list-style-type: none"> • Co-ordinate integrated strategies throughout region • Landholders supported by Government, NRM Groups and NGOs for control programs • Stabilise population in Moranbah township and surrounds • Co-ordinate control with neighbouring Councils/stakeholders/neighbours • To provide technical support to landholders <p>Property Owners:</p> <ul style="list-style-type: none"> • Identify infestation areas and movements and report to Council • Investigate and apply appropriate control methods • Co-ordinate programs with neighbouring properties • If a property owner is to keep or move deer as livestock they may only do so with relevant registration, licencing, fencing and transport vehicles as enforced by the <i>Queensland Government (2023)</i> • Property Biosecurity Plans incorporates relevant objectives in the Isaac Regional Biosecurity Plan 		<p>Success Indicators:</p> <ul style="list-style-type: none"> • Funding / project management in collaboration with NRM • Property Biosecurity Plans reflects objectives in Isaac Regional Biosecurity Plan • Appropriate management methods determined to control populations • Identified herd populations and movements • Number of enquiries received • Attendance and participation in feral deer workshops

PARTHENIUM (<i>Parthenium hysterophorus</i>)				
Management Objective: Co-ordinate integrated treatment of high-value asset areas and along roads and creeks.				
Control:		Spread:		Risk category: Very high
  		<p>Description:</p> <ul style="list-style-type: none"> • Annual herb with deep taproot growing to 1.5m • Alternate, pale green leaves covered with soft, fine hairs that are deeply divided and deeply lobed • Small white flowers in heads spanning around 4mm that cluster at the top of the plants • Flowers contain 4-5 wedge shaped black seeds 2mm long <p>Local Distributions:</p> <ul style="list-style-type: none"> • Widespread and locally abundant in some areas 	<p>Local Impacts:</p> <ul style="list-style-type: none"> • Vigorous species that rapidly colonises weak pastures with sparse ground cover. • Reduces pasture productivity and outcompetes forage plants • Threatens native grasslands • Contains skin and respiratory allergens that can lead to dermatitis and hay fever / asthma • TOXIC to animals • Livestock, pasture seed, hay, and grain devalued by contamination 	
<p><u>Operational Management</u></p> <p>Government and Industry:</p> <ul style="list-style-type: none"> • Co-ordinate integrated strategies throughout region • Landholders supported by Government, NRM Groups and NGOs for control programs • Active control on council managed transport corridors (roads, creeks etc) • Active control on infestations in Environmentally Sensitive and high asset areas\ • To provide technical support to landholders <p>Property Owners:</p> <ul style="list-style-type: none"> • Treated infestations are monitored for follow up • Strategic destocking on high value agricultural land • Weed hygiene is maintained for machinery and fodder • Active control on transport corridors (roads, creeks etc) • Active control on infestations in Environmentally Sensitive and high asset areas • Property Biosecurity Plans incorporates relevant objectives in the Isaac Regional Biosecurity Plan 			<p>Success Indicators:</p> <ul style="list-style-type: none"> • Environmentally sensitive areas impacts are reduced • Management leads to decrease in infestation • Attendance at relevant training opportunities and distribution of information throughout community • Regional mapping indicates infestation is stable or reduced • Funding / project management in collaboration with NRM's • Property Biosecurity Plans reflects objectives in Isaac Regional Biosecurity Plan 	

PARKINSONIA (*Parkinsonia aculeata*)

Management Objective: Reduced infestations along waterways and in grazing areas

Control: 	Spread: 	Risk category: Very high	Management Phase: Protection of Assets
  	<p>Description:</p> <ul style="list-style-type: none">• Perennial spiny shrub/tree growing up to 10m tall• Stems, branches, and often trunks green with zigzagging branches and spines 7-12mm at leaf base• Long, flattened, alternated stalks 20-40cm long with small oblong leaflets 3-6mm long• Bright yellow flowers with one orange marked petal approx. 20mm diameter• Green to brown pencil-like pods with hard exterior	<p>Local Impacts:</p> <ul style="list-style-type: none">• Forms dense and often impenetrable thorny thickets along water courses• Decreases wetland health through erosion, lowering water tables, and damming water courses• Seed pods thick and durable, allowing them to survive dormant for long periods and enables ready transportation during flooding• Difficult for mustering and restricts access to watering points• Decreases pasture growth• Decreases wetland waterbird habitat• Expensive to control once establish	
	<p>Local Distributions:</p> <ul style="list-style-type: none">• Infestations along major waterways, flood plains, and adjoining properties• Upper Fitzroy Catchment and Mackenzie Rivers		
<p><u>Operational Management</u></p> <p>Government and Industry:</p> <ul style="list-style-type: none">• Co-ordinate integrated strategies throughout region• Active control on Isaac Regional Council road reserves and transport corridors• Landholders supported by Government, NRM Groups and NGOs for control programs• To provide technical support to landholders <p>Property Owners:</p> <ul style="list-style-type: none">• Weed hygiene is maintained for machinery• Active control on infestations in Environmentally Sensitive and high asset areas• Active control on transport corridors (roads etc)• Treated infestations are monitored for follow up• Reduction along targeted distribution areas and waterways• Property Biosecurity Plans incorporates relevant objectives in the Isaac Regional Biosecurity Plan		<p>Success Indicators:</p> <ul style="list-style-type: none">• Regional mapping indicates infestation is stable or reduced• Targeted catchments have reduced infestation densities• Funding / project management in collaboration with NRM• Property Biosecurity Plans reflects objectives in Isaac Regional Biosecurity Plan	

PRICKLY ACACIA (*Vachellia nilotica*)

Management Objective: Actively control in riparian areas and increased knowledge to farmers about using prickly acacia as fodder and the threats it poses

Control: 	Spread: 	Risk category: Very high	Management Phase: Protection of Assets
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Description:

- Thorny perennial shrub/tree growing 4-10m and forming dense, spiny thickets
- Finely divided, fern-like leaves with a pair of stout spines at each leaf-base
- Yellow globular flowers 12mm diameter grouped on leaf joints from Feb-June
- Long, flat pods 10-15cm with narrow constrictions between seeds

Local Distributions:

- Established throughout region

Local Impacts:

- Grown as high protein fodder but viable seed spread through livestock ingestion
- Favours water courses and bore drains which makes for costly maintenance
- Outcompetes natives for water
- Livestock operations including mustering and property management restricted
- Pasture declines
- Transforms grasslands into thorny scrub/woodlands and decreases their biodiversity

Operational Management

Government and Industry:








- Co-ordinate integrated strategies throughout region
- Active control on Isaac Regional Council transport corridors
- Map, strategically control target areas, and monitor
- Co-ordinated property-based management programs investigated
- Engage Landholders to discourage grazing
- Technical support provided to landholders

Property owners:

- Weed hygiene is maintained for machinery
- Active control on infestations in Environmentally Sensitive and high asset areas
- Landholders supported by Government, NRM Groups and NGOs for control programs
- Treated infestations are monitored for follow up
- Property Biosecurity Plans incorporates relevant objectives in the Isaac Regional Biosecurity Plan






Success Indicators:

- Infestations identified and prioritised
- Reduction in property infestations
- Landholders are aware of impacts of using prickly acacia for grazing
- Training events and workshops attended
- Number of service requests
- Regional mapping indicates infestation is stable or reduced
- Targeted catchments have reduced infestation densities
- Funding / project management in collaboration with NRM
- Property Biosecurity Plans reflects objectives in Isaac Regional Biosecurity Plan

CASTOR OIL PLANT (<i>Ricinus communis</i>)			
Management Objective: Achieved reduction of Castor Oil plants along Sandy Creek, Isaac River, and Nebo Creek			
Control:  	Spread:   	Risk category: Very high	Management Phase: Protection of Assets
 	Description: <ul style="list-style-type: none">• Training events and workshops attended• Number of service requests• Perennial, highly branched shrub growing more than 3m tall with a cane like trunk structure• Large, alternate leaves with prominent central vein, 7-9 pointed segments with toothed margins• Leaves glossy and dark red-brown when young, becoming green when mature• Small, red flowers at end of stem year-round• Fruits 2-3cm diameter with green or red soft spines and three segments		Local Impacts: <ul style="list-style-type: none">• Spreads readily in sandy soil, creek banks, and gullies• Seeds and leaves are highly TOXIC to humans and livestock
	Local Distributions: <ul style="list-style-type: none">• Major waterways throughout region including Sandy Creek, Isaac River, Nebo Creek		
<u>Operational Management</u> Government and Industry: <ul style="list-style-type: none">• Co-ordinate integrated strategies throughout region• Landholders supported by Government, NRM Groups and NGOs for control programs• Treated infestations are monitored for follow up• Active control on infestations in Environmentally Sensitive and high asset areas• Continue to map populations and monitor movement within catchments• To provide technical support to landholders Property Owners: <ul style="list-style-type: none">• Weed hygiene is maintained for machinery• Active control on infestations in Environmentally Sensitive and high asset areas• Treated infestations are monitored for follow up• Property Biosecurity Plans incorporates relevant objectives in the Isaac Regional Biosecurity Plan		Success Indicators: <ul style="list-style-type: none">• Knowledge of seed/plant transportation extent and changes• Infestation reduction along Sandy Creek, Isaac River, and Nebo Creek• Regional mapping indicates infestation is stable or reduced• Targeted catchments have reduced infestation densities• Funding / project management in collaboration with NRM• Property Biosecurity Plans reflects objectives in Isaac Regional Biosecurity Plan	








MIMOSA BUSH (*Vachellia farnesiana*)

Management Objective: Buffer zones established on properties and reduction on transport corridors and private properties

Control: 	Spread:   	Risk category: Very high	Management Phase: Protection of Assets
	Description: <ul style="list-style-type: none">• Round shrub to small tree, 2-3m tall• Multi-stemmed with branches growing in zig-zag formation• Fern-like leaves, 1-6 pairs of leaf branches with 5-20 pairs of narrow leaflets that are 4-8mm long• Golden spherical flowers approx. 1cm diameter that grow on stalks• Dark brown cigar-shaped pods at maturity up to 6cm long		Local Impacts: <ul style="list-style-type: none">• Spreads readily and grows quickly• Can form thorny thickets and limit herd access to water supply• Can be useful as grass supplement in dry season and is readily eaten by stock if healthy pasture competition is available
	Local Distributions: <ul style="list-style-type: none">• Well established throughout region, particularly in western localities and along road/reserves		
<u>Operational Management</u> Government and Industry: <ul style="list-style-type: none">• Co-ordinate integrated strategies throughout region• Active control on infestations in Environmentally Sensitive and high asset areas• Active control on Isaac Regional Council road reserves and transport corridors (roads etc)• Landholders supported by Government, NRM Groups and NGOs for control programs• Treated infestations are monitored for follow up• Encourage landholders to reduce infestations and discourage use as fodder• To provide technical support to landholders Property Owners: <ul style="list-style-type: none">• Weed hygiene is maintained for machinery• Active control on infestations in Environmentally Sensitive and high asset areas• Active control on transport corridors (roads etc)• Treated infestations are monitored for follow up• Have defined buffer zones between adjoining properties, creeks and roads• Property Biosecurity Plans incorporates relevant objectives in the Isaac Regional Biosecurity Plan		Success Indicators: <ul style="list-style-type: none">• Reduction in property infestations and visible buffer zones established• Regional mapping indicates infestation is stable or reduced• Targeted catchments have reduced infestation densities• Funding / project management in collaboration with NRM• Property Biosecurity Plans reflects objectives in Isaac Regional Biosecurity Plan	



SALVINIA (*Salvinia molesta*)

Management Objective: Control to elimination (if possible) on Hood's Lagoon and reduce incursions in St Lawrence

Control:   	Spread:   	Risk category: Very high	Management Phase: Protection of Assets
	Description: <ul style="list-style-type: none"> • Perennial aquatic floating fern with green folded and compacted floating fronds, and brown submerged fronds • Leaves in pairs along common stem and covered in stiff, water-repellent hairs • Forms thick mats that completely cover water storage areas in a short time. • Has long hanging root systems that help entangle the plant into mat like forms 	Local Impacts: <ul style="list-style-type: none"> • Divides into daughter plants in as little as three days leading to very quick surface coverage • Large loss of water content due to evapotranspiration • Degradation of water quality • Depletes oxygen and promotes eutrophication causing substantial harm to aquatic fauna • Collects debris during flooding, and reduces flow to irrigation equipment • Inhibits recreational activity • Increased risk of mosquito's and mosquito related diseases 	
	Local Distributions: <ul style="list-style-type: none"> • Isaac coastal region • St Lawrence • Hoods Lagoon, Clermont 		
Operational Management <p>Government and Industry:</p> <ul style="list-style-type: none"> • Co-ordinate integrated strategies throughout region • Weed hygiene is maintained for machinery washdowns after aquatic removal • Active control on infestations in Environmentally Sensitive and high asset areas • Landholders supported by Government, NRM Groups and NGOs for control programs • Treated infestations are monitored for follow up • Support biocontrol breeding and distribution • Monitor waterways throughout region and be prepared for timely response • To provide technical support to landholders <p>Property Owners:</p> <ul style="list-style-type: none"> • Active control on infestations in Environmentally Sensitive and high asset areas • Treated infestations are monitored for follow up • To contain active infestations to isolated sections (where possible) • Alert IRC of new infestations in flowing bodies of water • Engage with neighbouring properties for holistic approaches to management • Property Biosecurity Plans incorporates relevant objectives in the Isaac Regional Biosecurity Plan 		Success Indicators: <ul style="list-style-type: none"> • Salvinia Weevils are established and available in the Isaac Region • Biosecurity measures are met through machinery washdown procedures and appropriate disposal of harvested weed • Waterway health improved in previously infested areas • Number of service requests • Regional increase in capacity to identify species • Regional mapping indicates infestation is stable or reduced • Targeted waterways have reduced infestation densities • Funding / project management in collaboration with NRM • Property Biosecurity Plans reflects objectives in Isaac Regional Biosecurity Plan 	

CHINEE APPLE (*Ziziphus mauritiana*)

Management Objective: Control in Environmentally Sensitive Areas, vulnerable riparian areas, and transport corridors.

Control: 	Spread: 	Risk category: Very high	Management Phase: Protection of Assets
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Description:

- Deciduous large shrub, small spreading tree growing up to 8m with 10m in canopy diameter
- Branches are densely bunched, and zig zagged with numerous thorns
- Leaves are oblong, 5cm long, glossy green above and woolly white underneath.
- Small green-white flowers with characteristic unpleasant odour, flowering December
- Small, edible yellow to orange fruit, 2-5cm diameter

Local Distributions:

- Clermont
- May Downs Road

Local Impacts:

- Forms dense thickets that impede stock management
- Reduces land productivity
- Fruits are edible so livestock, some native animals and feral pigs will eat them and carry for large distance dispersal

Operational Management

Government and Industry:




- Co-ordinate integrated strategies throughout region
- Active control on infestations in Environmentally Sensitive and high asset areas
- Active control on Isaac Regional Council road reserves
- Active control on transport corridors (roads etc)
- Landholders supported by Government, NRM Groups and NGOs for control programs
- Treated infestations are monitored for follow up
- To provide technical support to landholders


Property Owners:

- Weed hygiene is maintained for machinery
- Active control on infestations in Environmentally Sensitive and high asset areas
- Active control on transport corridors (roads etc)
- Treated infestations are monitored for follow up
- Increased knowledge of mapping extent within the Isaac region
- Cross-regional monitoring for new incursions
- Property Biosecurity Plans incorporates relevant objectives in the Isaac Regional Biosecurity Plan

Success Indicators:




- Regional mapping indicates infestation is stable or reduced
- Funding / project management in collaboration with NRM
- Property Biosecurity Plans reflects objectives in Isaac Regional Biosecurity Plan
- Number of service requests

GIANT RAT'S TAIL GRASSES (GRT) - (<i>Sporobolus pyramidalis</i> & s. <i>Natalensis</i>), Giant parramatta grass (<i>S. fertilis</i>), American rat's tail grass (<i>S. jacquemontii</i>)			
Management Objective: GRT Grass is isolated to known infestations and new infestations are reported and efficiently managed			
Control: 	Spread: 	Risk category: Very High	Management Phase: Protection of Assets
	Description: <ul style="list-style-type: none"> • Tufted perennial growing up to 2.0m • Stems tough and wiry – difficult to remove • Light green turning light brown when mature. • All species slightly different with identification features available on Biosecurity Queensland website 	Local Impacts: <ul style="list-style-type: none"> • Seeds are easily spread and remain viable in soil for up to ten years. Can produce up to 85, 000 seeds m²/year • Up to 60% of Queensland suitable for establishment • Dominates pastures and reduces productivity • Outcompetes desirable and native grasses • Thrive in disturbed areas, further increasing erosion potential • Low palatability but can affect health of cattle 	
	Local Distributions: <ul style="list-style-type: none"> • Coastal localities including/east of Marlborough-Sarina road, Ilbilbie, Collaroy, St Lawrence, Blue Mountain, Nebo 	Success Indicators: <ul style="list-style-type: none"> • Improved knowledge of GRT extent in region • Infestations on private property and Council reserves are identified and contained • Staff are up to date on best practice management following attendance at workshops and training • Travel permits ensure rat's tail grasses are identified • Community is aware of GRT and educated on associated risks • Regional mapping indicates infestation is stable or reduced • Targeted catchments have reduced infestation densities • Funding / project management in collaboration with NRM • Property Biosecurity Plans reflects objectives in Isaac Regional Biosecurity Plan • Property owners establish and maintain 10m buffer zones on properties 	
Operational Management Government and Industry: <ul style="list-style-type: none"> • Co-ordinate integrated strategies throughout region • Weed hygiene is maintained for machinery • Active control on infestations in Environmentally Sensitive and high asset areas • Active control on Isaac Regional Council road reserves and transport corridors • Landholders supported by Government, NRM Groups and NGOs for control programs • Treated infestations are monitored for follow up • Map and monitor coastal localities for new incursions • Identify observation sites and undertake treatment trials and educational workshops with Department of Agriculture and Fisheries / Biosecurity Queensland, liaising on new techniques • Increase GRT profile through extension campaigns and improved grazing/pasture management • To provide technical support and education to landholders and greater community Property Owners: <ul style="list-style-type: none"> • Weed hygiene is maintained for machinery • Active control and containment for infestations in high asset areas 			

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| <ul style="list-style-type: none">• Buffer zones are established at least 10m wide on property boundaries, waterways and transport corridor to reduce severity of spread• Active control on transport corridors (roads etc)• Treated infestations are monitored for follow up• Communicate with Department of Agriculture and Fisheries / Biosecurity Queensland, for new management techniques and treatments• Stock moved through known infestations spelled for at least five days before moving into Isaac• Property Biosecurity Plans incorporates relevant objectives in the Isaac Regional Biosecurity Plan | |
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HYMENACHNE (*Hymenachne aplexicaulis*)

Management Objective: Reduction in St Lawrence wetlands and coastal localities

Control: 	Spread: 	Risk category: Very high	Management Phase: Protection of Assets
	Description: <ul style="list-style-type: none">• Rhizomatous perennial grass growing up to 2.5m• Stems erect with white pith and leaf blades 10-45cm long that attach strongly at the stem• Flowers are spike-like, and 20-40cm long between April-June		Local Impacts: <ul style="list-style-type: none">• Grown as high nutrient fodder but quickly invades stream banks, wetlands, irrigation ditches, and aquatic habitats.• Blocks fish passages• Can grow down 1.2m in permanent wetlands• Increased flooding by reducing capacity of drainage networks
	Local Distributions: <ul style="list-style-type: none">• Greenhill / Notch Point• St Lawrence wetlands		
<u>Operational Management</u> Government and Industry: <ul style="list-style-type: none">• Co-ordinate integrated strategies throughout region• Weed hygiene is maintained for machinery• Active control on infestations in Environmentally Sensitive and high asset areas• Active control on Isaac Regional Council Road corridors and catchments• Landholders supported by Government, NRM Groups and NGOs for control programs• Treated infestations are monitored and mapped for follow up• Discourage landowner use of growing for fodder and educate on moving water transport of aquatic weeds• To provide technical support to landholders Property Owners: <ul style="list-style-type: none">• Weed hygiene is maintained for machinery• Treated infestations are monitored for follow up• Investigation of alternative fodder options• Property Biosecurity Plans incorporates relevant objectives in the Isaac Regional Biosecurity Plan		Success Indicators: <ul style="list-style-type: none">• Greater understanding of distribution extent• Educational information distributed• Regional mapping indicates infestation is stable or reduced• Targeted catchments have reduced infestation densities• Funding / project management in collaboration with NRM• Property Biosecurity Plans reflects objectives in Isaac Regional Biosecurity Plan	








MOTHER-OF-MILLIONS (*Bryophyllum delagoense*)

Management Objective: Reduction on road reserves and town commons

Control:    	Spread:    	Risk category: Very high	Management Phase: Protection of Assets
	Description: <ul style="list-style-type: none"> • Perennial, succulent herb with mottled pale green, olive green, or pink stems • Growing to 1 meter tall • Leaves 3-10cm long, waxy and teeth near tip • Orange- red, bell-shaped flowers clustering at the top of the stem in June-Nov • Flattened pods up to 15cm long in dense clusters • Plant can easily reproduce from embryoids (plantlets) grown on leaf edges 	Local Impacts: <ul style="list-style-type: none"> • Proliferates rapidly in vulnerable areas, with the ability to colonise watercourses including creek banks and alluvial plains • Flowers are POISONOUS to stock • Impedes grazing and growth of good pasture 	
	Target Distributions: <ul style="list-style-type: none"> • Clairview, St Lawrence, Clermont, Moranbah, Dysart • Local road networks 		
<u>Operational Management</u> Government and Industry: <ul style="list-style-type: none"> • Co-ordinate integrated strategies throughout region • Active control on infestations in Environmentally Sensitive and high asset areas • Active control on Isaac Regional Council transport corridors and urban townships • Landholders supported by Government, NRM Groups and NGOs for control programs • Treated infestations are monitored for follow up • To provide technical support to landholders Property Owners: <ul style="list-style-type: none"> • Weed hygiene is maintained for machinery • Active control on infestations in Environmentally Sensitive and high asset areas • Active control on transport corridors (roads etc) • Treated infestations are monitored for follow up • Reduce residential garden infestations • Property Biosecurity Plans incorporates relevant objectives in the Isaac Regional Biosecurity Plan 		Success Indicators: <ul style="list-style-type: none"> • Raised community control and awareness through education • Regional mapping indicates infestation is stable or reduced • Targeted catchments have reduced infestation densities • Funding / project management in collaboration with NRM • Property Biosecurity Plans reflects objectives in Isaac Regional Biosecurity Plan 	











LANTANA (*Lantana camara*)

Management Objective: Co-ordinate systematic integrated management in Eastern localities

Control:    	Spread:  	Risk category: Very high	Management Phase: Protection of Assets
	<p>Description:</p> <ul style="list-style-type: none"> • Perennial, heavily branched shrub growing to 3m tall, in dense thickets or compact clumps • Opposite leaves, bright green above and paler beneath, slightly rounded and toothed margins • Flowers are tiny in terminal heads, with varying colours or red, pink, white, yellow, mauve, orange, and cream. Flowers year-round • Glossy purple-black fruits 	<p>Local Impacts:</p> <ul style="list-style-type: none"> • Overruns valuable pastures, grazing land, riparian areas, and fence lines • POISONOUS to livestock • Costly maintenance for fencing and control • Impacts high biodiversity ecosystems on forest edges, riparian and coastal zones, threatening wildlife habitat • Smothers and out-competes native species • Impedes recreational use and aesthetic quality 	
	<p>Local Distributions:</p> <ul style="list-style-type: none"> • Sarina-Marlborough Road • Dense distributions on roadsides from Nebo through to St Lawrence 		
<p><u>Operational Management</u></p> <p>Government and Industry:</p> <ul style="list-style-type: none"> • Co-ordinate integrated strategies throughout region • Active control on infestations in Environmentally Sensitive and high asset areas • Active control on Isaac Regional Council transport corridors • Landholders supported by Government, NRM Groups and NGOs for control programs • Treated infestations are monitored for follow up • Strategic use of biocontrol • To provide technical support to landholders <p>Property Owners:</p> <ul style="list-style-type: none"> • Weed hygiene is maintained for machinery • Active control on infestations in Environmentally Sensitive and high asset areas • Buffer zones established near transport corridors • Treated infestations are monitored for follow up • Strategic use of biocontrol • Property Biosecurity Plans incorporates relevant objectives in the Isaac Regional Biosecurity Plan 		<p>Success Indicators:</p> <ul style="list-style-type: none"> • Environmentally Sensitive areas are treated and monitored • Bio-controls are dispersed in targeted infestations • Regional mapping indicates infestation is stable or reduced • Targeted catchments have reduced infestation densities • Funding / project management in collaboration with NRM • Property Biosecurity Plans reflects objectives in Isaac Regional Biosecurity Plan 	

BELLYACHE BUSH (*Jatropha gossypifolia*)

Management Objective: Contain and reduce populations surrounding properties and increase education on the risks to livestock




Control:    	Spread:     	Risk category: Very high	Management Phase: Protection of Assets
	<p>Description:</p> <ul style="list-style-type: none"> • Small tree/shrub 2.5-4m tall, erect with shallow root system. Thick, soft stems with coarse hairs. • Alternate leaves, 3-5 deep lobes, purple when juvenile and bright green when mature, finely toothed margin, 10cm diameter • Small red to purple flowers with yellow clusters in upper part of plant • Oblong fruit with three-lobed capsule, 10-12cm long that explodes when ripe 	<p>Local Impacts:</p> <ul style="list-style-type: none"> • Prolific seeder, that can fruit and flower year-round • Can grow and re-shoot vegetatively from stems or removed garden plants. May be dispersed by ants who assist in germination process. • Can rapidly colonise riparian areas and reduce biodiversity values • Shallow root system and large canopy forms dense monoculture that facilitates out-competition of native vegetation, pasture reduction, and erosion • TOXIC to stock and can be poisonous to humans • Thickets restrict access to land and water 	
	<p>Local Distributions:</p> <ul style="list-style-type: none"> • Moranbah Common, dump, water treatment plant • Isaac River • Dysart, St Lawrence, Flaggy Rock 		
<p><u>Operational Management</u></p> <p>Government and Industry</p> <ul style="list-style-type: none"> • Co-ordinate integrated strategies throughout region • Active control on infestations in Environmentally Sensitive and high asset areas • Active control on Isaac Regional Council transport corridors • Landholders supported by Government, NRM Groups and NGOs for control programs • Contain emerging infestations and reduce densities in Moranbah and Dysart • New and isolated infestations are identified and targeted for immediate control • Treated infestations are monitored for follow up • To provide technical support to landholders 		<p>Success Indicators:</p> <ul style="list-style-type: none"> • Isaac Regional Council on-ground teams have resources to identify and eradicate new infestations in a timely manner • Bi-annual inspections of treated areas at Moranbah, and Dysart • Vehicle and machinery checks are conducted on contractor plant • Information sheets and flyers available for distribution • Regional mapping indicates infestation is stable or reduced • Targeted catchments have reduced infestation densities • Funding / project management in collaboration with NRM • Property Biosecurity Plans reflects objectives in Isaac Regional Biosecurity Plan 	

Property Owners:

- Weed hygiene is maintained for machinery
- Active control on infestations in Environmentally Sensitive and high asset areas
- Active control on transport corridors (roads etc)
- Treated infestations are monitored for follow up
- New and isolated infestations are identified and targeted for immediate control
- Property Biosecurity Plans incorporates relevant objectives in the Isaac Regional Biosecurity Plan




FERAL LEUCAENA (*Leucaena leucocephala*)

Management Objective: Contain within landholder boundaries and reduce in townships

Control: 	Spread: 	Risk category: Very high	Management Phase: Protection of Assets
	Description: <ul style="list-style-type: none">• Small tree growing to average height of 6m• Leaves dull grey-green, approx. 25cm long• Cream-yellow spherical flower heads on short stalks• Flattened pods up to 15cm long in dense clusters		Local Impacts: <ul style="list-style-type: none">• Forms dense thickets on disturbed roadsides that decreases visibility, blocks table drains, and poses minor flooding risks• Inhibits growth, reproduction, and survival of surrounding species
	Local Distributions: <ul style="list-style-type: none">• Dysart township• Lake Elphinstone• Road reserves in coastal localities		
Operational Management			Success Indicators: <ul style="list-style-type: none">• Visible reduction in infestations in townships through systematic treatment• COP implemented• 10m buffer zones established on major road reserves as per the COP• Discussion and development at working group meetings• Regional mapping indicates infestation is stable or reduced• Targeted catchments have reduced infestation densities• Funding / project management in collaboration with NRM• Property Biosecurity Plans reflects objectives in Isaac Regional Biosecurity Plan and the COP for establishing and maintaining Leucaena Pastures
Government and Industry: <ul style="list-style-type: none">• Co-ordinate integrated strategies throughout region• Weed hygiene is maintained for machinery• Active control on infestations in Environmentally Sensitive and high asset areas• Active control on Isaac Regional Council transport corridors• Landholders supported by Government, NRM Groups and NGOs for control programs• Treated infestations are monitored for follow up• To provide technical support to landholders Property Owners: <ul style="list-style-type: none">• Weed hygiene is maintained for machinery• Active control on infestations in Environmentally Sensitive and high asset areas• Active control on transport corridors (roads etc)• Treated infestations are monitored for follow up• Investigate alternative high-value crop species• All property managers keeping Leucaena for fodder must meet the guidelines given under 'the code of practice (COP) for establishing and maintaining Leucaena Pastures' (<i>The Leucaena Network, 2020</i>)			

WATER LETTUCE (*Pistia stratiotes*)

Management Objective: Contain infestations in waterways and reduce populations near the coast

Control:		Spread:		Risk category: Very high	Management Phase: Protection of Assets
	Description:			Local Impacts:	
	Local Distributions:				

<ul style="list-style-type: none">• Free-floating, spongy perennial herb with overlapping leaves that give the appearance of an open head of lettuce• Leaves form a rosette of pale green, fan-shaped leaves with six prominent veins on underside with short white hairs• Small green-white flowers appear in Summer and early Autumn	<ul style="list-style-type: none">• Used extensively in aquarium trade and easily spread• Rapidly colonises surface of water bodies• De-oxygenation, loss of biodiversity, reduced stream flow• Increased risk of mosquitos and flood risk• Providing raft-like platform for other weeds such as para grass to establish on
<ul style="list-style-type: none">• Grosvenor Creek, Moranbah, St Lawrence	

Operational Management

Government and Industry:

- Co-ordinate integrated strategies throughout region
- Weed hygiene is maintained for aquatic machinery
- Active control on infestations in Environmentally Sensitive and high asset areas
- Landholders supported by Government, NRM Groups and NGOs for control programs
- Treated infestations are monitored for follow up
- Monitor waterways for new infestations
- To provide technical support to landholders

Property Owners:






- Active control on infestations in Environmentally Sensitive and high asset areas
- Treated infestations are monitored for follow up
- Implement control methods for new infestations and isolate the infestation where possible

Success Indicators:

- Control methods are used on isolated occurrences
- New infestations identified, mapped, and treated in timely manner
- Regional mapping indicates infestation is stable or reduced
- Targeted catchments have reduced infestation densities
- Funding / project management in collaboration with NRM
- Property Biosecurity Plans reflects objectives in Isaac Regional Biosecurity Plan

HARRISIA CACTUS (*Harrisia martinii*)

Management Objective: Reduce populations on transport corridors and increase knowledge of species extent

Control:   	Spread: 	Risk category: High	Management Phase: Protection of Assets
	<p>Description:</p> <ul style="list-style-type: none"> • Perennial cactus that has stems growing both horizontally and vertically approx. 50cm high forming dense thickets in tangled mat • Stems have six longitudinal ribs with triangular humps covered in grey felt like hairs • Funnel-like flowers, white-pink, 15-20cm long. Flowering in spring and summer and opening at night • Fruits are round pink to red spherical approx. 5cm diameter covered in bumps with protruding hairs and spines <p>Local Distributions:</p> <ul style="list-style-type: none"> • Gregory Development Road, Upper Belyando catchment, Kilcummin • Property fence lines throughout region 	<p>Local Impacts:</p> <ul style="list-style-type: none"> • Produces large quantities of seed, easily spread over wide areas by birds • Out-competes desirable pasture plants • Can cause painful injuries to persons and cattle that encounter long, sharp spikes • Interferes with mustering and agricultural operations 	

Operational Management

Government and Industry:

- Co-ordinate integrated strategies throughout region
- Active control on infestations in Environmentally Sensitive and high asset areas
- Active control on Isaac Regional Council transport corridors
- Landholders supported by Government, NRM Groups and NGOs for control programs
- Treated infestations are monitored for follow up
- Increase GPS data to better delineate species extent
- Provide technical advice and encourage fence line control

Property Owners:




- Weed hygiene is maintained for machinery
- Active control on infestations in Environmentally Sensitive and high asset areas
- Active control on transport corridors (roads etc)
- Treated infestations are monitored for follow up
- Gather GPS data to better delineate species extent
- Systematic control and follow-up on prioritised road reserves
- Provide technical advice and encourage fence line control
- Investigate bio-controls

Success Indicators:

- Mapping data outlines areas to focus targeted integrated management strategies
- Infestations contained and reduced on priority road networks and transport routes
- Encourage community control and awareness through educational material
- Discussions with stakeholders and trial site established for biocontrol's if possible
- Funding / project management in collaboration with NRM
- Property Biosecurity Plans reflects objectives in Isaac Regional Biosecurity Plan



RUBBER VINE (*Cryptostegia grandiflora*)

Management Objective: Reduce infestations in road reserves, stock routes and catchments

Control: 	Spread: 	Risk category: High	Management Phase: Protection of Assets
	Description: <ul style="list-style-type: none">• Scrambling woody perennial vine with whip-like shoots that can grow up to 30m high when climbing, or as a shrub 1-2m• Opposite glossy leaves 6-10cm long, dark green above and paler underneath with purple midrib• Flowers October-April with pink fading to white, five-lobed funnel-shaped flowers, 5cm across• Seed pods are rigid and grow in pairs, 10-12cm long and growing at right angles to bottom of the stalk.		Local Impacts: <ul style="list-style-type: none">• Spreads and colonises rapidly, aggressively invading woodlands and riparian ecosystems• Forms dense thickets and large canopies that expand outwards, reaching up to 20,000 plants/ha• Smothers riparian vegetation and is serious threat to deciduous vine thickets in Queensland• Decreases biodiversity and wildlife habitat• Loss of pasture• Impedes stock access to water• Is POISONOUS to livestock
	Local Distributions: <ul style="list-style-type: none">• Valkyrie / May downs, Clermont Alpha Road, Sandy Creek, Upper Belyando, St Lawrence, and Peak Downs Highway		
<u>Operational Management</u>		Success Indicators:	
Government and Industry: <ul style="list-style-type: none">• Co-ordinate integrated strategies throughout region• Active control on infestations in Environmentally Sensitive and high asset areas• Active control on Isaac Regional Council transport corridors• Landholders supported by Government, NRM Groups and NGOs for control programs• Treated infestations are monitored for follow up• Continue to map movement through catchments• Target new infestations on stock routes• To provide technical support to landholders		<ul style="list-style-type: none">• Treatment on waterways monitored• Stock routes are free of rubber vines• Number of integrated biocontrol trials• Co-management effective on state-controlled roads, road reserves, and rail sections• Number of landholder enquires• Regional mapping indicates infestation is stable or reduced• Targeted catchments have reduced infestation densities• Funding / project management in collaboration with NRM• Property Biosecurity Plans reflects objectives in Isaac Regional Biosecurity Plan	
Property Owners: <ul style="list-style-type: none">• Weed hygiene is maintained for machinery• Active control on infestations in Environmentally Sensitive and high asset areas• Active control on transport corridors (roads etc) and catchments• Treated infestations are monitored for follow up• Investigate the use of biocontrol agents to integrate with chemical treatments			

BROAD-LEAVED PEPPER TREE (*Schinus terebinthifolius*)

Management Objective: Increase education to urban property owners and reduce infestations at Council facilities and urban townships

Control: 	Spread:  	Risk category: Medium	Management Phase: Containment
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**Description:**

- Large spreading tree growing up to 10m tall
- Dark green leaves with 5-9 leaflets
- Small white flowers growing at ends of branches
- Fruits round, red and glossy, 6mm diameter
- Only female tree's fruit

Local Distributions:

- Moranbah Common, Dump and Water Treatment facilities
- Clermont, Dysart, Middlemount

Local Impacts:

- Invades coastal, wetland, and riparian areas, bushlands and sandy dunes
- Sap contains **TOXIC** resins that can cause irritable or painful skin and eye reactions, and the pollen can cause respiratory issues
- Can host diseases that impact citrus and mango trees

Operational Management**Government and Industry:**

- Co-ordinate integrated strategies throughout region
- Active control on infestations in Environmentally Sensitive and high asset areas
- Active control on Isaac Regional Council transport corridors
- Landholders supported by Government, NRM Groups and NGOs for control programs
- Treated infestations are monitored for follow up
- Continue to gather mapping data particularly across coastal localities
- Active control around Council facilities and recreation areas
- Increase education for property owners on establishing declared species as ornamental plants
- To provide technical support to landholders

Property Owners:



- Weed hygiene is maintained for machinery
- Active control on transport corridors (roads etc)
- Treated infestations are monitored for follow up
- Residential property owners to increase management of declared weeds

Success Indicators:

- Greater understanding of key distributions within region
- Treatment on key areas is effective and some native recruitment occurring
- Council facilities undertake pepper tree control as part of asset-management
- Reduction in residential gardens
- Regional mapping indicates infestation is stable or reduced
- Targeted catchments have reduced infestation densities
- Funding / project management in collaboration with NRM
- Property Biosecurity Plans reflects objectives in Isaac Regional Biosecurity Plan

CAPTAIN COOK TREE (*Cascabela thevtia*)

Management Objective: Increase education to urban property owners and reduce infestations in residential gardens and riparian areas

Control:   Spread:  Risk category: Medium Management Phase: protection of assets

Description:

- Ornamental perennial shrub growing to 10m
- Bright green, narrow, pointed leaves 5-15cm long
- Yellow bell-shaped flowers that are texturally waxy
- Green fruit 2.5-4cm in diameter maturing to black when ripe

Local Distributions:

- Clermont
- All urban centres

Local Impacts:

- Large spreading tree growing up to 10m tall
- All parts of shrub are **HIGHLY POISONOUS**, particularly the sap and seeds which can be fatal if ingested
- Competes with native vegetation
- Spread successfully by dumped garden waste

Operational Management

Government and Industry:

- Co-ordinate integrated strategies throughout region
- Active control on infestations in Environmentally Sensitive and high asset areas
- Active control on Isaac Regional Council transport corridors
- Landholders supported by Government, NRM Groups and NGOs for control programs
- Treated infestations are monitored for follow up
- Survey and map all Environmentally Sensitive Areas for presence
- Control infestations in riparian areas
- Encourage community control and awareness through educational material
- To provide technical support to landholders

Property Owners:







- Weed hygiene is maintained for machinery
- Reduce and contain infestations in riparian areas on properties
- Eradicate residential garden infestations
- Active control on transport corridors (roads etc)
- Weed hygiene is maintained for machinery
- Treated infestations are monitored for follow up

Success Indicators:

- Mapping data indicates more detailed extent of infestations
- Reduced infestations in riparian areas on council owned land and rural properties
- Prevent further spread in isolated cases
- Regional mapping indicates infestation is stable or reduced
- Targeted catchments have reduced infestation densities
- Funding / project management in collaboration with NRM
- Property Biosecurity Plans reflects objectives in Isaac Regional Biosecurity Plan
- Education has led to a reduction in the use of declared weeds as ornamental plants across urban properties







PRICKLY PEAR (*Opuntia spp. other than O.ficus-indica*)

Management Objective: Road reserves have minimal Prickly Pears present and bio-controls are established widespread

Control:  	Spread:   	Risk category: Medium	Management Phase: Protection of Assets
	Description:		Local Impacts:
	<ul style="list-style-type: none">• Shallow-rooted perennial forming large, up to 1.5m, clumps• Thick and tough drought resistant skin• Flattened segments blue-green or green, around 20cm long, with spines and barbed bristles• Large, brightly coloured flowers from Sept-Mar• Pear-shaped fruits red/orange/yellow and maturing to purple when ripe. Approx 4-6cm long		
	Local Distributions:		
<ul style="list-style-type: none">• Scattered throughout region on road reserves and private property		<ul style="list-style-type: none">• Can have a devastating impact on agricultural land and native ecosystems• Outcompetes native shrubs and groundcover species• Spines can cause injury to native animals, stock animals and humans• Provides harbourage for pest animals• Seeds remain viable for up to 20 years	
<u>Operational Management</u>		Success Indicators:	
Government and Industry:		<ul style="list-style-type: none">• Bio-controls established widespread across the region• Public spaces and travel corridors are safe for transport, stock movement and public uses• Cactus identification and management training events attended• Regional mapping indicates infestation is stable or reduced• Targeted catchments have reduced infestation densities• Funding / project management in collaboration with NRM• Property Biosecurity Plans reflects objectives in Isaac Regional Biosecurity Plan	
<ul style="list-style-type: none">• Co-ordinate integrated strategies throughout region• Active control on infestations in Environmentally Sensitive and high asset areas• Landholders supported by Government, NRM Groups and NGOs for control programs• Treated infestations are monitored for follow up• Pest management staff attend training/workshops and develop promotional education campaigns for the community• Prioritise control methods on Isaac Regional Council roads, stock routes and public reserves• To provide technical support to landholders			
Property Owners:			
<ul style="list-style-type: none">• Weed hygiene is maintained for machinery• Active control on infestations in Environmentally Sensitive and high asset areas• Active control on transport corridors (roads etc)• Treated infestations are monitored for follow up• Establish/investigate bio-controls as an integrated management strategy			

ATHEL PINE (*Tamarix aphylla*)

Management Objective: Remaining population is contained and treated

Control:  	Spread:   	Risk category: Negligible	Management Phase: Prevention
	Description: <ul style="list-style-type: none">• Sprawling tree growing to 15m• Dull green leaves resembling pine needles• Small pink-white flowers growing on 30-60mm spikes from December to February• Bell-shaped fruit containing small, cylindrical seeds		Local Impacts: <ul style="list-style-type: none">• Drought resistant and thrives in riparian environments, outcompeting Eucalypt species and other natives for water resources, affecting important native bird and reptile habitats• Increases salt concentration of substrate• Increases erosion risk• Reduces table water and draining waterholes• Year-long germination
	Local Distributions: <ul style="list-style-type: none">• Clermont		
<u>Operational Management</u> Government and Industry: <ul style="list-style-type: none">• Co-ordinate integrated strategies throughout region• Active control on infestations in Environmentally Sensitive and high asset areas• Active control on Isaac Regional Council transport corridors (roads etc)• Landholders supported by Government, NRM Groups and NGOs for control programs• Treated infestations are monitored for follow up• Treatment and replacement as part of management plans for public spaces• Active control on riparian areas• To provide technical support to landholders• Encourage community control and awareness through educational material Property Owners: <ul style="list-style-type: none">• Weed hygiene is maintained for machinery• Active control on infestations in Environmentally Sensitive and high asset areas• Active control on transport corridors (roads etc)• Treated infestations are monitored for follow up• Active control and containment in riparian areas		Success Indicators: <ul style="list-style-type: none">• Increased knowledge about distribution across all localities• Gradual reduction and replacement in public spaces• Riparian areas infestations are reduced and controlled• Residential and business gardens are aware of impacts and presence is reduced in townships• Regional mapping indicates infestation is stable or reduced• Targeted catchments have reduced infestation densities• Funding / project management in collaboration with NRM• Property Biosecurity Plans reflects objectives in Isaac Regional Biosecurity Plan	

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APPENDIX 1: KNOWN PEST FLORA AND FAUNA IN THE ISAAC REGION

Pest Species	Biosecurity Act 2014 status	Other State identified significance	Local significance
Pest Plants Known			
African Lovegrass (<i>Eragrostis curvula</i>)		Invasive	
African Tulip Tree (<i>Spathodea campanulata</i>)	Restricted category 3		
Asparagus Fern (<i>Asparagus aethiopicus</i> , <i>A. africanus</i> , <i>A. plumosus</i> , and <i>A. scandens</i>)	Restricted category 3		
Athel Pine (<i>Tamarix aphylla</i>)	Restricted category 3		
Bellyache Bush (<i>Jatropha gossipifolia</i>)	Restricted category 3		
Broad-leaved Pepper tree (<i>Schinus terebinthifolius</i>)	Restricted category 3		
Captain Cook Tree / Yellow Oleander (<i>Cascabela thevetia</i>)	Restricted category 3		
Castor Oil Plant (<i>Ricinus communis</i>)		Invasive	
Cat's Claw Creeper (<i>Macfadyena unguis-cati</i>)	Restricted category 3		

Chinee Apple (<i>Ziziphus mauritiana</i>)	Restricted category 3		
Grader Grass (<i>Themeda quadrivalvis</i>)		Invasive	
Harrisia Cactus (<i>Harrisia martinii</i> , <i>H. tortuosa</i> , and <i>H. pomanensis</i> syn. <i>Cereus pomanensis</i>)	Restricted category 3		
Hymenachne (<i>Hymenachne amplexicaulis</i>)	Restricted category 3		
Lantana (<i>Lantana</i> spp.)	Restricted category 3		
Leucaena (<i>Leucaena leucocephala</i>)		Invasive	
Mesquite / Algarroba (<i>Prosopis pallida</i>)	Restricted category 3		
Mimosa Bush (<i>Vachellia farnesiana</i>)		Invasive	
Mother-of-Millions (<i>Bryophyllum delagoense</i>)	Restricted category 3		
Parkinsonia (<i>Parkinsonia aculeata</i>)	Restricted category 3		
Parthenium Weed (<i>Parthenium hysterophorus</i>)	Restricted category 3		
Prickly Acacia (<i>Vachellia nilotica</i>)	Restricted category 3		
Prickly Pear (<i>Opuntia</i> spp. other than <i>O. ficus-indica</i>)	Restricted category 3		
Rat's Tail Grasses (<i>Sporobolus fertilis</i> , <i>S. jacquemontii</i> , <i>S. natalensis</i> , <i>S. pyramidalis</i>)	Restricted category 3		
Rubber Vine (<i>Cryptostegia grandiflora</i>)	Restricted category 3		
Salvinia (<i>Salvinia molesta</i>)	Restricted category 3		

Sicklepod (<i>Senna obtusifolia</i>)	Restricted category 3		
Thatch Grass (<i>Hyparrhenia rufa</i>)			Local populations
Tobacco bush (<i>Elephantopus mollis</i>)	Restricted category 3		
Water Hyacinth (<i>Eichhornia crassipes</i>)	Restricted category 3		
Water Lettuce (<i>Pistia stratiotes</i>)	Restricted category 3		
Yellow Bells (<i>Tecoma stans</i>)	Restricted category 3	Invasive	
Sleeper Populations			
Albizia (<i>Albizia lebbbeck</i>)			Local populations
Blue Agave (<i>Agave tequilana</i>)		Invasive	
Cumbungi (<i>Typha spp.</i>)		Invasive	
Duranta (<i>Duranta erecta</i>)		Invasive	
Japanese Sunflower (<i>Tithonia diversifolia</i>)		Invasive	
Mexican Poppy (<i>Argemone ochroleuca</i>)			Local populations
Mother-in-Law's Tongue (<i>Sansevieria trifasciata</i>)		Invasive	
Neem Tree (<i>Azadirachta indica</i>)		Invasive	
Noogoora Burr (<i>Xanthium occidentale</i>)		Invasive	

Snakeweed (<i>Stachytarpheta jamaicensis</i>)		Invasive	
Pest Animal Known			
Cane Toad (<i>Rhinella marina</i>)		Invasive	Local populations
Dingo/Wild Dog (<i>Canis lupus dingo/familiaris</i>)	Restricted 3, 4, 6		
European Fox (<i>Vulpes vulpes</i>)	Restricted 3, 4, 5, 6		
European Rabbit (<i>Oryctolagus cuniculus</i>)	Restricted 3, 4, 5, 6		
Feral Cat (<i>Felis catus</i>)	Restricted 3, 4, 6		
Feral Chital, Red, and Rusa Deer (<i>Axis axis</i> , <i>Cervus elaphus</i> , <i>Cervus timorensis</i>)	Restricted 3, 4, 6		
Feral Pig (<i>Sus scrofa</i>)	Restricted 3, 4, 6		
Locusts (<i>Austracris guttolosa</i> , <i>Locusta migratoria</i>)		Invasive	

APPENDIX 2: GENERAL BIOSECURITY OBLIGATION (*Queensland Legislation, 2020*)

The General Biosecurity Obligation requires everyone to; not do anything that exacerbates the biosecurity risk and/or not omitting to do something if omitting to do that thing would exacerbate that risk Under the Act, any person who deals with biosecurity matter or a carrier, or carries out an activity, should know or ought to reasonably know the biosecurity risk associated with the matter, carrier, or activity. The person has a general biosecurity obligation (GBO) to take all reasonable and practical measures to prevent or minimise the biosecurity risk. The person also has a general biosecurity obligation not to do, or omit to do, something that may exacerbate the adverse effects, or potential adverse effects of a biosecurity consideration. An example of an exacerbated adverse effect is failing to manage the impact of invasive plants and animals on a landholder property.

The Act states that the occupier of a place (the person who is effectively in day-to-day control of the place, whether or not the owner) is responsible for management of biosecurity matter on that land.

It is an offence to fail to discharge your general biosecurity obligation, with a maximum penalty of 3000 penalty units or 3 years imprisonment.

It is also an offence to possess prohibited without a permit. Restricted matter is divided into 7 categories defined under the *Biosecurity Act* and it is important to note that some invasive species may be present in more than one category. Current information on prohibited and restricted matter is available on the Biosecurity Queensland website or by contacting Council. (*Queensland Legislation, 2020*)

APPENDIX 3: RISK MATRIX CRITERIA

Criteria 1: Impacts

1a Impact area- Economic scoring criteria

Impact level	<i>This relates to how invasive plants and animals directly impact on business enterprises, particularly primary industries or tourism, including losses to production and costs of control. It also considers land management costs to governments and utilities.</i>	Score
Major	<ul style="list-style-type: none"> Significant reduction in regional primary industries or tourism output. De-evaluation of land use both financial and operational. Control is a significant addition to existing routine management practices. Major disruption to government land and infrastructure management and/or regional business or industry. Major threat of harassment or injury to stock, including displacement from food or water or sufficient stress to result in death. High potential to impact on tourism values Serious threat of transmission of disease/parasites to livestock. 	4
Moderate	<ul style="list-style-type: none"> Moderate reduction in regional primary industries enterprises or tourism output. Invasive plant or animal threat to crop/pasture can be abated as part of routine management practices. Control is a moderate addition to existing routine management practices. Moderate disruption to government land and infrastructure management and/or regional business or industry, or localised major disruption. Pest threats to agriculture, stock or land damage can be effectively mitigated (or partially effective) through concentrated control management. Moderate level of harassment or injury to livestock (impacts may occur at times but only result in moderate injuries). Moderate potential to impact on tourism values Moderate, indirect threat of disease transmission to livestock. 	3
Minor	<ul style="list-style-type: none"> Minor reduction in primary industry or tourism assets Control is a minor addition to existing routine management practices. Minor disruption to government land and infrastructure management and/or regional business or industry, or localised moderate impacts. Pest threats to agriculture, stock or land damage can be successfully mitigated mostly or entirely through concentrated control management. Minor level of harassment or injury to livestock (impacts may occur at times but only result in moderate injuries). Minor potential to impact on tourism values 	2

	<ul style="list-style-type: none"> • Risk of slight physical injuries or cause mild illness in livestock. 	
Insignificant	<ul style="list-style-type: none"> • Not of concern to primary industries or tourism output. • No or negligible disruption to government land and infrastructure management and/or business or industry. • Low or no potential to impact on tourism values • Doesn't pose any significant • Non-existent or rare chance of stress, injury or disease transmission to livestock. 	1
Don't know	<ul style="list-style-type: none"> • Insufficient knowledge or information to identify an impact category. 	2*

1b Impact area – Social sustainability scoring criteria

Impact level	<i>This relates to how invasive plants and animals directly impact on people's use of town, peri-urban and natural landscapes for access, recreation, cultural use and aesthetics.</i>	Score
Major	<ul style="list-style-type: none"> • Potential to form solid stands of invasive plants or dense populations of invasive animals across the region. • High potential for altered riparian or aquatic vegetation to reduce water quality that plays key roles in local amenities • High potential to invade communities threatening parks, gardens, urban wildlife, and domestic animals. • Major threat to natural areas, nearby creeks, rivers and bushland. • Could impact amenity values or damage social infrastructure. • May provide harbourage for vermin and invasive animals. • Major potential to affect the liveability of property • Potential to substantially affect or transform environmental vegetation, habitats or areas important to indigenous heritage, knowledge and culture. • Control is a significant addition to existing routine management practices. 	4
Moderate	<ul style="list-style-type: none"> • Potential to move into degraded areas in and around townships/communities including into riparian areas, bushland and gardens. • May affect access, appearance, or increase management requirements. • High potential for other invasive species to establish following treatment of target species. • Moderate potential to affect the liveability of property • Potential to alter some vegetation, habitats or areas important to indigenous heritage, knowledge and culture. 	3

	<ul style="list-style-type: none"> Requires targeted management but threat to community areas can be responded to as part of regular management. 	
Minor	<ul style="list-style-type: none"> Likely to affect appearance or bring about complaints from residents or neighbours. Minor potential to affect the liveability of property Impacts caused to some vegetation or native animals that is tolerated on cultural sites and requires small management steps. May impact the function, appearance or use of community and residential areas, and require a low-level maintenance or management response. 	2
Insignificant	<ul style="list-style-type: none"> Unlikely to affect cultural aspects, community use and enjoyment of areas. Unlikely to affect the liveability of property May exist in isolated areas due to release or urban escapees but is not likely to spread or dominate vegetation and gardens in the community. 	1
Don't know	<ul style="list-style-type: none"> Insufficient knowledge or information to identify an impact category. 	2*

1c Impact area – Human health scoring criteria

Impact level	<i>This relates to how invasive plants and animals may have direct health and safety impacts on people, including injury and infection risks.</i>	Score
Major	<ul style="list-style-type: none"> Severe impacts resulting in serious injuries, severe illness or death. May include transmission of serious diseases, venomous or dangerous animals, chronic poisoning etc. 	4
Moderate	<ul style="list-style-type: none"> Occasionally causing physical injuries (due to spines or barbs), moderate threat of disease transmission and/or illness (poisoning, strong allergies). 	3
Minor	<ul style="list-style-type: none"> Slight physical injuries or mild illness with no lasting effects. 	2
Insignificant	<ul style="list-style-type: none"> No or extremely insignificant injuries, illness or discomfort. 	1
Don't know	<ul style="list-style-type: none"> Insufficient knowledge or information to identify an impact category. 	2*

1d Impact area – Environmental scoring criteria

Impact level	<i>This relates to how invasive plants and animals impact on biodiversity and the health of natural ecosystems.</i>	Score
Major	<ul style="list-style-type: none"> Highly likely to drastically out-compete native species, transform ecosystems and impact on biodiversity in a broad range of natural areas, including areas of intact high value vegetation. 	4

	<ul style="list-style-type: none"> • High potential to cause injury, suffocation, illness, diseases or poisoning of already threatened/ endangered native flora or fauna. • Major threat of soil erosion or altered soil composition. • Where applicable: High potential to disturb the functions of water flow and natural changes of waterways. • Severe habitat alterations leading to decline or changes in population dynamics for native flora and/or fauna species. 	
Moderate	<ul style="list-style-type: none"> • Potential to invade disturbed systems and impact on ecosystems that may be already degraded. • Moderate potential to cause injury, suffocation, illness, diseases or poisoning of native flora or fauna. • Moderate threat of soil erosion or altered soil composition • Where applicable: Low potential to disturb the functions of water flow and natural changes of waterways. • Moderate habitat alterations leading to small decline or changes in population dynamics for native flora and/or fauna species. 	3
Minor	<ul style="list-style-type: none"> • Potential to develop a presence in natural areas however will not out-compete native species or alter ecosystems. • Minor potential to cause injury, suffocation, illness, diseases or poisoning of native flora or fauna. • Presents a threat to soil erosion or composition 	2
Insignificant	<ul style="list-style-type: none"> • Unlikely to establish in natural areas other than in isolated infestations e.g. dumping or urban escapes. • Unlikely to spread or penetrate undisturbed areas. 	1
Don't know	<ul style="list-style-type: none"> • Insufficient knowledge or information to identify an impact category. 	2*

Criteria 2: Invasiveness

Invasiveness scoring criteria

Invasiveness level	Ability to spread and establish (invasiveness)	Score
Very high	Invasive plants: <ul style="list-style-type: none"> • Can easily establish within dense vegetation, or amongst thick infestations of other invasive plants. • May produce seeds within one year or less, produce high amounts of seeds and/or spread by vegetative means including fragments, runners or bulbs. • Are commonly dispersed >100m by natural means (e.g. birds, other animals, water, wind). 	4

	<ul style="list-style-type: none"> • Are commonly dispersed by people (e.g. fodder contaminant, hitchhiker, garden plant). • Is tolerant to changing conditions and can establish well in variable habitats <p>Invasive animals:</p> <ul style="list-style-type: none"> • Very high potential for dispersal (highly mobile, commonly dispersing more than 3 home ranges). • Very high likelihood of deliberate or accidental human aided movement. • Dispersal and/or establishment not impeded by geographic or climatically unfavourable conditions. • Reaches reproductive maturity quickly (e.g. within 6 months). • Can reproduce many times during lifespan or has to capacity to have large numbers of offspring. 	
High	<p>Invasive plants:</p> <ul style="list-style-type: none"> • Easily establish within more open vegetation, or amongst average infestations of other invasive plants. • May produce seeds between 1-3 years, produce moderate amounts of seeds and/or spread moderately/frequently from plant parts. • Can be frequently dispersed by more than 1 dispersal methods (e.g. birds, other animals, water, wind). <p>Invasive animals:</p> <ul style="list-style-type: none"> • High potential for dispersal (highly mobile, occasionally dispersing more than 3 home ranges). • High likelihood of deliberate or accidental human aided movement. • Dispersal and/or establishment is not impeded by geographic or climatically unfavourable conditions. • Reaches reproductive maturity in a short period (e.g. 6 - 12 months). • Can reproduce several times over life span. 	3
Medium	<p>Invasive plants:</p> <ul style="list-style-type: none"> • Mainly establish when there has been moderate disturbance to existing vegetation, which substantially reduces competition (e.g. intensive grazing, mowing, raking, clearing of trees, temporary floods or summer droughts). • May produce seeds after 3 years, produce low amounts of seeds, and/or spread slowly/infrequently by plant parts. • Are occasionally dispersed >100m by at least 1 dispersal methods (e.g. birds, other animals, water, wind). <p>Invasive animals:</p> <ul style="list-style-type: none"> • Moderate potential for dispersal (moderate mobility). • Can disperse to a limited area of localised and ecologically suitable habitat. • Reaches reproductive maturity in a moderate period (e.g. 1-3 years) and only has broods of 1-2 offspring. 	2

Low	<p>Invasive plants:</p> <ul style="list-style-type: none"> • Mainly needs bare ground to establish, including removal of stubble/leaf litter (this may occur after major disturbances such as cultivation, overgrazing, hot fires, grading, long-term floods or long droughts). • Invasive plants do not produce seeds; are spread by plant parts; are not usually dispersed >100m. <p>Invasive animals:</p> <ul style="list-style-type: none"> • Low potential for dispersal (only found in specific localities) • Requires specific and uncommon means of dispersal and/or is sedentary. • Low tolerance to environmental variation. • Reaches reproductive maturity over a long period (e.g. > 3 years) and only has broods of 1-2 offspring. 	1
Don't know	<ul style="list-style-type: none"> • Insufficient knowledge or information to identify an impact category. 	2*

Criteria 3: Potential distribution

Potential distribution scoring criteria

Distribution level	Score
<ul style="list-style-type: none"> • The species has the potential to spread to more than 70% of suitable habitat within the area and has a widespread distribution over multiple localities or bodies of water. 	4
<ul style="list-style-type: none"> • The species has the potential to spread to between 30-70% of suitable habitat within the area and has a common distribution over multiple localities or bodies of water. 	3
<ul style="list-style-type: none"> • The species has the potential to spread to between 10-30% of suitable habitat within the area and is found over a few local habitats or bodies of water. 	2
<ul style="list-style-type: none"> • The species has the potential to spread to between < 10% of suitable habitat. 	1
<ul style="list-style-type: none"> • Insufficient knowledge or information to identify a potential distribution category. 	2*

APPENDIX 4: RISK SCORE CALCULATION



APPENDIX 5: RISK MATRIX RESULTS

Pest Animal	Total Impact (Average)	Invasiveness	Potential distribution	Total Risk Score	Risk category (R)
Feral Pig (<i>Sus scrofa</i>)	3.75	4	4	60	Very High
Feral Cat (<i>Felis catus</i>)	3.5	4	4	56	Very high
Dingo/Wild Dog (<i>Canis lupus dingo/familiaris</i>)	3	4	4	48	Very High
Feral Deer (<i>Axis axis</i> , <i>Cervus elaphus</i> , <i>Cervus timorensis</i>)	2.5	3	3	22.5	High

Invasive Weed					
Parthenium (<i>Parthenium hysterophorus</i>)	3.75	4	4	60	Very high
Parkinsonia (<i>Parkinsonia aculeata</i>)	3.75	4	4	60	Very high
Prickly Acacia (<i>Vachellia nilotica</i>)	3.75	4	4	60	Very high
Castor Oil Plant (<i>Ricinus communis</i>)	3.75	4	4	60	Very high
Mimosa Bush (<i>Vachellia farnesiana</i>)	3.5	4	4	56	Very high
Salvinia (<i>Salvinia molesta</i>)	3.25	4	4	52	Very high
Chinee Apple (<i>Ziziphus mauritiana</i>)	3.25	4	4	52	Very high
Rat's Tail Grass (<i>Sporobolus fertilis</i> , <i>S. jacquemontii</i> , <i>S. natalensis</i> , <i>S. pyramidalis</i>)	3	4	4	48	Very high
Hymenachne (<i>Hymenachne amplexicaulis</i>)	3.5	4	4	48	Very high
Mother-of-Millions (<i>Bryophyllum delagoense</i>)	3	4	4	48	Very high
Lantana (<i>Lantana</i> spp.)	3.75	4	3	45	Very high
Bellyache Bush (<i>Jatropha gossipifolia</i>)	3.5	4	3	42	Very high
Feral Leucaena (<i>Leucaena leucocephala</i>)	2.5	4	4	40	Very high

Water Lettuce (<i>Pistia stratiotes</i>)	3.25	4	3	39	Very high
Harrisia cactus (<i>Harrisia martinii</i> , <i>H. tortuosa</i> , and <i>H. pomanensis</i> syn. <i>Cereus pomanensis</i>)	3.25	2	3	19.5	High
Rubber Vine (<i>Cryptostegia grandiflora</i>)	2.5	3	2	15	High
Broadleaved Pepper Tree (<i>Schinus terebinthifolius</i>)	1.5	3	3	13.5	Medium
Opuntoid Cacti (<i>Austrocylindropuntia</i> , <i>Cylindropuntia</i> and <i>Opuntia</i> species)	2.25	2	3	13.5	Medium
Captain Cook Tree (<i>Cascabela thevetia</i>)	3	2	2	12	Medium
Athel Pine (<i>Tamarix aphylla</i>)	1.5	1	3	4.5	Negligible

APPENDIX 6: MANAGEMENT FEASIBILITY CRITERIA

Criteria 1: Current Distribution

Rating	Current Distribution	Score
None	<ul style="list-style-type: none"> The species is not present in the area but has the potential to occur. 	0
Low	<ul style="list-style-type: none"> Infestations or populations only occur in a small part of the area. Invasive plants or animals occur as isolated outbreaks or individuals. 	1
Moderate	<ul style="list-style-type: none"> Infestations or populations occur in less than half of the management areas. Invasive plants or animals occur scattered or clumped in small populations. 	2
High	<ul style="list-style-type: none"> Infestations or populations occur in more than half of the area. Invasive plants or animals form dense infestations or populations. 	3
Very high	<ul style="list-style-type: none"> Infestations or populations occur in most of the area. Invasive plants or animals form dense infestations or populations. 	4

Criteria 2: Control Costs

Category	Cost of control	Score
4	<ul style="list-style-type: none"> Where costs (including chemicals, labour and equipment if necessary) are greater than \$3000 per hectare. 	4
3	<ul style="list-style-type: none"> Where costs (including chemicals, labour and equipment if necessary) are between \$1500 and \$3000 per hectare. 	3
2	<ul style="list-style-type: none"> Where costs (including chemicals, labour and equipment if necessary) are between \$250 and \$1500 per hectare. 	2
1	<ul style="list-style-type: none"> Where costs (including chemicals, labour and equipment if necessary) are below \$250 per hectare. 	1

Don't know	<ul style="list-style-type: none"> Insufficient knowledge or information to identify a category. 	2*
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Criteria 3: Control Effectiveness

Rating	Effectiveness of control	Score
Very high	<ul style="list-style-type: none"> Control options are available and are highly effective, and/or Very low to no likelihood of the invasive plant or animal being reintroduced into the area under management. 	1
High	<ul style="list-style-type: none"> Control options are available and are effective, and/or Low likelihood of the invasive plant or animal being reintroduced into the area under management. 	2
Moderate	<ul style="list-style-type: none"> Control options are available and are moderately effective and/or Some likelihood of the invasive plant or animal being reintroduced into the area under management. 	3
Low	<ul style="list-style-type: none"> Control options are ineffective or non-existent and/or High likelihood of the invasive plant or animal being reintroduced into the area under management. 	4
Don't know	<ul style="list-style-type: none"> Insufficient knowledge or information to identify a category. 	2*

APPENDIX 7: FEASIBILITY SCORE CALCULATION



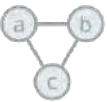











APPENDIX 8: RESULTS OF FEASIBILITY OF CONTROL AND CORRESPONDING MANAGEMENT OBJECTIVES

Pest Species	Current Distribution	Control Costs	Control Effectiveness	Feasibility Score	Feasibility of Control Category (FoC)	Risk Category (R)	FoC x R = Management Objective
Pest Animal							
Feral Pig (<i>Sus scrofa</i>)	4	4	3	48	Negligible	Very High	Asset based protection
Feral Cat (<i>Felis catus</i>)	4	3	4	48	Negligible	Very High	Asset based protection
Dingo/Wild Dog (<i>Canis lupus dingo/familiaris</i>)	4	3	4	48	Negligible	Very High	Asset based protection
Feral Deer (<i>Axis axis</i> , <i>Cervus elaphus</i> , <i>Cervus timorensis</i>)	3	4	4	48	Negligible	Very High	Asset based protection

Invasive Weed							
Parthenium (<i>Parthenium hysterophorus</i>)	4	4	4	64	Negligible	Very High	Asset based protection
Parkinsonia (<i>Parkinsonia aculeata</i>)	4	3	4	48	Negligible	Very High	Asset based protection
Prickly Acacia (<i>Vachellia nilotica</i>)	4	3	4	48	Negligible	Very High	Asset based protection
Castor Oil Plant (<i>Ricinus communis</i>)	4	2	3	36	Negligible	Very High	Asset based protection
Mimosa Bush (<i>Vachellia farnesiana</i>)	4	3	3	36	Negligible	Very High	Asset based protection
Salvinia (<i>Salvinia molesta</i>)	4	4	2	32	Negligible	Very High	Asset based protection
Chinee Apple (<i>Ziziphus mauritiana</i>)	3	3	2	18	Low	Very High	Asset based protection
Rat's Tail Grass (<i>Sporobolus fertilis</i> , <i>S. jacquemontii</i> , <i>S. natalensis</i> , <i>S. pyramidalis</i>)	4	4	3	64	Negligible	Very High	Asset based protection
Hymenachne (<i>Hymenachne amplexicaulis</i>)	3	4	3	48	Negligible	Very High	Asset based protection
Mother-of-Millions (<i>Bryophyllum delagoense</i>)	4	2	4	32	Negligible	Very High	Asset based protection

Lantana (<i>Lantana</i> spp.)	4	4	4	64	Negligible	Very High	Asset based protection
Bellyache Bush (<i>Jatropha gossipifolia</i>)	4	2	4	32	Negligible	Very High	Asset based protection
Feral Leucaena (<i>Leucaena leucocephala</i>)	4	2	4	32	Negligible	Very High	Asset based protection
Water Lettuce (<i>Pistia stratiotes</i>)	3	4	4	48	Negligible	High	Asset based protection
Harrisia cactus (<i>Harrisia martinii</i> , <i>H. tortuosa</i> , and <i>H. pomanensis</i> syn. <i>Cereus pomanensis</i>)	4	2	3	36	Negligible	High	Asset based protection
Rubber Vine (<i>Cryptostegia grandiflora</i>)	4	3	4	48	Negligible	High	Asset based protection
Broadleaved Pepper Tree (<i>Schinus terebinthifolius</i>)	2	1	1	2	Very High	Medium	Control
Opuntoid Cacti (<i>Austrocylindropuntia</i> , <i>Cylindropuntia</i> and <i>Opuntia</i> species)	3	2	1	6	Medium	Medium	Asset based protection
Captain Cook Tree (<i>Cascabela thevetia</i>)	2	3	1	6	Medium	Medium	Asset based protection
Athel Pine (<i>Tamarix aphylla</i>)	1	3	1	3	Very High	Negligible	Prevention

APPENDIX 9: CONTROL STRATEGIES AND METHODS OF SPREAD (LEGEND FOR OPERATIONAL PLAN)

Management Approach		
Integrated 	Biocontrol 	Chemical 
Mechanical 	Grazing 	Fire 
Methods of Spread		
Birds / Animals 	Livestock 	Wind 
Water 	Machinery / Vehicles 	Animal Feed 

Garden / Ornamental / Aquarium Escapee



MEETING DETAILS

Ordinary Meeting

Wednesday 24 January 2024

AUTHOR

Mark Davey

AUTHOR POSITION

Program Manager – Capital Delivery

10.16

**PLANNING, ENVIRONMENT AND COMMUNITY SERVICES
FY2023/24 CAPITAL PROJECTS PROGRESS REPORT AS AT 8
JANUARY 2024**

EXECUTIVE SUMMARY

This report is to provide an update to Council on the progress in the delivery of the Planning, Environment and Community Services (PECS) 2023/2024 Capital Works Program.

OFFICER'S RECOMMENDATION

That Council:

- 1. Receives and notes the monthly Planning, Environment and Community Services 2023/2024 Capital Progress Summary Report as at 8 January 2024.***

BACKGROUND

Progressive updates of the financial and physical position of projects in the 2023/2024 PECS Capital Works program have been identified as a requirement to ensure that Council is aware of the progress of and risk to the delivery of the program.

IMPLICATIONS

The attached PECS 2023/2024 Capital Projects Progress Summary (Attachment 1) identifies the financial and physical position of all projects. Commentary is provided to briefly explain the position of projects. Where the risk is considered low or of insignificant impact to council or the community no additional commentary is provided. Where risks are significant separate commentary is provided in the Identified Issues section of this report.

IDENTIFIED ISSUES

Nil

CONSULTATION

Director Planning, Environment and Community Services

Planning, Environment and Community Services Leadership Team

Monthly engagement with the Capital Peer Review members on program delivery progress

BASIS FOR RECOMMENDATION

To improve business within the Planning, Environment and Community Services Directorate by providing more appropriate and relevant reporting, transparency, and a clear monitoring tool for Council. This report will help identify and communicate any project delays or possible project failures.

ACTION ACCOUNTABILITY

The Program Manager – Capital Delivery in conjunction with the PECS leadership team and under the guidance of Director PECS hold responsibility for the scoping, procurement and the completion of the projects identified within the 2023-2024 Capital Program.

KEY MESSAGES

Council's continued investment, oversight, and engagement in the delivery of the Planning, Environment and Community Services Capital Works Program will ensure Isaac region communities continue to enjoy access to high quality facilities and services that improve community liveability, wellbeing, and visitor satisfaction.

Report prepared by:

MARK DAVEY
Program Manager – Capital Delivery

Date: 11 January 2024

Report authorised by:

DAN WAGNER
Director Planning, Environment and
Community Services

Date: 11 January 2024

ATTACHMENTS

- CONFIDENTIAL Attachment 1 - PECS 2023/2024 Capital Projects Progress Summary as at 8 January 2024

REFERENCE DOCUMENT

- Nil

PAGES 684 TO 691 HAVE INTENTIONALLY BEEN REMOVED DUE TO CONFIDENTIAL REASONS

MEETING DETAILS

Ordinary Meeting

Wednesday 24 January 2023

AUTHOR

Robert Perna

AUTHOR POSITION

Director Engineering and Infrastructure

10.17

ENGINEERING AND INFRASTRUCTURE 2023/2024 CAPITAL PROJECTS PROGRESS REPORT

EXECUTIVE SUMMARY

This report is to provide an update to the Engineering and Infrastructure Standing Committee and Council of the progress in delivery of the Engineering and Infrastructure 2023/2024 Capital Works Program.

OFFICER'S RECOMMENDATION

That Council:

- 1. Receives and notes the monthly Engineering and Infrastructure 2023/2024 Capital Projects Progress Summary Report.***

BACKGROUND

Progressive updates of the financial and physical position of projects in the 2023/2024 Engineering and Infrastructure Capital Works program are required to ensure that Council is aware of the progress of and risk to the delivery of the program.

IMPLICATIONS

The attached Engineering and Infrastructure 2023/2024 Capital Projects Progress Summary spreadsheet identifies the financial and physical position of all projects. A red flag indicates either a time or budget issues, yellow indicates the project is of concern and green indicates no issues. Commentary is provided to briefly explain the position of projects. Where the risk is considered low or of insignificant impact to council or community no additional commentary is provided. Where risks are significant separate commentary is provided in the Engineering and Infrastructure Issues Report.

Compliance

To ensure that the Engineering and Infrastructure 2023/2024 Capital Works Program is achieved within the identified timeframes of the 2023/2024 financial year.

Project Highlights

This month saw the long-awaited commencement of works along Golden Mile Road, a project welcomed by all. The month also saw the commencement of the footpath and carpark works around the Nebo School. These works should be substantially completed by commencement of the new year.

Benefits

Council can see a monthly progress report detailing progress of projects in the Engineering and Infrastructure 2023/2024 Capital Program. This report communicates risks/failures/delays that have been identified within the Engineering and Infrastructure 2023/2024 Capital Works program.

CONSULTATION

- Director Engineering and Infrastructure
- Manager Infrastructure Planning and Technical Services
- Manager Corporate Properties and Fleet
- Manager Galilee and Bowen Basin Operations
- Manager Infrastructure Manager Parks and Recreation
- Department Coordinators

BASIS FOR RECOMMENDATION

To improve business within Engineering and Infrastructure Directorate by providing more appropriate and relevant reporting, transparency and a clear monitoring tool for Council. This report will help identify and communicate any project delays or possible project failures.

ACTION ACCOUNTABILITY

That the Managers and the Director of Engineering and Infrastructure oversee the scoping, procurement and the completion of the projects identified within the 2023/2024 Capital Projects Progress Summary spreadsheet. Furthermore, that the appropriate Managers and the Director Engineering and Infrastructure are held accountable for the delivery of the project stages are completed within the identified timeframes.

KEY MESSAGES

That Council has open communication, oversight and transparency of the Engineering and Infrastructure 2023/2024 Capital Works Program, to ensure Isaac will have effective and sustainable infrastructure that supports the needs of the region's communities and economic sectors.

Report prepared by:

ROBERT PERNA
Director Engineering and Infrastructure

Date: 15 January 2024

Report authorised by:

KEN GOULDTHORP
Chief Executive Officer

Date: 17 January 2024

ATTACHMENTS

- CONFIDENTIAL Attachment 1 – E&I Capital Project Progress Summary Spreadsheet Jan-24

REFERENCE DOCUMENT

- Nil

PAGES 694 TO 696 HAVE INTENTIONALLY BEEN REMOVED DUE TO CONFIDENTIAL REASONS

MEETING DETAILS

Ordinary Meeting

Wednesday 24 January 2024

AUTHOR

Jason Frost

AUTHOR POSITION

Manager Infrastructure Parks and Recreation

10.18

ENGINEERING AND INFRASTRUCTURE TO COMMENCE 2024/2025 PROCUREMENT

EXECUTIVE SUMMARY

This report seeks approval for the Engineering and Infrastructure Directorate to commence early issuing of Request for Quote/Request for Tender documentation for selected Capital Projects identified for the 2024/2025 Capital program.

OFFICER'S RECOMMENDATION

That Council:

- 1. Approves the Engineering and Infrastructure Directorate to commence early procurement through a Request for Quotation or Request for Tender process for the following projects proposed for the 2024/2025 Capital Works program with award subject to the 2024/2025 budget process:**
 - a. 2024/2025 Resealing Program**
 - b. Sealed Road Pavement Rehab (including Reseal Prep)**
 - c. Rural Unsealed Network Resheeting (supply/preparation of gravel)**
 - d. Floodway Renewal Program**
 - e. New Floodway Construction**
 - f. Peak Downs Mine Road Rehabilitation**
 - g. Goonyella Road Intersection Upgrade**

BACKGROUND

The Engineering and Infrastructure Directorate have reviewed their proposed 2024/2025 Capital program and have identified a number of projects where early procurement, and in some cases, awarding of works could significantly improve delivery process. The projects are Renewals and New/Upgrade works that have approved external funding or a previous council resolution.

Resealing Program, Sealed Road Pavement Rehabilitation, Floodway Renewal Program and Rural Unsealed Resheeting – these works have been identified in the Draft Road and Transport Asset Class Asset Management Plan and there are a limited number of suppliers for these services. Early procurement puts Isaac ahead of other councils in acquiring those services. Historically these services have a peak demand in

Quarter 2 and early procurement will position council to minimise the risk of not being able to acquire the services for that preferred time. These sub programs are identified in the draft asset management plan and funded by depreciation.

Peak Downs Mine Road Rehabilitation and New Floodway Construction – Council Resolution 8093 approved Council funding to match the ongoing Transport Infrastructure Development Scheme (TIDS) program.

Both projects were included in that approval and Department of Transport and Main Roads (DTMR) have accepted these projects.

Project	Description	Allocation Year (TIDS Contribution)			
		2023/24	2024/25	2025/26	2026/27
Pioneer Road	Pave and Seal	\$94,515			
Golden Mile Road (Various Sections)	Pavement Rehabilitation	\$820,000			
New Floodway Construction (various roads)	Construct new floodways on unsealed rural roads	\$550,000	\$670,000	\$650,000	\$550,000
Peak Downs Mine Road	Pavement Rehabilitation	\$70,000	\$734,000	\$444,000	
Saraji Road	Pavement Rehabilitation		\$40,000	\$350,000	
Moranbah Access Road	Pavement Rehabilitation				\$1,000,000
Total		\$1,534,515	\$1,444,000	\$1,444,000	\$1,550,000

CW243194 Goonyella Road Intersection Upgrade – Council Resolution 8058 authorised the CEO to negotiate with the applicant developer for Council to contribute up to \$650,000 towards an upgraded intersection along Goonyella Rd. This project has commenced in the current financial year as a design project, with this request to procure the construction works in 2023/24 financial year and award in the 2024/25 financial year.

Estimated Project Value

Project	Estimated Value
Sealed Road Pavement Rehab (including Reseal Prep)	\$500,000 (potential multiple contracts)
24/25 Resealing Program	\$3,500,000
Rural Unsealed Network Resheeting (supply/preparation of gravel)	\$3,500,000 (multiple contracts)

Floodway Renewal Program	\$500,000
New Floodway Construction	\$1,340,000 (incl \$670,000 TIDS)
Goonyella Road Intersection Upgrade	\$850,000 (incl developer contributions)
Peak Downs Mine Road Rehabilitation	\$1,468,000 (incl \$734,000 TIDS)

IMPLICATIONS

Risk

Early procurement will reduce the peak load on the internal procurement team during quarter 1 and 2. Additionally the risks for several of the projects will be mitigated with delivery in Quarter 1 and 2 e.g., floodways and resealing works should be undertaken prior to the wet season. Early procurement will assist in enabling quarter 1 and 2 delivery.

Financial

The proposed early procurement is in line with the processes used for the current year and the Engineering and Infrastructure Asset Class Asset Management plan components, therefore the estimates are within projected depreciation funding amounts in the adopted Long Term Financial Forecast.

Early procurement for the reseal program, sealed road rehabilitation and gravel resheeting provides minimal risk to council.

The Floodways, Peak Downs Mine Road and Goonyella Road Construction are projects that have been committed by previous Council resolution and/or have approved external funding and not considered a financial risk.

CONSULTATION

- Manager Contracts and Procurement
- Manager Financial Services
- Director Engineering and Infrastructure

BASIS FOR RECOMMENDATION

With the current economic conditions being experienced throughout Australia, most projects are attracting long lead times, this is in part due to pressures being felt in areas of personnel, material supply and increased demand for services. In addition, Isaac is competing with all other Local Government, State Government and Federal Government departments who all follow a similar procurement pathway and timing schedule.

By being proactive, Isaac can show leadership in the coming 2024/2025 financial year procurement space, demonstrating a modern and advanced process driven procurement plan to place it ahead of other organisations in a competing market within government and private sectors. This initiative will ensure as a Council we maintain our momentum in Capital delivery.

ACTION ACCOUNTABILITY

The Manager Infrastructure Parks and Recreation, and the Manager Galilee and Bowen Basin are responsible for the preparation of Requests for Quotation or Requests for Tender documentation.

Manager Contracts and Procurement to ensure all Request for Quotation or Request for Tender documentation includes “subject to budget approval clauses and stipulations” where appropriate so vendors are aware that awards will not occur until approval of the 2024/2025 budget.

KEY MESSAGES

This initiative will enhance delivery certainty for portions of the proposed 2024/2025 Engineering and Infrastructure Capital and Operational programs.

Report prepared by:

JASON FROST

Manager Infrastructure Parks and Recreation

Date: 11 January 2024

Report authorised by:

ROBERT PERNA

Director Engineering and Infrastructure

Date: 11 January 2024

ATTACHMENTS

- Nil

REFERENCE DOCUMENT

- Nil

MEETING DETAILS

Ordinary Meeting
Wednesday 24 January 2024

AUTHOR

Frank Nastasi

AUTHOR POSITION

Manager Infrastructure Planning and Technical Services

10.19

CLOSURE OF ROAD RESERVES - ST LAWRENCE PORT

EXECUTIVE SUMMARY

The purpose of this report is to seek endorsement from Council to adopt a non-objection to the closure of unformed roads in the St Lawrence tidal area. The request, from the Department of Resources will allow these roads to form part of the St Lawrence Tidal Area once closed.

OFFICER'S RECOMMENDATION

That Council:

- 1. Approves a response to the Queensland Department of Resources offering no objection to the closure of the roads within the St Lawrence Tidal Area.***
- 2. Delegates the authority to the Chief Executive Officer to sign the Authorisation of the Road Closure application.***

BACKGROUND

The Department of Resources are investigating the permanent closures of areas of unformed roads contained within the St Lawrence tidal area as per the documents attached. Council has previously agreed as per Resolution No 7098, to surrender Council owned freehold land on Lots 14 and 15 on PSL139 to Unallocated State Land. Once the road areas are permanently closed, these lots along with the road reserve will be absorbed into the St Lawrence tidal area. The adjoining lots have previously been impacted by erosion and have been cancelled and now form part the St Lawrence Tidal Area.

Council officers have completed an investigation and given the location within the St Lawrence Tidal Area and the previous surrender of Lots 14 and 15 on PSL139, there is no prospect for the future use of these Road Reserves.

IMPLICATIONS

The proposed closure will have no impact on current or future infrastructure in the St Lawrence area.

CONSULTATION

- Manager Liveability and Sustainability
- Manager Infrastructure, Parks and Recreation

- Director Engineering and Infrastructure
- Land Officer – Queensland Department of Resources

BASIS FOR RECOMMENDATION

Council has no requirement for the section of road reserve.

ACTION ACCOUNTABILITY

Manager Infrastructure Planning and Technical Services to provide response to the Department of Natural Resources.

KEY MESSAGES

Council continues to liaise with State Departments to actively manage the road reserve.

Report prepared by: FRANK NASTASI Manager Infrastructure Planning and Technical Services Date: 11 January 2024	Report authorised by: ROBERT PERNA Director Engineering and Infrastructure Date: 11 January 2024
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ATTACHMENTS

- Attachment 1 – Qld Globe Image
- Attachment 2 – Smartmap of Road areas
- Attachment 3 – Letter from the Department of Resources

REFERENCE DOCUMENT

- Nil



A product of



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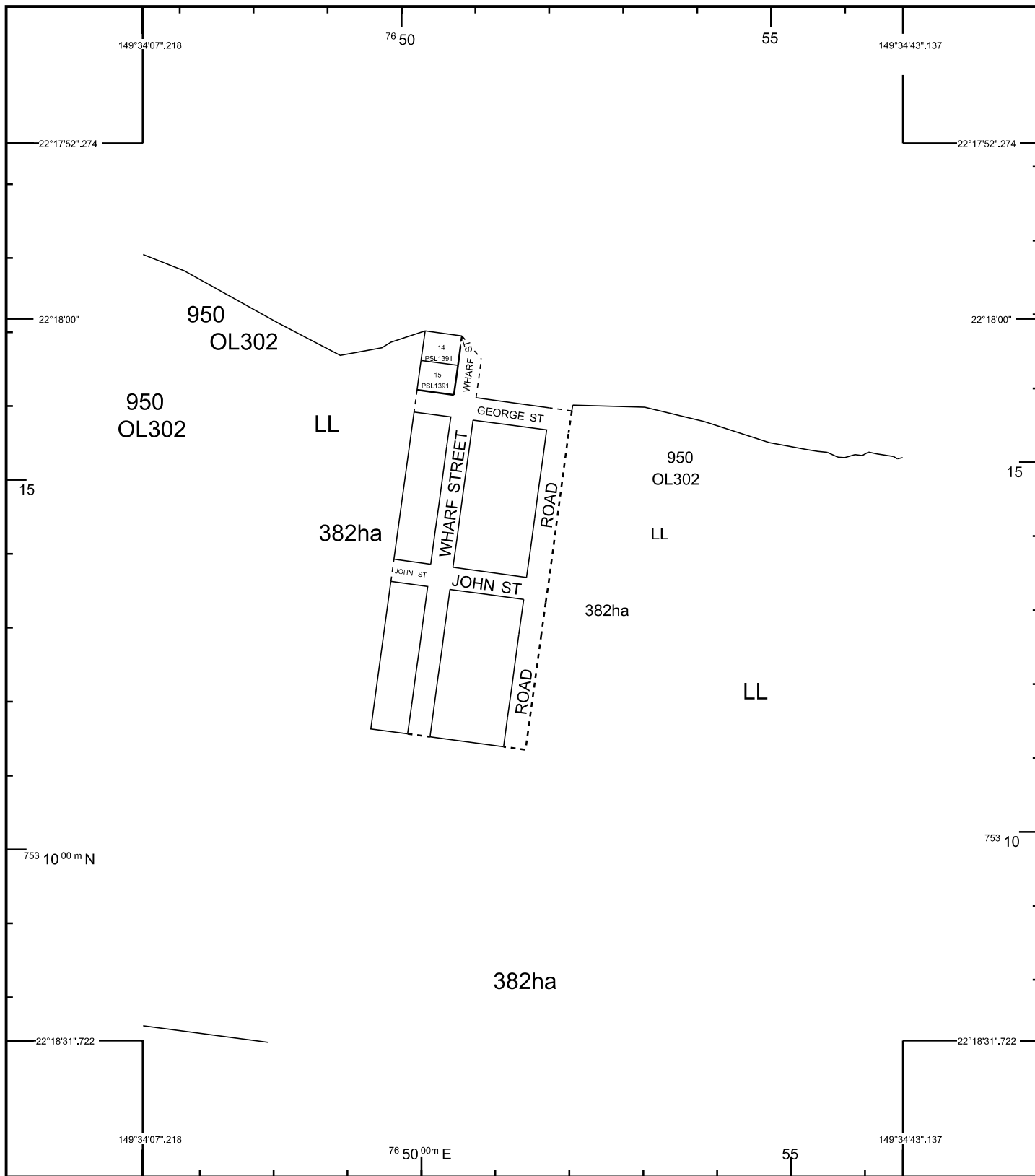
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Print date: 8/9/2023

Not suitable for accurate measurement.
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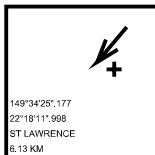
For more information, visit
<https://qldglobe.information.qld.gov.au/help-info/Contact-us.html>



STANDARD MAP NUMBER

8853-34133

MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	No Lot/Plan Selected.
Area/Volume	No Lot/Plan Selected.
Tenure	No Lot/Plan Selected.
Local Government	No Lot/Plan Selected.
Locality	No Lot/Plan Selected.
Segment/Parcel	No Lot/Plan Selected.

CLIENT SERVICE STANDARDS

PRINTED 08/09/2023

DCDB 07/09/2023

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Author Rhonda James
File / Ref number 2019/001579
Directorate/Unit Indigenous Development & Implementation
Phone (07) 4302 8539



Department of Resources

8 September 2023

Chief Executive Officer
Isaac Regional Council
PO Box 97
MORANBAH QLD 4744

Dear Sir/Madam

Proposed Permanent Road Closures – St Lawrence

The department is investigating the permanent closure of areas of road as shown on attached map. The road areas in question are not formed and upon closure will form part of the tidal area. (locality of St Lawrence Port).

Previous comments were sought from Council in relation to two freehold lots owned by Council described as lots 14 & 15 on PSL1391. These two lots have been surrendered to the State and are now Unallocated State Land. Upon the permanent closure of the road areas, Lots 14 and 15 on PSL1391 will be surrendered and will be absorbed into the St Lawrence tidal area along with the road areas.

The adjoining lots within St Lawrence that have been impacted by erosion have been cancelled.

The enclosed Smartmap and Qld Globe imagery shows the subject roads and the surrounding locality.

Please advise the department of your views or requirements including any local non-indigenous cultural heritage values that the department should consider when assessing this application.

Objections to the application, and any views or requirements that may affect the future use of the land should be received by close of business on **13 October 2023**. If you offer an objection to the application, a full explanation stating the reason for the objection should be forwarded to this Office.

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

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

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

If you wish to discuss this matter, please contact Rhonda James on (07) 4302 8539.

All future correspondence relative to this matter is to be referred to the contact Officer at the address below or by email to rhonda.james@resources.qld.gov.au.

Please quote reference number 2019/001579 in any future correspondence.

Yours sincerely

A handwritten signature in cursive script that reads "Rhonda James".

Rhonda James
Land Officer

MEETING DETAILS	Ordinary Meeting Wednesday 24 January 2024
AUTHOR	Frank Nastasi
AUTHOR POSITION	Manager Infrastructure Planning and Technical Services

10.20

EXTRACTIVE MATERIALS QUOTATION CONSIDERATION PLAN

Report withdrawn at the request of the Chief Executive Officer. To be resubmitted to a future meeting for consideration after addressing legislative compliance requirements.

Report withdrawn at the request of the Chief Executive Officer. To be resubmitted to a future meeting for consideration after addressing legislative compliance requirements.

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MEETING DETAILS

Ordinary Meeting

Wednesday 24 January 2024

AUTHOR

Amal Meegahawattage

AUTHOR POSITION

Manager Planning and Projects

10.21

WATER AND WASTE 2023/24 CAPITAL PROJECTS PROGRESS REPORT

EXECUTIVE SUMMARY

This report is to provide an update to the Water and Waste Standing Committee and Council of the progress in the delivery of the Water and Waste 2023/2024 Capital Works Program.

OFFICER'S RECOMMENDATION

That Council:

1. *Receives and notes the monthly Water and Waste 2023/2024 Capital Projects Progress Summary Report.*

BACKGROUND

Progressive updates of the financial and physical position of projects in the 2023/24 Water and Waste Capital Works program are required to ensure that Council is aware of the progress of and risk to the delivery of the program.

IMPLICATIONS

The attached Water and Waste 2023/2024 Capital Projects Progress Summary spreadsheet provides an overview of the financial and physical status of all projects, with red indicating a projected cost overrun of over 10% or completion after July 2024, yellow indicating a cost overrun of 0-10%, and green indicating no issues. Brief commentary is provided to explain the status of each project, with additional commentary provided in the Water and Waste Issues Report for significant risks.

COMPLIANCE

Compliance with the Water and Waste 2023/2024 Capital Works Program is essential to meet the identified project timeframes of the 2023/2024 financial year.

KEY CAPITAL PROJECTS

1. CW222974 - CORP SEWER RELINING

The contract for this project, granted in September 2023, is advancing smoothly. The contractor has concluded CCTV camera inspections for both the Dysart and Moranbah sewer networks. Collaborating with the Operations Team, the Project Manager is finalising the scope of works for sewer relining, with a particular focus on prioritising essential sewerage links based on CCTV findings.

2. **CW233156 – CLERMONT WASTE MANAGEMENT FACILITY WEIGHBRIDGE INSTALLATION**

This project encompasses the design and construction of a weighbridge, associated gatehouse, access road, and the integration of a waste data recording system at the Clermont landfill facility. The tender closed on 14 November 2023, and, following a council resolution, the contract was awarded to the preferred contractor on 15 December 2023. Whilst the contractor's acceptance of the contract is pending, the construction timeline remains unconfirmed.

3. **CW223000 – MORANBAH LANDFILL PHASE 2 STAGE 2**

Construction commenced in August 2023, with the installation of the Geosynthetic Clay Layer and Geomembrane Liner completed in December 2023. Currently, rock installation is in progress, with overall progress standing at approximately 85%. Practical completion is anticipated in February 2024. The Planning & Projects team is actively collaborating with the construction superintendent and contractor to ensure adherence to required quality standards and budget constraints.

4. **CW222983 MORANBAH WATER TREATMENT PLANT ROOF REPLACEMENT**

Ensuring material readiness, the contractor is making strides towards delivering steel and roof sheeting materials in January 2024. The removal of old steel columns and beams is complete, with transportation to Townsville underway. The initial steel delivery for columns and beams has reached Townsville, and welding operations are currently in progress, set to resume in early January 2024. The delivery of structural steel to the site is expected by late January 2024.

5. **CW233151 ST LAWRENCE RAW WATER STORAGE AND RAW WATER MAIN**

The tender for the Raw water tank closed on 18 December 2023, with the project award set for mid-January, contingent on the preferred contractor's pricing. Meanwhile, the new Raw Water Main construction, initiated in October 2023, was successfully completed and commissioned in November 2023.

6. **CW222971 - CLERMONT WATER NETWORK AUGMENTATION**

Striving to finalise For Construction drawings, the project remains on track for January 2023 completion. The construction estimate also has been conclusively determined.

7. **CW233150- CLERMONT WATER TREATMENT PLANT FILTER MEDEA REPLACEMENT AND PLANT MODERNISATION**

This project consists of three sub-projects: Turbidity Analysers installation, Switchgear Upgrade Design and Construct, and Chemical Dosing Upgrade Design. The tender for Turbidity Analysers is in its final stages, with advertising occurring in November 2023, targeting selected contractors. Contract award is scheduled for January 2024. The Design and Construct Switchgear Upgrade and Chemical Dosing Upgrade contracts are presently under review by the Procurement team, with contract awards expected in February 2024.

8. **CW243239/CW243240 – CARMILA & GREENHILL LANDFILL CAPPING DESIGN**

These design-only projects are progressing with the consultant. Geotechnical investigations are underway at both sites, to be followed by additional site investigations and laboratory testing of soil samples before the commencement of design work.

9. **CW243205 – MORANBAH RECTIFICATION OF LANDFILL CELL**

Responding to ongoing challenges, the Council has allocated \$4.2 million in a dedicated project within the 2023/24 financial year budget. To ensure effective execution, an external consultant has been engaged to oversee the project, including managing the tendering procedures. The consultant submitted a comprehensive briefing report and project timeline, both of which received feedback from Council officers on 23 November 2023. The consultant is currently reviewing the briefing document and program accordingly.

Due to the complexity of finalising the project's scope and developing a high-level rectification methodology, there is a significant risk that the project may not conclude within the current financial year. Consequently, an extension into the next financial year is likely to be necessary to ensure the thorough completion of the rectification efforts.

BENEFITS

Council can see a monthly progress report detailing the progress of projects in the Water and Waste 2023/2024 Capital Program. This report communicates risks/failures/delays that have been identified within the Water and Waste 2023/2024 Capital Works program.

CONSULTATION

- Director Water and Waste
- Manager Operations and Maintenance
- Manager Waste Services
- Planning and Project Department Project Managers

BASIS FOR RECOMMENDATION

To improve business within the Water and Waste Directorate by providing appropriate and relevant reporting, transparency, and a clear monitoring tool for Council. This report will help identify and communicate any project delays or possible project failures.

ACTION ACCOUNTABILITY

The Managers and the Director Water and Waste oversee the scoping, procurement, and completion of the projects identified within the 2023/2024 Capital Projects Progress Summary spreadsheet. Furthermore, the appropriate Managers and the Director Water and Waste are held accountable for the delivery of the project stages which are completed within the identified timeframes.

KEY MESSAGES

That Council has open communication, oversight, and transparency of the Water and Waste 2023/2024 Capital Works Program, to ensure Isaac will have effective and sustainable water and waste infrastructure that supports the needs of the region's communities and economic sectors.

Report prepared by:

AMAL MEEGAHAWATTAGE
Manager Planning and Projects

Date: 20 December 2023

Report authorised by:

SCOTT CASEY
Director Water and Waste

Date: 17 January 2024

ATTACHMENTS

- CONFIDENTIAL Attachment 1 – Water and Waste Capital Projects Progress Summary Spreadsheet – December 2023

REFERENCE DOCUMENT

- Water and Waste Strategic Procurement Plan

PAGES 723 TO 724 HAVE INTENTIONALLY BEEN REMOVED DUE TO CONFIDENTIAL REASONS

MEETING DETAILS

Ordinary Meeting

Wednesday 24 January 2024

AUTHOR

Zoe Behrendt

AUTHOR POSITION

Manager Business Services

10.22

PREFERRED SUPPLIER ARRANGEMENT – PROVISION OF RAW WATER - MORANBAH

EXECUTIVE SUMMARY

This report sets out the procurement process undertaken to assemble a ranked panel of suppliers for raw water to Isaac Regional Council in Moranbah. A tender process was undertaken including a moderated evaluation to establish a Preferred Supplier Arrangement (PSA) for the Provision of Raw Water to the Moranbah Water Treatment Plant. The recommendation is that this should be awarded.

OFFICER'S RECOMMENDATION

That Council:

- 1. Endorses the award of tender IRCT-ALL3-1123-350, Provision of Raw Water Preferred Supplier Arrangement for an initial term of seventeen (17) months with the option to extend for an additional one plus one (1+1) years.***
- 2. Notes the nature of this panel arrangement as a ranked Preferred Supplier Arrangement (PSA), whereby Council shall procure raw water from the next most advantageous supply arrangement as water sources are depleted.***
- 3. Delegates the authority to the Chief Executive Officer to negotiate, execute and vary the Preferred Supplier Agreement as required.***

BACKGROUND

Isaac Regional Council (Council) have various Preferred Supplier Arrangements. A Preferred Supplier Arrangement (PSA) for a ranked panel of suppliers has been selected, evaluated and approved through a tender process.

Under section 233 of *Local Government Regulation 2012*, a local government may enter into a Preferred Supplier Arrangement, which allows Council to engage directly with these suppliers without sourcing other quotations. Suppliers can only be engaged under these arrangements for the products and services specified in the tender documentation.

Council needs to secure raw water to supply the Moranbah Water Treatment Plant and the current arrangement expired on 30 November 2023.

As per the *Local Government Regulation 2012*, Council can continue to purchase water from Sunwater without the need for them to form part of this arrangement, as they are a "government entity".

By establishing the Preferred Supplier Arrangement, however, Council can procure raw water at lower rates before the need to accept water from the higher priced tiers within a Sunwater arrangement.

Raw water is priced in tiers based on consumption and as usage increases so does the price paid. The raw water tender was open to be delivered via Sunwater infrastructure or supplied direct from privately owned delivery networks. Typically, however, the opportunity to procure raw water is from other large Sunwater consumers who may have excess water available to them under their take or pay contract arrangements, and by selling their excess water to Council at a reduced rate, they are able to offset and partially recoup some of these costs.

The tender was released through VendorPanel and IsaacRfx email on 5 December 2023 and closed on 11 January 2024.

Evaluation

An independent panel of experienced personnel was formed to assess tender responses having regard for accountability, responsibility, governance, and probity.

The evaluation panel consisted of the following evaluation panel members:

- Manager Business Services – Water and Waste, Isaac Regional Council;
- Water and Sewerage Planning Engineer – Water and Waste, Isaac Regional Council;
- Contracting Facilitator – Contracts and Procurement, Isaac Regional Council.

Submissions were assessed upon the nominated selection criteria (below):

SELECTION CRITERIA	WEIGHTING
Pricing	80%
Locality	20%

The evaluation panel completed its review independently and compared results to form the basis of the recommendation panel of preferred suppliers.

IMPLICATIONS

This Preferred Supplier Arrangement will be stand alone and will not form part of or absolve a supplier from any current or future agreement/obligation to supply water at no cost to Council, nor absolve a supplier or Council from any existing Water Supply Agreement.

Suppliers which form part of this arrangement were required to state the annual volumes of water available in each financial year under current supply agreements or obligations and the associated cost per megalitre (ML).

CONSULTATION

- Director Water and Waste
- Manager Contracts and Procurement

BASIS FOR RECOMMENDATION

As all vendors have locally vested interests, the assessment of the offers was essentially price based. The prices offered are irrespective of, and do not necessarily reflect the price that would otherwise have been paid to Sunwater under that tier arrangement.

The ranked panel arrangement in order of preference is as follows:

Raw Water Moranbah Preferred Supplier Arrangement	
Vendor	Ranking
Pembroke Tier 1	1
Dyno Nobel Tier 1	2
BMA Tier 1	3
Dyno Nobel Tier 2	4
Stanmore Tier 1	5
Stanmore Tier 2	6
Stanmore Tier 3	7
Stanmore Tier 4	8
BMA Tier 2	9

ACTION ACCOUNTABILITY

The Manager Business Services and Director Water and Waste are responsible for actions arising from this report.

KEY MESSAGES

This ranked panel of preferred suppliers will enable Council to compliantly secure and source raw water at agreed rates according to the arrangement that is most advantageous as the more economical sources are depleted.

Report prepared by:

ZOE BEHRENDT
Manager Business Services

Date: 17 January 2024

Report authorised by:

SCOTT CASEY
Director Water and Waste

Date: 17 January 2024

ATTACHMENTS

- CONFIDENTIAL Attachment 1 – Recommendation Report

REFERENCE DOCUMENT

- Nil

PAGES 729 TO 736 HAVE INTENTIONALLY BEEN REMOVED DUE TO CONFIDENTIAL REASONS

MEETING DETAILS

Ordinary Meeting

Wednesday 24 January 2024

AUTHOR

Karl Murdoch

AUTHOR POSITION

Manager Waste Services

10.23

EXPRESSION OF INTEREST – LANDFILL GAS RECOVERY

EXECUTIVE SUMMARY

This report seeks approval to issue an Expressions of Interest to the market as an initial step towards identifying a suitable contractor to provide Landfill Gas recovery services.

OFFICER'S RECOMMENDATION

That Council:

1. ***Approves the Expression of Interest to identify a suitable contractor to provide Landfill Gas recovery services.***

BACKGROUND

Council at its Ordinary Meeting of 26 May 2020 resolved to approve the Isaac Waste Management Strategy 2020-25 (Resolution 6623). The strategy does not propose any specific actions on landfill gas recovery but does state:

“Our waste management activities also have the potential to impact on the environment and public health. Landfills generate leachate, greenhouse gas emissions, odour and wind-blown litter and we will continue to improve our operational practices to maintain a high standard of environmental performance.”

An environmental risk assessment - carried out in 2016 as part of the initial work to identify Landfill rehabilitation cost estimates across the region – identified landfill gas (LFG) as a potential risk, rated at medium or high depending on the individual site.

A separate environmental risk assessment for the (now closed and capped) Moranbah Landfill was also carried out in 2016 as part of the work associated with constructing the first lined Cell 1. That document noted that (assuming closure in 2017) the generation of LFG would peak in 2018 at 71 m³hr⁻¹ (cubic metres per hour) before reducing over time, which was found to be far short of the 250 m³hr⁻¹ typically used as a trigger point for the requirement for an active gas extraction system *on its own*. It also recommended that the *medium* risk from LFG at the site could be reduced to *low* by the introduction of a gas monitoring system, which has since been implemented.

The current Moranbah Waste Management Facility Site Based Management Plan (SBMP) states “as part of the landfill cell development, eight (8) landfill gas monitoring wells (LFG01 to LFG08) have been installed on the perimeter of the site to allow for ongoing environmental monitoring at the site” however no other requirements around LFG have been identified in SBMPs.

Uncertainty around usefulness of the gas monitoring system in 2022 led officers to prepare a Landfill Gas Monitoring Program. This created a revised structure around the gas monitoring regime and increased monitoring to quarterly but did not recommend LFG extraction or recovery.

The Queensland Government's Guideline on Landfill siting, design, operation and rehabilitation, Version 5, August 2021, includes a section on LFG and states that LFG containment and systems must be developed.

The Environmental Authorities (EAs) relating to Isaac Regional Council (IRC) landfill sites contain Conditions which relate to Air, including LFG. Although the EA (condition A4) states that there must be a network of gas monitoring devices, a collection system is not prescribed.

Earlier versions of the Waste Services draft 10-year capital plan, pre-dating the Asset Class Asset Management Plan (ACAMP) process, show line items for capital works to install LFG recovery at Moranbah former landfill, estimated at \$500k, however this has never been made a priority.

As can be seen from the above, it is not clear that there is a mandate for the development of an LFG capture system at Moranbah or any other IRC waste site. Two recent developments however provide a driver for Council to move forward on this.

Firstly, companies involved in LFG recovery, destruction and power production have approached IRC officers with broad proposals involving installation of their own capital infrastructure, commencing and maintaining LFG recovery and destruction over a long period, financed not by IRC but by these third-party companies via revenue earned from Australian Carbon Credit Units (ACCUs) through the National Greenhouse and Energy Reporting (NGER) Scheme, administered by the Clean Energy Regulator.

Secondly a recent round of LFG monitoring at the former Moranbah landfill measured a localised spike of 2,434 parts per million (ppm) methane at a single location 0605263 E, 7568230N. This exceeded the value of 500 ppm as described in condition of A3 Point 1 of Environmental Authority BRID0015. This has been reported to the regulator as required, and it is not believed that this single exceedance represents a major systemic problem or safety risk. Officers however consider that the introduction of active LFG recovery would lessen the potential risks associated with fugitive LFG.

Officers do not currently possess the necessary expertise in these matters and have engaged consultants to prepare a specification to form the basis of a procurement exercise with an Expression of Interest (EoI) exercise as a first step. The EoI specification provides sufficient details concerning waste tonnages and site development to enable companies in this market to ascertain suitability of their applications for IRC sites.

Following the outcome of the EoI it is envisaged that the next stage would be a Request for Tender. A thorough procurement exercise is necessary to ensure the best outcome for Council, potentially cost-neutral or yielding a small revenue, to ensure fairness, and to safeguard IRC's best interest over what could be a long-term contract. Although LFG production peaks only a year or so after closure, production continues for up to several decades, and it remains cost-effective to continue recovery for around 20 years. IRC is likely to retain interest in its landfill sites for greater than that period. Moranbah for example has planned landfill capacity until the late 2040s, with potential for further landfill development until the end of the century in potential, currently unplanned future phases. Following closure there will be a further 30 years of post-closure maintenance and aftercare.

The main focus is on Moranbah – informal discussions with potential suppliers have revealed that Moranbah is likely to have sufficient LFG to justify investment. Recovery at Clermont may be cost effective, subject to further exploration and so the option remains open to proponents. Glenden and Dysart are not considered to

be worthwhile owing to lower tonnages and Dysart in any case has featured passive gas venting since the partial capping which took place in 2019.

IMPLICATIONS

Financial

There are no immediate financial implications since IRC is seeking Expressions of Interest of the type which has been suggested to officers, i.e. all costs will be borne by the proponent. The proponents will earn their revenue through Australian Carbon Credit Units (ACCUs). Proponents could potentially offer a financial incentive to IRC.

Risk

Financial risks would be borne by the proponent. Risks around LFG (such as safety or gas building up under pressure and breaking out through the cap or migrating offsite) are likely to be mitigated if an LFG recovery system is installed, thereby offering further safeguards to Council assets against damage of this kind.

Environmental

The main constituent of LFG is methane (CH₄). Methane is considered to be a greenhouse gas with a greenhouse-causing potential multiple times that of CO₂, the other major constituent of LFG. Although IRC's landfills are not currently subject to any requirements under NGER or other climate-related legislative controls, this could change in the future and any mitigation of CH₄ production would be seen in a positive light.

CONSULTATION

Director Water and Waste

Manager Contracts and Procurement

BASIS FOR RECOMMENDATION

Council should explore options for Landfill gas capture at its larger landfill sites.

ACTION ACCOUNTABILITY

Manager Waste Services is responsible for carrying out the recommended actions arising from the Expressions of Interest exercise.

KEY MESSAGES

Council is exploring options for Landfill gas capture at its larger landfill sites.

Report prepared by:

KARL MURDOCH
Manager Waste Services

Date: 22 December 2023

Report authorised by:

SCOTT CASEY
Director Water and Waste

Date: 9 January 2024

ATTACHMENTS

- Attachment 1 – Expression of Interest Specification - Landfill Gas System

REFERENCE DOCUMENT

- Isaac Regional Waste Management Strategy 2020-2025
- IRC Enterprise Risk Register
- Moranbah Landfill Environmental Risk Assessment - 4219806-REP-Existing Landfill Environmental Risk Assessment-Rev 0 (GHD, 2016)
- Queensland Government's Guideline on Landfill siting, design, operation and rehabilitation, Version 5, August 2021

EOI Specification: Landfill Gas System

Moranbah & Clermont Waste Management Facilities



Prepared for Isaac Regional Council

4 December 2023

Project Number: TW23065

DOCUMENT CONTROL

Version	Description	Date	Author	Reviewer	Approver
0.1	Internal Review	10/11/2023	KV	AU/MH	
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2.0	Final Updated with Client Comments	04/12/2023	KV	MH	KV

Approval for Release

Name	Position	File Reference
Kartik Venkatraman	Waste Lead – QLD	TW23065 - Isaac RC LFG System EOI Specification_2.0
Signature		

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APPENDIX B	Moranbah Resource Recovery Centre -Master Plan
APPENDIX C	Volumetric Survey Results (2023), MBH QWDS
APPENDIX D	Landfill Gas Assessment
APPENDIX E	Clermont Site Based Management Plan
APPENDIX F	Volumetric Survey Results (2023), CLM QWDS
APPENDIX G	Moranbah Phase 1 Landfill Upgrade
APPENDIX H	Landfill Capping Profile Moranbah
APPENDIX I	Clermont Landfill Capping Profile

1 Introduction

The work encompassed by this Technical Specification consists of the design, supply, installation, commissioning, operation, and maintenance of a landfill gas (LFG) management system on behalf of Isaac Regional Council (Council) at its Moranbah Waste Management Facility (the Moranbah Site), with an option to extend the scope to include the Clermont Waste Management Facility (the Clermont Site), collectively referred to as the Sites.

Council is seeking submissions from experienced LFG management companies to design, supply, install, commission, operate and maintain a LFG management system on a long-term arrangement with no capital or operational cost to Council. Council will also consider revenue share arrangements or similar and will be assessing submissions based on the proposed operational and financial model.

While Council is considering a no cost, revenue sharing arrangement for the Moranbah Site; other critical aspects such as technology, gas utilisation method, gas constituent utilisation, maintenance regimes, reporting timelines, infrastructure and extension of this scope to the Clermont Site will also be reviewed as part of the submissions.

1.1 Background Information

The Moranbah Site (approximately 50ha), described as Lot 24, Plan SP158749 under the Environmental Authority (EA) BRD0015 issued by the Department of Environment and Science (DES) is located at Thorpe Street, Moranbah. The Moranbah Site is licenced to accept putrescible and non-putrescible waste under Environmentally Relevant Activity (ERA) 60(1b) and licenced to receive more than 50,000 tonnes (t) per annum but less than 100,000t per annum. The Moranbah Site is also licenced to accept limited regulated waste under ERA 56.

The Moranbah Site currently has 2 Phases. Phase 1 is an unlined cell which ceased operations in 2018 and subsequently capped with clay. Phase 2 is currently operational and engineered with a liner and leachate collection system. The scope of this Specification will be applicable to both Phase 1 and 2 respectively.

The Clermont Site is operated under EPPR00791913 (former NM0140) issued by DES which is licenced to receive between 2,000 tonnes (t) and 5,000t of waste per annum and regulated waste (maximum 10% of 5,000t per annum).

1.2 Scope of Works

Council is seeking the design, supply, installation, commissioning, long-term operation and maintenance of a LFG system at the Moranbah Site and will consider submissions which seek to potentially extend the scope of this project to the Clermont Site. Council seeks submissions from suitably experienced contractors to provide a LFG management system at no cost to Council and in accordance with the ERA, all legislative requirements, industry codes of practice and the Landfill Siting, Design, Operation and Rehabilitation Guideline (2021) (Landfill Guidelines).

The scope of works to be carried out under this Specification include, but are not limited to:

- Provide constant active LFG extraction through the design, supply, installation, commissioning, operation, maintenance and management of a LFG collection, extraction and destruction system for the Moranbah Site including Phases 1 and 2; and any future cells

within Phase 2, including but not limited to wells, lateral pipes, manifolds and condensate dropout points (mandatory requirement);

- Provide constant active LFG collection/extraction/destruction, as appropriate, through the design, supply, installation, commissioning, operation and maintenance of a LFG system, such as a flare or gas engine;
- Provide suitable detailed design documentation for the proposed systems;
- Assist in management of LFG related impacts, risks and liabilities at the Moranbah Site, including reducing emissions and mitigating LFG migration;
- Provide ongoing management of the wellfield, including field monitoring and balancing, performance and shutdown reporting, continuous and quarterly reporting, provision of technical information relating to the activities occurring onsite, timely responses to emergency issues;
- Provide a Landfill Gas Management Plan that summarises LFG management infrastructure and measures at the Site(s), suitable for approval by DES;
- Provide ongoing expansion of the infrastructure as required and in-line with landfilling operations and coordination with Council to provide ongoing management in line with LFG management requirements;
- Provide professional personnel to undertake the above requirements in line with the Site ERA regulatory requirements, Landfill Guidelines, all relevant Australian Standards and safety requirements;
- Provide optional services which would contribute to the overall beneficial management of LFG at the Site, including bringing ongoing opportunities for innovation and improvement to Council for consideration; and
- Explore opportunities to replicate the above LFG management system scope to the Clermont Site (not a mandatory requirement);

2 Site Information

2.1 Moranbah Waste Management Facility

The Moranbah Site, described as Lot 24, Plan SP158749 under the EA BRD0015 issued by the DES is located at Thorpe Street, Moranbah.

The Moranbah Site was commissioned to accept waste in 1993, with Phase 1 active till around 2018 and subsequently clay capped in 2021. Subsequently, Phase 2 commenced operation in 2018 and is currently the active cell. The total capacity of this cell is deemed to be around 1,158,000m³ of which around 60% is currently filled. The active cell has a leachate collection system, and the active face is covered daily with soil. The Moranbah Site currently accepts on average approximately 28,000 tonnes of waste per annum. Records show a total waste disposal of approximately 23,000t, 27,000t, 35,000t, 34,000t and 32,000t in 2018/19, 2019/20, 2020/21, 2021/22 and 2022/23 financial years respectively, with an average of approximately 30,000t per annum. The waste predominantly comprised of commercial and industrial (C&I) waste. The Phase 2 Landfill at the Moranbah Site is anticipated to be full in the mid 2040's with the future landfill capacity available till at least 2080. The natural topography of the Moranbah Site generally slopes downwards in a westerly direction from RL 262 m at the north-western boundary to RL 248 m at the south-western boundary. The former (Phase 1) cell has been filled as high as approximately RL 271 m in the centre, covering an area of approximately 17 ha. As per the Masterplan, landfill cells in Phase 2 will be constructed in a staged manner to accommodate waste over an initial total estimated life of 19.5 years, the collective stages of the Phase 2 Landfill cells provide a total approximate airspace volume of 1,158,000 m³. Further information on the Moranbah Site, including the break-up of each cell volumes in Phase 2 can be referenced in the Site Based Management Plan document in Appendix A.

Table 2-1 shows the annual waste composition and disposal at the Moranbah Site between 2018/19 and 2022/23 financial years.

Table 2-1: Yearly Waste Composition and Tonnages Landfilled (Moranbah)

Financial Year	MSW	C&I	C&D	Regulated Waste (inc. Asbestos)	Clean soil / Cover Material	Total (exc. Cover Material)	Total
2018/19	5,160	12,133	3,864	278	1,769	21,436	23,205
2019/20	4,452	17,293	576	389	4,590	22,711	27,301
2020/21	5,058	15,568	355	591	13,688	21,572	35,260
2021/22	5,093	16,977	593	922	10,877	23,585	34,462
2022/23	4,960	19,516	257	482	6,734	25,215	31,949
TOTAL	24,723	81,487	5,645	2,663	37,658	114,519	152,177

Information on but not limited to climatic conditions, topography, geology, and Phase 2 estimated volumes are available in the Site Based Management Plan and the Moranbah Resource Recovery Centre Master Plan (Appendix B).

The compaction rate of waste at the Moranbah Site between 2021 and 2023 has been calculated at around 1 tonne per cubic metre (m³) as per the Queensland Waste Data System (QWDS) Volumetric Survey Results (2023) attached in Appendix C, with local soil used for daily cover.

Council has no immediate plans to implement a kerbside Food Organics Garden Organics (FOGO) bin collection service to divert these waste streams from landfill.

An initial assessment of LFG generation for Phase 1 and Phase 2 is available in the Landfill Gas Assessment (Appendix D). Respondents should not rely on these generation rates and should make their own assessment of the potential landfill gas generation rate at the Sites in informing their response.

Phase 1 of the Moranbah Site is capped with clay, while Phase 2 is currently being filled and only has a conceptual capping design. Details on the capping profile for each Phase is presented in Table 2-2, with further information available in Appendix G, Appendix H(i), Appendix H(ii) and Appendix H(iii) for Phase 1 and Phase 2 respectively.

Table 2-2: Capping Profiles at the Moranbah Site

Capping Layers	Moranbah Phase 1	Moranbah Phase 2
Vegetation	Grass	Grass
Topsoil	200mm	200mm
GCL	No	Yes
Cover Soil	-	800mm
Clay	300mm	300mm
Waste	Approximately 10m above ground level	Approximately 10m above ground level

2.2 Clermont Waste Management Facility

The Clermont Site is located at 38 Turrama Road, Clermont, referred to as Lot 2 on Plan SP231842. The Clermont Site is around 123ha of which only 6ha is currently used for landfill. It was inherited by Council post amalgamation in 2008 and was commissioned in 1990's.

The Clermont Site is licenced to accept over 2,000t per annum but less than 5,000t of waste per annum and services a population of approximately 2,000 residents. The Clermont Site currently achieves compaction rates of approximately 0.87 t/m³ as per the QWDS attached in Appendix F. The waste predominantly comprises of C&I, MSW, C&D and regulated waste as per licence requirements. The Clermont Site is expected to cease operation in 2049. Further information on site-specific information and types of waste accepted can be reference in the Clermont Site Management Plan (Appendix E). Records show an average waste disposal of approximately 4,500t per annum. More specific yearly data on was composition and tonnage landfilled each year is presented in Table 2-3. The total landfill cell capacity is around 477,613m³, of which 175,713m³ is remaining. Further landfilling will eventually occur in the undeveloped western part of the Clermont Site.

Table 2-3: Yearly Waste Composition and Tonnages Landfilled (Clermont)

Financial Year	MSW	C&I	C&D	Regulated Waste (inc. Asbestos)	Clean soil / Cover Material	Total
2018/19	1,688	1,777	752	20	53	4,291
2019/20	1,986	1,834	264	23	969	5,076
2020/21	1,820	1,881	151	5	1,305	5,161
2021/22	1,502	2,170	162	0	552	4,387
2022/23	1,374	2,113	51	0	60	3,599
	8370	9777	1380	48	2939	22513

Some portions of the Clermont Site are capped with approximately 500mm of clean fill overlain by 200mm topsoil and has been revegetated with grasses. Details on the capping system for the Clermont Site have been provided in Appendix I.

3 General

3.1 Role Clarification

Council will fill the role of the Site Owner for both the Moranbah and Clermont Sites, which entails:

- Remaining the overall Site manager for the landfill;
- Retaining ownership over the Site;
- Providing a secure site; and
- Ensuring no damage occurs to the LFG extraction or destruction system as a result of Council's waste management operations.

The Contractor's role will include the following:

- The Contractor must design, supply, install, commission, operate and maintain a LFG collection, extraction and destruction system to assist in managing the environmental and human health risks of the LFG in compliance with the Site's ERA, all regulatory requirements, Landfill Guidelines, and all relevant Australian standards;
- The Contractor must ensure continual remote oversight and documented management of LFG extraction and flaring operations to reduce risks to public health and safety as a result of long and unacceptable shut down periods; and
- The Contractor is responsible for supplying trained service technicians to manage the LFG Management systems including flare and/or LFG recovery and electricity generation. The LFG Management system operation and all safety matters within the infrastructure compound, compound security, electrical connections and certifications, connection to the main line, related switchboards and componentry, consumables, gas field balancing, emergency flare management, and out of hours flare response and gas field management and reporting.

3.2 Gas Generation

The Contractor will acknowledge and accept that:

- The provision of services for the active LFG collection, extraction and destruction operations including the management of the gas field is essential to successfully manage amenity, safety and environmental compliance, and that poor gas extraction services may add to and heighten gas safety risks and increase the potential for subsurface LFG migration; and
- Gas flow, recovery and quality is not guaranteed by the Site Owner (Council) and generation fluctuates with the Site being influenced by waste composition, waste acceptance, weather and rainfall. Consequently, the Contractor will be responsible for assessing Site conditions.

3.3 Financial Assessment

Council is seeking a zero-cost solution for the management of LFG at the Sites, and wishes respondents to propose the following items in their proposal:

- A proposed date for commencing the installation of LFG infrastructure;
- A proposed date for commencing the destruction of LFG;

- A proposed minimum contract term, at the conclusion of which ownership of the infrastructure and other site equipment will pass to Council at no cost;
- Any proposed details relating to profit sharing during the proposed minimum contract term; and
- A proposed contract extension term, at the conclusion of the minimum contract term, including any details relating to profit sharing during this extension period.

4 Design and Construction Requirements

4.1 Landfill Gas Collection System

The LFG Collection System shall be designed to best practice standards, with greater system details to be defined at a later tender stage. It is anticipated that the LFG Collection System shall include the following:

- LFG wells, including appropriate backfill and gas take off monitoring points;
- J-traps, shut off valves and condensate drop-out points;
- LFG pipework, including manifolds, flexible connections to well heads to accommodate differential settlement, horizontal pipework and ring-mains; and
- Any other engineering needed to construct and operate the gas extraction systems.

Council is interested in reviewing typical installation details and wellfield setups used elsewhere by the Contractor, similar to those that may be proposed for use at the Sites.

The design and construction of the LFG Collection System shall comply with all relevant Australian Standards, Landfill Guidelines, industry codes of practice and safe working methods and legislation.

4.2 Landfill Gas Destruction System

The LFG Destruction System shall be designed to best practice standards, with a minimum destruction efficiency of 98%. The LFG Destruction System shall be remotely operated, and Council shall have remote access to remote monitoring, alarming and notification of shut down/non-operational periods.

The Contractor shall be required to design and construct the LFG destruction system in accordance with all relevant Australian Standards (AS), Landfill Guidelines, industry codes of practice and safe working methods and legislation. This shall include design and construction in line with Type-B Gas Appliance certification as outlined in AS 3814:2018 and AS 1375:2013, where relevant.

Council is interested in reviewing typical installation details for LFG destruction systems used elsewhere by the Contractor, similar to those that may be proposed for use at the Sites.

For avoidance of doubt, it is anticipated that the LFG Destruction System shall comprise, where appropriate, the following as a minimum:

- Appropriate concrete foundation pad on which to house the LFG Destruction System;
- Security fencing and access gateway(s);
- Gas extraction (blowers) to apply negative pressure to the wellheads to draw out LFG to the LFG Destruction System compound;
- Gas shut off valve;
- Appropriately sized flaring system;
- Electrical supply to the above compound; and
- Any other ancillary equipment or engineering required to complete the LFG Destruction System.

5 Operation and Maintenance Requirements

The Contractor shall operate, manage and maintain the LFG collection, extraction and destruction system in accordance with the scope of work specified in Section 1 and 3. More specifically, operations must include the following key actions as a minimum:

- Undertaking monitoring, field balancing and reporting in accordance with the Specification and the Site ERA for the duration of the proposed Contract;
- Ensuring availability at all times for an emergency call-out by Council in relation to the operation of the LFG Management system including Flare and/or gas recovery; and balancing of the gas field. Emergency response times from the Contractor will be determined during the tender process;
- The Contractor must conduct and document in writing at least one (1) routine Site inspection per month during business hours and carry out a review of the flare and componentry to check working order, efficiencies and safety, gas supply and supplement (if required), review and balance the gas field, update Site records and report to Council immediately on any urgent matters;
- The LFG monitoring bores must be monitored in accordance with the Site Licence, or monthly when wellfield balancing occurs, whichever is more frequent;
- The wellfield must be appropriately managed to control LFG migration and any requirements of the Site ERA;
- Monthly reporting shall be provided including information on flow of LFG quality and composition, flare operation and shutdowns, gas field balance sheet, details of system maintenance and operation, and detail of equipment condition; and
- Providing advance notice of flare shutdown (where applicable) and ensuring response to a flare shutdown occurs within 48 hours of the shutdown commencing.

These activities, and the infrastructure, must be summarised in a Landfill Gas Management Plan, suitable for approval by the DES. Council is interested in reviewing typical Landfill Gas Management Plans, similar to those used elsewhere by the Contractor.

APPENDIX A

Site Based Management Plan – Moranbah

APPENDIX B

Moranbah Resource Recovery Centre - Master Plan

APPENDIX C

Volumetric Survey Results (2023), MBH QWDS

APPENDIX D

Landfill Gas Assessment

APPENDIX E

Clermont Site Based Management Plan

APPENDIX F

Volumetric Survey Results (2023), CLM QWDS

APPENDIX G

Moranbah Phase 1 Landfill Upgrade

APPENDIX H Landfill Capping Profile Moranbah

- H.1 Landfill Capping Profile Moranbah (1)**
- H.2 Landfill Capping Profile Moranbah (2)**
- H.3 Landfill Capping Profile Moranbah (3)**

APPENDIX I Clermont Landfill Capping Profile



Assets | Engineering | Environment | Noise | Spatial | Waste

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MEETING DETAILS

Ordinary Meeting

Wednesday 24 January 2024

AUTHOR

Karl Murdoch

AUTHOR POSITION

Manager Waste Services

10.24

GREATER WHITSUNDAY REGIONAL WASTE MANAGEMENT PLAN

EXECUTIVE SUMMARY

This report presents the draft Greater Whitsunday Regional Waste Management Plan (RWMP) to Council for noting prior to the finalisation of the RWMP for the Greater Whitsunday Council of Mayors later in 2024.

OFFICER'S RECOMMENDATION

That Council:

1. ***Receives and notes the content of the draft Greater Whitsunday Regional Waste Management Plan (RWMP).***

BACKGROUND

In 2022 the state government announced that it would make funding available for Regional Waste Management Plans (RWMPs) to be prepared across all of Queensland. The government engaged the Local Government Association of Queensland (LGAQ) to facilitate the development of these plans, including the Greater Whitsunday RWMP.

The LGAQ procured a team of consultants to carry out the work of developing the RWMP, which has worked collaboratively with the three Councils (Whitsunday Regional Council, Isaac Regional Council, and Mackay Regional Council), at senior officer level to prepare an initial draft, and following consultation at officer level, the final draft attached to this report for Council consideration. The program for the RWMP development and the initial stage (investment logic mapping) of the plan were endorsed by Council at its Ordinary Meeting of 29 September 2022 (Resolution 8051 refers).

Headline outcomes of the RWMP include:

- Recognition of drivers for change as they affect Mackay Regional Council being different from those impacting Isaac and Whitsunday Regional Councils, in particular the continuation of the Waste Levy Advance Payments to Isaac and Whitsunday at 100% of Municipal Solid Waste levy payments whilst Mackay will see a tapering-off of its Advance Payments from 95% in 2023-24 to 20% in 2030-31.
- Recognition that state government targets for waste diversion from landfill will not be achieved without further investment.
- Waste education as a strategy to drive performance improvement.
- Possibility that Mackay could introduce household Food Organics / Garden Organics (FOGO) collections within the next few years – ultimately a decision for that Council.

IMPLICATIONS

Financial

The cost of implementing the RWMP in full is estimated to be \$73M over the seven-year period to 2030-31 however it would be necessary for the state government to provide this funding in order for the RWMP to succeed, and it is expected that there would be no additional cost to IRC.

Risk

Risks relating to the RWMP are outlined within the RWMP. The greatest risk arises from the possibility that the state government does not fund the RWMP.

CONSULTATION

Greater Whitsunday Council of Mayors Chief Executive Officers

Director Water and Waste

BASIS FOR RECOMMENDATION

Consultants engaged by the state government via the Local Government Association of Queensland (LGAQ) have, in collaboration with senior officers from Isaac, Mackay and Whitsunday Regional Councils, prepared a draft Greater Whitsunday Regional Waste Management Plan (RWMP) for consideration by the Greater Whitsunday Council of Mayors.

ACTION ACCOUNTABILITY

Manager Waste Services is responsible for carrying out the recommended actions for Isaac Regional Council within the plan.

KEY MESSAGES

Council has engaged external consultants to validate its earlier work on determining the plan for landfills across the region in the medium to long term.

Report prepared by:

KARL MURDOCH
Manager Waste Services

Date: 23 December 2023

Report authorised by:

SCOTT CASEY
Director Water and Waste

Date: 9 January 2024

ATTACHMENTS

- Attachment 1- Greater Whitsunday Regional Waste Management Plan Draft

REFERENCE DOCUMENTS

- Isaac Regional Waste Management Strategy 2020-2025

REGIONAL WASTE AND RESOURCE RECOVERY MANAGEMENT PLAN

Greater Whitsunday Region

Prepared for:

Local Government Association of Queensland
Local Government House
25 Evelyn Street
Newstead
Fortitude Valley 4006

PREPARED BY

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BASIS OF REPORT

This report has been prepared by SLR Consulting Australia Pty Ltd (SLR) with all reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with Local Government Association of Queensland (the Client). Information reported herein is based on the interpretation of data collected, which has been accepted in good faith as being accurate and valid.

This report is for the exclusive use of the Client. No warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from SLR.

SLR disclaims any responsibility to the Client and others in respect of any matters outside the agreed scope of the work.

DOCUMENT CONTROL

Reference	Date	Prepared	Checked	Authorised
620.V31108-R04-v2.2	20 November 2023	Chris Hambling	Chani Lokuge	Chani Lokuge
620.V31108-R04-v1.0	10 March 2023	Chris Hambling	Chani Lokuge	Chani Lokuge

EXECUTIVE SUMMARY

The Greater Whitsunday Regional Waste and Resource Recovery Management Plan

This Plan identifies a series of actions to be taken at a regional scale and for individual Councils to improve waste and resource recovery outcomes in the Greater Whitsunday (GWS) Region. Participating Councils are Isaac Regional Council, Mackay Regional Council and Whitsunday Regional Council.

Under a working group established by councils, a series of workshops and interviews were undertaken to initially define current challenges and opportunities, to identify, refine and select preferred options, and to identify a pathway for implementation. Whilst this Plan sets the forward trajectory to improve waste and resource recovery outcomes in the GWS region, nothing in this Plan mandates that Councils must deliver the actions identified in the Plan.

The Plan sets out a non-statutory, aspirational, long-term, and co-ordinated path for action and collaboration across councils, to support the planning for and investment in waste and resource recovery infrastructure and non-infrastructure solutions in the region. It recognises that individual councils will choose to progress actions in the context of their individual circumstances, priorities and budgets, unique requirements, and expectations of different communities with the goal being maximum alignment, flexibility, and collaboration. It is also critical to the understanding of the Plan, that its implementation is not possible without substantial funding assistance from the Commonwealth and Queensland Governments.

The Plan will be used to support requests for funding and assistance from the Commonwealth and Queensland Governments, and while it provides the primary vehicle for accessing available funding from the Queensland Government's Recycling and Jobs Fund, there may also be opportunities for initiatives to be funded that are not yet identified in the Plan. For clarity, it is recognised that the Plan is a living document and that it is also intended to auspice projects and activities not specifically identified at the time of its development, with those projects and activities clarified throughout the life of the Plan.

The GWS region population in 2021 was estimated to be 180,219¹ and is predicted to grow to around 229,260 by 2041.² All three councils are forecast to experience significant population growth between now and 2041 with a regional average growth of 27% adding nearly 50,000 extra residents to the region. The GWS Region contributed \$27.1 billion of gross regional product in 2021³ to the Queensland economy from a diverse range of sectors including mining, manufacturing, health care and social assistance, tourism, and construction. Within the region the Isaac Regional Council area is home to the Bowen Basin which houses the largest coal mining deposits in Australia. Mackay is a centre for one of Australia's most well-developed mining equipment, technology, and service industries.

¹ Australian Bureau of Statistics, 2022. 2021 Census All persons quickstats from <https://abs.gov.au/census/find-census-data/search-by-area>

² Queensland Government population projections, 2018 edition; Australian Bureau of Statistics, Population by age and sex, regions of Australia, 2016 (Cat no. 3235.0).

³ Remplan, 2023. Greater Whitsunday Alliance, Economy from <https://app.remplan.com.au/greaterwhitsundayalliance/economy/summary?state=3a64fg1rCXRbKKSz7QIEkTLvI8LI>

EXECUTIVE SUMMARY

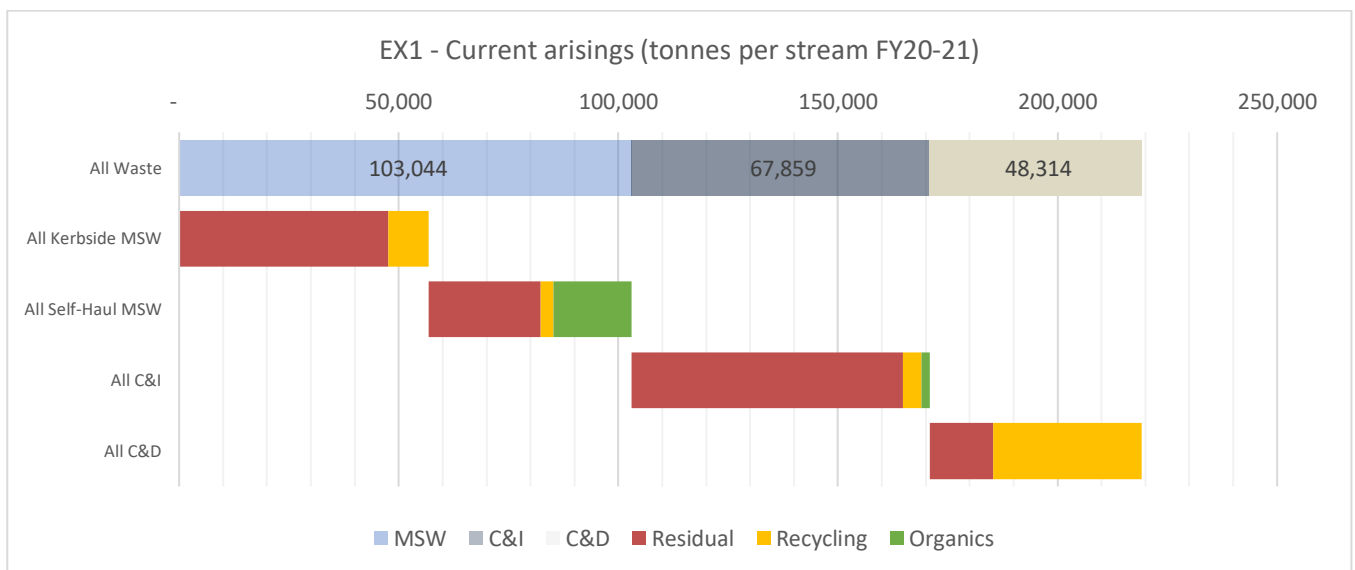
Across the broad GWS Region agribusiness is a strong contributor to the economy, and one of Australia's largest sugar and bio commodity producers. Mining is the region's largest employer, supporting an estimated 18,884 jobs in 2021. Tourism is also a strong contributor to the economy with an estimated 7,182 jobs supported in the region and attracts two million visitors annually to the region.⁹ Key infrastructure in the region includes three regional airports, two deep water ports, three bulk shipping terminals and a reliable freight service network. There is also significant biofutures expertise and an emerging biotechnology and biomedical research sector. The agricultural sector in the region contributes approximately 29% of Australia's sugar cane, has the largest horticultural winter produce growing region and has a strong beef cattle industry. Aquaculture production rates are forecast to grow from 5,000 tonnes per annum in 2020 to 20,000 tonnes per annum by 2030.

Current state

Waste arisings and services

Councils in the GWS Region managed a total of 219,217 tonnes of waste in the 2020-21 financial year. This included (**Figure EX1**):

- 103,044 tonnes of household waste,
- 67,859 tonnes of commercial and industrial waste, and
- 48,314 tonnes of construction and demolition waste.



Regionally, the amount of waste managed by individual councils amounts to:

- 25% Isaac Regional Council
- 49% Mackay Regional Council
- 26% Whitsunday Regional Council

EXECUTIVE SUMMARY

Without action, waste managed by councils in the region is forecast to grow to **257,000** tonnes in FY30-31, **285,000** tonnes in FY40-41 and **317,000** tonnes in FY50-51. There remains a need to improve the quality and quantity of data available, particularly for private sector waste and recycling operations in the region.

All Councils offer a 2-bin kerbside collection service comprising a waste bin and a yellow-lid recycling bin to the majority of households in their respective LGA. There are no existing council provided kerbside organics collection services, although a significant amount of self-haul garden organic waste is managed at Council transfer and resource recovery facilities and there are several 'green bag' services in operation by the private sector.

All Councils offer a form of self-haul facility which receive householder, commercial and industrial, and construction wastes. Problematic wastes with limited currently available recovery options in the region include construction and demolition wastes (including bricks and tiles, contaminated soils, and timber), e-waste, food and garden organics, textiles, and tyres.

The Plan identifies several regional or cross-regional solutions for these but acknowledges that Queensland or Commonwealth Government leadership and interventions will be needed for some of the more problematic waste streams.

Key issues

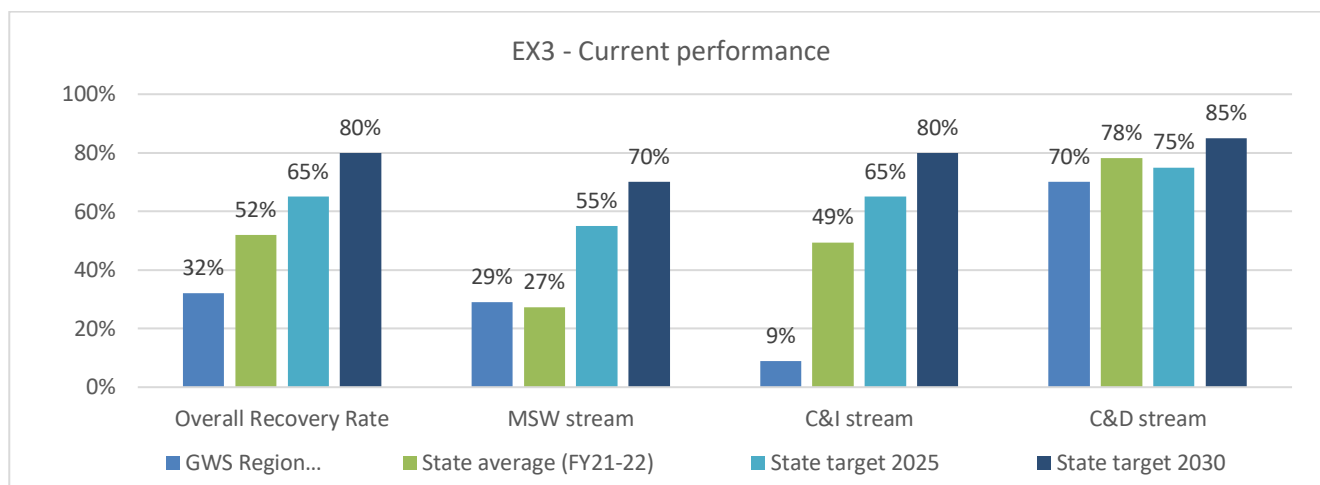
Several key issues were identified for the Plan to address:

- Long-term legacy and rehabilitation costs for historic landfills
- Lack of long-term approved and constructed landfill capacity.
- Lack of scale for recycling or secondary processing.
- Lack of end-markets locally driving demand for recycled materials.
- Community understanding and behaviours impose a significant risk and impact to existing or proposed future operations.
- Current policy settings do not support greater recovery and recycling.
- There is an increasing cost to improving waste and resource recovery outcomes in the region.

Current performance against Strategy targets

The GWS Region has a current recovery rate of 32% across all streams, compared to a state average of 52% and 2025 state target of 65%. The household (MSW) and commercial (C&I) waste streams are performing below the state average; however, the construction and demolition stream (C&D) is performing above the state average. The 2025 and 2030 targets for MSW and C&I streams are challenging without significant intervention, as shown on **Figure EX2**.

EXECUTIVE SUMMARY



Plan outcomes

Education as a primary focus

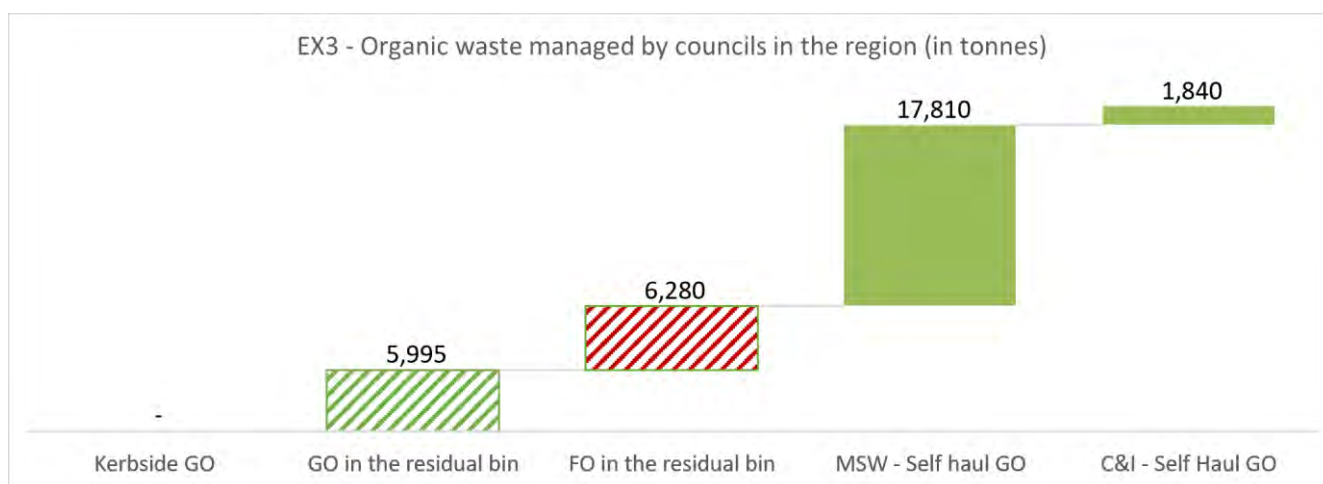
A regional waste and recycling education strategy has been identified by Councils to focus investment on education and behaviour change activities that promote better outcomes for the region. Education will focus on problem areas including reducing the kerbside recycling bin contamination rates, which diminishes the value of sorted material and can increase operational costs, as well as capturing more recyclable material currently sent to landfill. Other areas of focus will include food waste avoidance programs, and other behaviour change activities which educate residents on the benefits of getting recycling right.

The regional education strategy will be developed through collaboration between Councils in the region however will require investment and input from the Queensland Government to prepare and implement. Through further investment, this Strategy, and the resources deployed could also target education of waste producers in the C&I stream to drive better resource recovery outcomes.

Improved Organic waste management

The GWS Region managed and recycled an estimated 20,000 tonnes of garden organic waste in FY20-21, however and estimated 12,000 tonnes of food and garden organic waste is disposed of to landfill each year (as shown in **Figure EX3**). There is an opportunity in the region to divert some of this material from landfill and into organic waste recycling such as composting either at commercial scale, through community facilities or at home.

EXECUTIVE SUMMARY



Whilst opportunities exists for all Councils, Mackay Regional Council has sufficient scale to implement a kerbside organic waste collection service. This will be dependent on further investigation, business case development and council approval. For Isaac Regional Council and Whitsunday Regional Council, lack of suitable processing and current policy settings may limit the potential establishment of kerbside organic waste services.

For councils who decide not to introduce a kerbside organic waste service, it is expected that the Queensland Government will establish mechanisms for residents to participate in composting through community gardens or composting hubs, or by encouraging access to at-home composting infrastructure such as compost bins or worm farms. These interventions will be implemented as soon as practically possible and dependent on availability of funding. Food waste avoidance education should also be rolled out across the region.

Economic analysis undertaken to support this Plan identified that the introduction of a new kerbside organics service would result in extra cost. For Mackay Regional Council this may be partially offset by avoiding the increasing levy liability to council from sending waste to landfill. The estimated cost for Mackay Regional Council to implement a FOGO collection and processing service is **\$40.5 million**, or approximately **\$35 per household per year** (present value) averaged across a 30-year forecast, assuming the residual bin collection is reduced to fortnightly where a kerbside organics collection is available, and processing is via open windrow methods. This includes:

- One-off-transition costs to purchase consumables and distribute to households including new bins, kitchen caddies, and compostable liners estimated at between **\$2 million to \$3.3 million** for Mackay Regional Council (depending on the type of solution decided upon).
- An additional one-off cost of \$11-\$21 per bin may also be incurred to change current residual bin lids from green to the standard red; and
- Additional establishment education and ongoing organics diversion education costs just for FOGO implementation at an estimated **\$0.31 million** per year commencing 2-years before a new service commences.

Whilst nothing in this Plan precludes either Isaac Regional Council or Whitsunday Regional Council from introducing a kerbside organic waste collection and processing solution, under current policy settings, the comparable cost per household would be higher due to current policy settings where 100% of landfill levy paid by both councils are balanced via annual advance payments, in addition to the lack of scale and large distances

EXECUTIVE SUMMARY

required to transport waste for processing. Similar proportional costs may be incurred by other Councils progressing organic waste diversion.

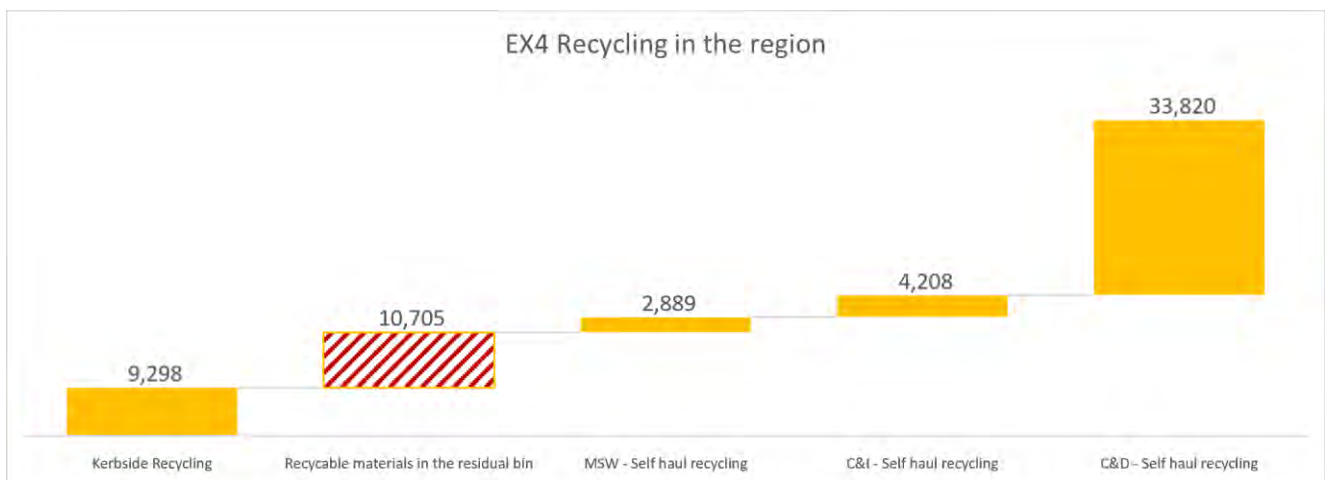
Activities and actions are identified for Councils not introducing new kerbside services to support food waste avoidance, at-home, or community composting. These interventions are expected to be led by the Queensland Government.

It is estimated that the introduction of a FOGO collection service by Mackay Regional Council could capture an initial 12,700 tonnes of organic waste. As a region the introduction of a FOGO service is forecast to result in a 6% increase in overall recovery rate for the region from the baseline of 32% in FY21 to 38% once the services commence. Between FY25-26 and FY30-31 this intervention is estimated to divert an estimated additional 62,000 tonnes of organic waste from landfill.

Improved material recovery and recycling

Household kerbside stream

In FY20-21, 50,214 tonnes were reported as recovered in the region, of which the household kerbside collection of dry recyclables contributed 9,298 tonnes (**See Figure EX4**).



A large proportion of recovered waste in the region is in the C&D stream, which has a high recovery rate. Contamination of the kerbside commingled bin in the region ranges up to 13-26% and trending upwards. It is estimated that there is also approximately 10,700 tonnes of dry recyclable material in the kerbside residual waste bin which is sent to landfill that could potentially be captured.

Through focussed education campaigns as part of the regional education strategy it is expected that contamination will be reduced, and that there will be greater capture of recyclable material currently lost to landfill. Future upgrade to the existing material recovery facility in Mackay, as the regional facility, may improve the quality of output material sent out of region for reprocessing. Whitsunday Regional Council has also identified the conversion of the Kelsey Creek Landfill to a Resource Recovery Facility in the medium term.

EXECUTIVE SUMMARY

There may be opportunities for the establishment of new recycling or reprocessing facilities in the region aligned with the Queensland Governments precinct approach, however this requires further refinement. Target reprocessors may access organic waste, C&D waste, and solar panel recycling to complement existing arrangements.

To facilitate future precinct development and better diversion through resource recovery facilities, an allowance has also been made in the economic analysis for improvements to transfer facilities, additional operating costs, and transport to move recyclables from satellite sites to processing hubs. This may also include community recycling hubs or hazardous waste transfer facilities, and circular economy solutions such as fixing facilities.

The estimated cost to implement the material recovery and recycling interventions is **\$73 million** (present value) equivalent to an estimated annualised cost of approximately \$34 per household per year (present value) over the 30-year forecast. This includes:

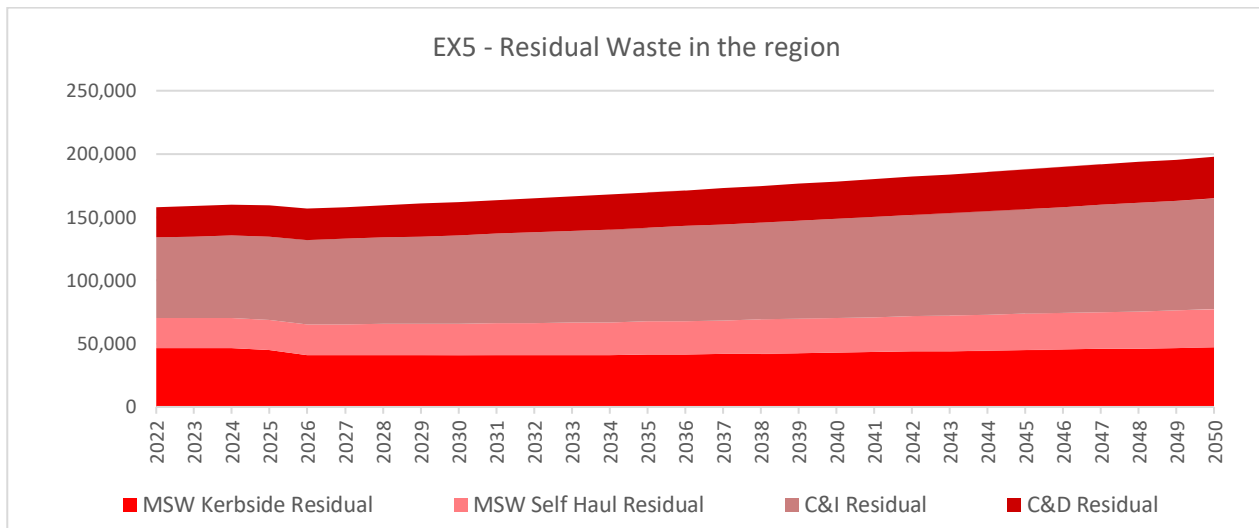
- Estimated capital expenditure of **\$7 million** for MRF upgrades in Mackay.
- Estimated capital expenditure of **\$15 million** to convert the Kelsey Creek Landfill to a Resource Recovery Centre
- Small-scale infrastructure improvements with an indicative budget of **\$3.75 million** to allow for upgrades to existing facilities, or conversion of existing landfills to transfer facilities.
- The development and delivery of a regional education strategy that applies across all Councils to provide education priorities in collaboration with the Queensland Government, estimated to be **\$0.57 million** per annum commencing immediately.

It is assumed that additional education costs are funded by the Queensland Government. These changes are focussed on improving the quality and quantity of material captured for recycling through enhanced education across the region.

Residual Wastes

In FY20-21, 149,352 tonnes of residual waste was managed by Councils in the GWS region, of which 73,048 tonnes was collected at the kerbside or provided through self-haul MSW. With the interventions identified in this Plan, there will be a per-capita reduction in the amount of waste that goes to landfill, however the resulting residual waste generated by the region is expected to still be significant at 163,000 tonnes by FY30-31, 180,000 tonnes by FY40-41 and 199,000 tonnes by FY50-51. (See **Figure EX5**).

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Challenges identified in the development of this Plan for residual waste management include:

- Isaac Regional Council has two landfills nearing the end of their life
- Whitsunday Regional Council has a medium-term issue to address with residual airspace.
- The immediate cost of sending waste to landfill is increasing rapidly for Mackay Regional Council due to changes in annual advanced payments.
- The medium-long term cost of residual waste in the region is expected to increase as new capacity is required, or as alternative solutions become available (e.g., energy from waste (EfW)).

Aligned with Queensland's Waste Management and Resource Recovery Strategy, utilisation of EfW is the likely path to achieve the states resource recovery targets of 90% recovered by 2050. There is uncertainty over the costs. This is because an EfW solution is not currently available or proposed in the GWS Queensland region, or Queensland at present. If a solution was available, the estimated cost per household of diverting residual waste to EfW is likely to be significantly greater than continued landfilling. An action in the Plan is to monitor the opportunity to develop an EfW facility of suitable scale for the region or to use facilities developed out of region where cost effective.

Additionally, the need to finalise environmentally sustainable closure procedures for legacy landfills continues to put pressure on the regional ability to invest in improved resource recovery. Other problematic streams identified in the residual waste stream include timber and contaminated soils.

Expected recycling and resource recovery outcome of the Plan

To achieve an estimated regional resource recovery rate of approximately 40% by 2030, which amounts to an overall improvement of 8% from the FY20-21 baseline for the entire region, the Councils, principally Mackay Regional Council, would need to introduce an organics diversion service targeting FOGO. This should be coupled with improvements to the existing yellow top bin recycling services for all Councils through a combination of improved transfer facilities and education.

Beyond this, significant improvements to the C&I stream are required, but only after data for non-council managed wastes are collected and assessed.

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In the longer term, the primary pathway to get closer to the Queensland Government's resource recovery target of 90% diverted from landfill by 2050 is expected to require a significant proportion of residual waste from the region to go to an energy recovery facility. If 80% of residual waste across the MSW and C&I streams in the region are sent out of region to EfW then the expected recovery rate would be around 75%.

Implementation

Cost to deliver the Plan

The estimated cost for implementation (excluding residual waste management) is **\$73 million** over the period FY23-24 to FY30-31 as presented in **Table EX1**.⁴ All costs are subject to further refinement and council approvals.

⁴ Costs are estimated to a maximum of p50 accuracy where presented in this Plan

EXECUTIVE SUMMARY

Table EX1 Indicative Cost Estimate (costs in millions, p50 accuracy)

Item	2024	2025	2026	2027	2028	2029	2030	2031	Total to FY31
Regional Implementation									
Project Manager (RWG)	0.25	0.26	0.26	0.27	0.28	0.28	0.29	0.30	2.18
Administrative & Legal	0.10	-	-	-	-	-	-	-	0.10
Develop detailed implementation Plan	0.05	-	-	-	-	-	-	-	0.05
Review & update RWRMP	-	-	-	-	0.10	-	-	-	0.10
Meetings (Council FTE requirement)	0.02	0.02	0.03	0.03	0.03	0.03	0.03	0.03	0.21
Council contribution to actions	0.02	0.02	0.03	0.03	0.03	0.03	0.03	0.03	0.21
Sub-total PM & Plan Management	0.45	0.31	0.31	0.32	0.43	0.34	0.35	0.35	2.86
Regional Education Strategy									
Education Strategy (and updates)	0.05	-	0.02	-	0.02	-	0.02	0.00	0.10
FOGO implementation, MRC only	Captured under Organics Costs below (\$2.49M over period)								0.00
Kerbside Education & Other	Captured under MRR Solution Costs below (\$4.98M over period)								0.00
Sub Total – Regional Education	0.05	0.00	0.02	0.00	0.02	0.00	0.02	0.00	0.10
Regional Organics Solution⁵									
Administration, business cases, PM	0.20	0.20	0.08	0.08	0.08	0.08	0.08	0.08	0.88
FOGO education costs (new service MRC)	0.15	0.31	0.32	0.33	0.33	0.34	0.35	0.36	2.49
One off investment (bins) (MRC)	-	-	3.10	-	-	-	-	-	3.10
Collection costs (new, MRC)	-	-	1.62	1.66	1.70	1.74	1.78	1.83	10.33
Processing Costs (inc CAPEX)	-	-	4.89	2.07	2.09	2.12	2.15	2.17	15.49
Sub-total - FOGO implementation, MRC only	0.35	0.51	10.0	4.13	4.21	4.28	4.36	4.45	32.29
Community composting	0.10	0.10	0.11	0.11	0.11	0.11	0.11	0.12	0.87
Roll out of compost bin program	-	0.10	-	-	-	-	-	0.10	0.20
Material flow analysis - organics	0.01	0.02	-	-	-	-	0.01	-	0.04
Sub-Total: Programs & R&D	0.11	0.22	0.11	0.11	0.11	0.11	0.13	0.22	1.11
Total – Organics Solution	0.46	0.73	10.1	4.24	4.32	4.40	4.49	4.67	33.40
Material recycling & recovery solution									
Kerbside Education & Other Education	0.57	0.58	0.60	0.61	0.63	0.64	0.66	0.68	4.98
Small-scale infrastructure improvements	-	-	1.00	1.00	1.00	0.25	0.25	0.25	3.75
Community circular economy programs	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.40
Household Hazardous Waste CRCs	-	-	0.20	0.20	0.20	0.20	0.20	-	1.00
Supplementary funding for waste audit	0.45	0.46	0.47	0.48	0.50	0.51	0.52	0.53	3.93
Mackay MRF upgrades	-	-	3.50	3.50	-	-	-	-	7.00
Kelsey Creek RRF establishment	-	-	-	-	-	-	10.00	5.00	15.00

⁵ Costs for new services presented here do not include benefits (e.g., reduced levy, reduced use of landfill airspace) however these savings are represented in the economic analysis. These costs represent actual costs for implementation. Benefits may not be realised at the same time.

EXECUTIVE SUMMARY

Item	2024	2025	2026	2027	2028	2029	2030	2031	Total to FY31
Total: Material recovery & recycling	1.07	1.10	5.82	5.85	2.38	1.65	11.68	6.51	36.06
Residual Waste (excluding EfW)									
Progress & implement R&D into problematic wastes	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.80
Total: Residual Waste Management	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.80
TOTAL IMPLEMENTATION COST	2.13	2.23	16.36	10.51	7.24	6.49	16.63	11.63	73.22

All costs presented in Million \$ based at 2023 rates, IRC: Isaac Regional Council, MRC: Mackay Regional Council, WRC: Whitsunday Regional Council.

Processing costs for organic wastes assume that an open windrow processing facility is developed in the region with associated capital and operational expenditure. If alternative organics processing technology is utilised, costs may be higher. Councils also have the opportunity to procure a gate fee paid service from existing or new organics processors in the region.

Waste facility infrastructure improvements provides an allowance per year. A detailed assessment of individual council upgrade needs has not been undertaken. This cost may be higher or lower as determined by detailed design and cost estimation, and available funding.

Access to supporting resources and funding

Evidence prepared in development of this Plan indicates the cost of implementation will be significant compared to the current state. There is a need for support around the development of business cases and forecasting, suitable for making decisions concerning project progression and approval, particularly for infrastructure such as new or improved transfer facilities, new collection services, or processing infrastructure. Access to regional facilitation / coordination support resources is essential for Councils implementation of the Plan, as would funding to develop supporting documentation for funding applications. Implementation at the regional scale will also require funding to coordinate, liaise with the Queensland Government, and advocate for better waste outcomes in the region.

Funding for capital expenditure such as an organic waste processing facility (or enhancements to existing privately owned facilities), small scale infrastructure improvements, or potentially an energy from waste facility may also be facilitated by the Queensland Government, pending specific business case development.

Regional collaboration and responsibilities

To support delivery of this Plan, the region has adopted a collaborative approach to strategy development and implementation. In the immediate term the region will continue to collaborate on Plan implementation, and seek to undertake regional procurement where beneficial, as well as collaborate on the implementation of education and awareness campaigns. This is a critical action required to be commenced immediately following finalisation of the Plan. The Queensland Government will fund a project or program manager to deliver the Plan. Depending on procurement and ownership decisions around certain infrastructure, there may be a need to establish additional governance structures.

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Responsibility for decision making for the implementation of interventions under this Plan will sit with individual councils facilitated by the WRRWG with ultimate decision-making residing with the GWCoM Board. The WRRSG will coordinate funding requests required to the Queensland Government for approval under the following proposed structure (**Figure EX6**):

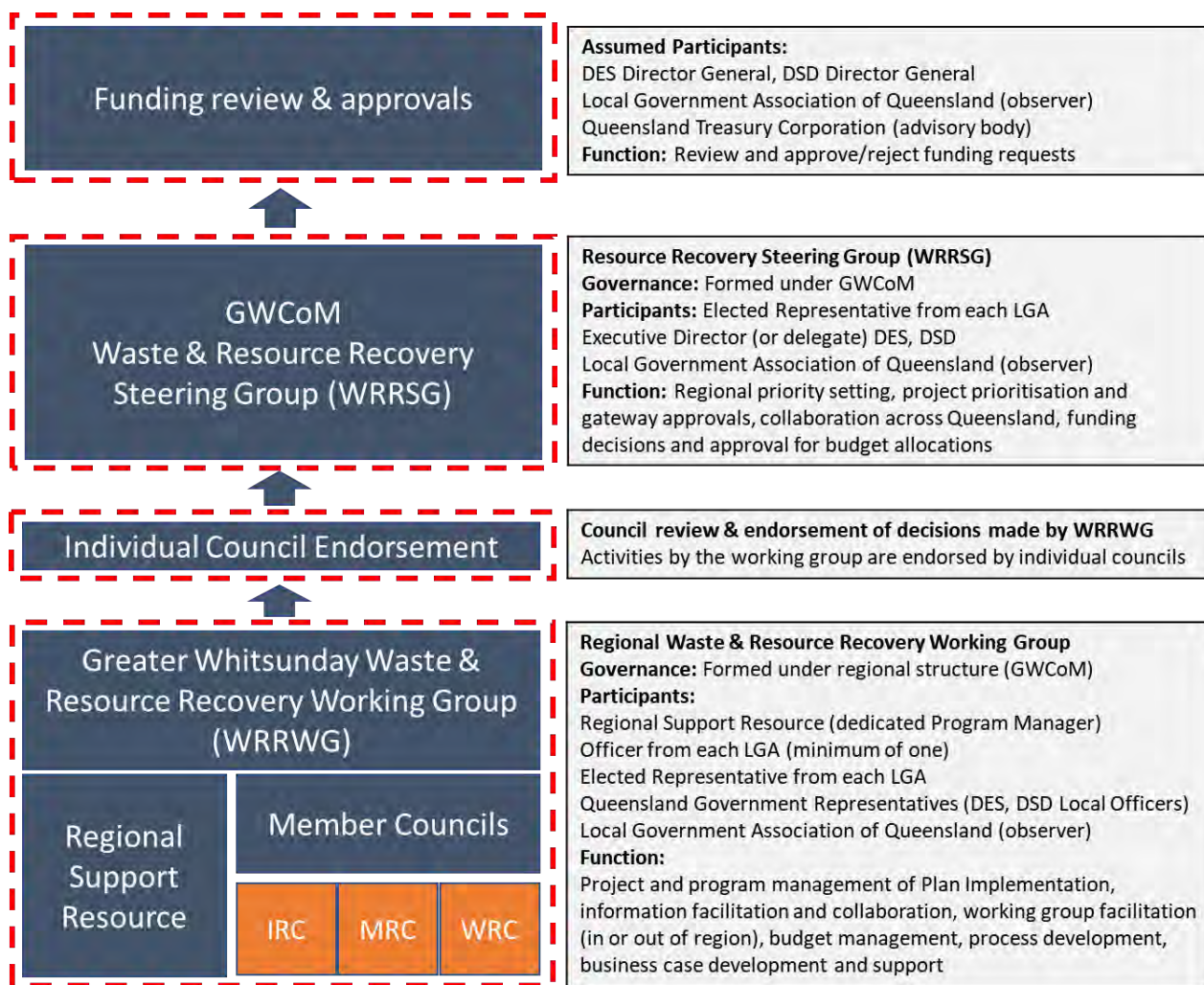


Figure EX6 Proposed governance structure

Review and monitoring

Implementation of the Plan will be the responsibility of the GWCoM, supported by a Waste and Resource Recovery Working Group and the regional implementation resource. Initial actions will be measured against progress, but longer-term review should be against metrics including delivery of specific services identified in the Plan and achieving levels of education, capture of types of waste (e.g., FOGO, GO, Dry Recyclables) and resultant change to recovery rates compared to forecast. The Plan will be scheduled for review and update every 5-years, although it can also be reviewed at any time decided by the region.

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The Plan is high level, and a set of detailed actions would need to be developed as part of the next stage of its implementation. It is also important to note that the Plan does not remove the need for councils to have individual strategies and drive their own local agenda. Councils, through regional collaboration, will have control over implementation of the Plan, and the subsequent more detailed action plan, to be delivered in co-operation with the Queensland Government.

Councils that endorse the Plan, are not obliged to deliver on any outcomes if they choose not to. Councils can be part of the Plan's future development but opt out later or choose actions that better align with their objectives.

The Plan will be used to support requests for funding and assistance from the Commonwealth and Queensland Governments, and while it provides the primary vehicle for accessing available funding from the Queensland Government's Recycling and Jobs Fund, there may also be opportunities for initiatives to be funded that are not identified in the Plan. For clarity, it is recognised that the Plan is a living document and that not all potential initiatives will have been identified at the time of its development.

Implementation roadmap

An implementation roadmap has been developed identifying timing and activities to deliver this Plan, as shown in **Table EX2**.

While the Regional Waste and Resource Recovery Management Plan provides the primary vehicle for accessing available funding from the Recycling and Jobs Fund, there may also be opportunities for initiatives to be funded that are outside the Plan. For example, a pilot at a local level to 'test' the suitability of a model or infrastructure for the region (or sub-region). It is recognised that the Plan needs to be a living document and that not all potential initiatives will have been identified in the Plan.

However, it is expected that the bulk of the funding will come through the projects identified in the Plan with a more streamlined pathway for funding approvals as it has already been identified in the Plan. In the first instance any projects identified that are outside the Plan would likely be discussed with the regional working and steering groups and the proposed regional support resource position that will be funded to support implementation of the Plan, to assess suitability for funding under the Plan or whether this would be considered under a separate funding process.

Councils, in participating in the development of this Plan and subsequent endorsement of or support for its finalisation and publication, can do so in the knowledge that this consideration does not obligate individual Councils to any funding commitment. Subsequent business cases developed as part of implementing the Plan and implementation decisions made by the region for implementing the Plan would normally include that detail.

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Table EX2 Implementation Roadmap

Action	Responsibility	Immediate	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2040	2050
		Next 2 years			Within next 5 years			Within next 10 years						To 2040
General														
Establish regional waste working group to implement Plan	All													
Program management	WRRWG, GWCoM													
Regional collaboration (e.g., WRRWG meetings, action management, etc.)	WRRWG, All													
Advocate for Transport subsidies consideration	WRRSG/WRRWG													
Focus on local employment where opportunities present	WRRSG/WRRWG													
Organic Waste Management														
Participate in Education and Behaviour Change Initiative (assumed continuation) as part of regional education strategy – incorporating a food waste avoidance component	All													
Review potential for behaviour change regulation (new services)	All													
Roll out of at-home composting solutions	QGOV													
Develop business case for organics collection service for council approval including refinement of market price for recycled organics	MRC, All													
Commence new organic waste collection service education*	MRC, All													
Procurement of organic waste collection solution*	MRC, All													
Procurement of organic waste processing solution*	MRC, All													
Commence and operate kerbside organic waste collection service (pending individual council approval) *	MRC, All													
Continuation of self-haul green waste receipt and processing	All													
Roll out of community composting solutions including guidance	QGOV, All													
Collaborate on regional solution for finding highest value market for green waste across region	All													
Implement findings of regional study for biosolids	All													
Develop regional solution for timber	All													
Develop pathway to improve non-Council held data collection	QGOV, All													
Material Recycling & Recovery														
Participate in Education and Behaviour Change Initiative (assumed continuation) and develop regional education strategy, implement	WRRWG, All													
Review & agree pathway for improved enforcement activity for poor household behaviours in kerbside bin service provision, and implement	WRRWG, All													
Seek opportunities to collaborate on regional collections approach when contracts allow	WRRWG													
Develop business case, designs for new or improved transfer facilities	All (as required)													
Construct and commission upgrades or new transfer facilities	All (as required)													
New MRF operations contract to be established including upgrades	MRC													
Mackay MRF upgrades	MRC													

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Action	Responsibility	Immediate	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2040	2050
		Next 2 years			Within next 5 years			Within next 10 years						To 2040
Convert Kelsey Ck Landfill to Resource Recovery Facility	WRC													
Collaborate on establishment of regional scale precinct and ancillary satellite sites in accordance with precinct guidelines	WRRWG, All													
Construct enabling infrastructure for precinct	QGOV													
Establish new resource recovery processing facilities within precinct	QGOV, All support													
Develop a framework to identify emerging end-of-life products and materials such as solar panels, e-products and textiles, and appropriate management pathways														
Work with Queensland Government agencies to improve uptake or recycled materials in procurement	QGOV, All RWWG													
Develop pathway to improve material flow data and knowledge across region for recyclable material	QGOV, All													
Collaborate through joint contracting of regional bin audits to collect data on recyclables in the kerbside waste bin and contamination in recycling bins to improve education approach.	WRRWG, All													
Residual Waste Management														
Councils to consider individual landfill capacity needs in short-medium and long-term	All													
Consider long-term options and approach to managing residual waste, pending availability of viable facilities out of region	WRRWG, All													
Develop long-term approach to managing problem and emerging wastes including contaminated soils, asbestos, PFAS containing materials and others that emerge during Plan implementation.	All													

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APPENDICES

Appendix A – Investment Logic Mapping & Strategic Rationale Outcome

Appendix B – Waste Flow Model Assumptions

Appendix C – Cost benefit analysis

Appendix D – Indicative implementation cost estimate

Glossary

Acronym	Details
Annual advance payment	A payment made by the Queensland Government as part of a commitment made to avoid there being a direct impact of the waste disposal levy on households. Councils receive a percentage (depending on levy zone) of the amount paid in waste disposal levy on household waste as an advanced payment.
Capital Expenditure (CAPEX)	An expense incurred through the additional of capital infrastructure works
C&D	Construction and demolition – Waste generated by demolition and excavation companies, builders, contractors, and property developers. The waste from these activities can include excavated material, waste asphalt, bricks, concrete, plaster, timber, vegetation, asbestos, and contaminated soils.
C&I	Commercial and Industrial – Waste generated by manufacturers, shops and business of all sizes and varieties.
Circular economy	A model of production and consumption that avoids waste and depletion of finite resources through the reuse of materials and assets.
Composting	Repurposing of organic waste to produce compost or other soil improver products, which are then sold into landscaping and agricultural markets
DES	Department of Environment and Science – A department of the Queensland Government driving sustainability, wellbeing, and scientific excellence.
Diversion	Diversion in the context of this report refers to diversion of waste from landfill to an alternative recovery pathway
EfW	Energy from waste: Interchangeably termed ‘waste to energy’. A collection of treatment processes and technologies used to generate a usable form of energy, for example, electricity, heat, and fuels, from waste materials. The Queensland EfW Policy defines EfW under four categories: biological, chemical, mechanical, and thermal.
Expanded polystyrene (EPS)	A lightweight cellular plastic material, widely used in building and construction, and packaging.
FOGO collection	Food Organics and Garden Organics – Refers to a kerbside collection service of combined food and garden waste, mostly from domestic or municipal sources in one collection bin
Infrastructure	Infrastructure in the context of this report refers to waste and resource recovery infrastructure unless otherwise noted
In-vessel composting	Composting technology involving the use of a fully enclosed chamber or vessel in which the composting process is controlled by regulating the rate of mechanical aeration
Leachate	A form of wastewater that has percolated through waste such as that in landfills
Mixed recyclables	Comingled recyclable materials including plastic, aluminium, glass, steel, and paper
MRF	Material recovery facility – A Plant that separates and prepares recyclable materials to sell to end users as raw materials for new products.
MSW	Municipal Solid Waste – Primarily the waste and recyclables generated by households and collected by Councils but may also include other Council generated wastes
Operating expenditure (OPEX)	An expense a business incurs through its regular business operations.
Organics processing	The processing of organic materials into beneficial products such as soil conditioners and mulch
PEF	Process Engineered Fuel, also known as refuse derived fuel (RDF), is a solid fuel produced after processing of waste, for example in a dirty MRF, to increase the calorific value, homogenise the material, remove recyclable materials, remove inert materials, and remove hazardous contaminants

Acronym	Details
Processing facilities and infrastructure	Facilities which either receive materials directly from collection systems or from recovery facilities for further sorting and/or processing to provide material for use in the generation of new products.
PV	Photovoltaic- mechanism used in solar panels
Product stewardship	Recognition of the shared responsibility to reduce the environmental and human health and safety impacts of products and materials over their life from design to disposal.
QWDS	Queensland Waste Data System. The web-based data system used by the Queensland government to collect data from operators. Depending on reporting entity there are different reporting requirements. Data from QWDS has been utilised to inform this Plan.
Recyclate	Raw material transported to a waste recycling facility or a material recovery facility for processing into a new material or product
Reprocessing	Changing the physical structure and properties of a waste material that would otherwise have been sent to landfill to add value to the processed material and prepare it for reuse.
Resource recovery	The process of obtaining matter or energy from discarded materials
Secondary processing	Taking pre-sorted materials and changing their physical and/or chemical nature, adding value to the processed material so that it can become a feedstock for a manufacturing process or re-enter the economy
Single use plastic	Materials primarily made from petrochemicals to be disposed of directly after use. Commonly used for packaging and service ware, such as bottles. Wrappers, straws, and bags.
Sustainable procurement	Meeting the need for materials, goods, utilities, and services in a sustainable, environmentally friendly, responsible, and ethical way.

1 Introduction

Councils in the Greater Whitsunday (GWS) region and the Queensland Government recognise the importance of regional implementation in the delivery of Queensland's *Waste Management and Resource Recovery Strategy* (WMRR Strategy).⁶ The Local Government Association of Queensland (LGAQ) is therefore supporting the development of the GWS Regional Waste Management Plan (the Plan) on behalf of the Councils within the GWS Region. This plan details a clear path for the future of waste management, resource recovery and recycling in the region through providing strategies and actions to strengthen regional collaboration regarding the delivery and improvement of waste management and resource recovery services across the region.

The intention of the Plan is to provide long-term direction to 2050 for the needs of the region in terms of critical waste streams, infrastructure, and the identification of a particular suite of levers required to achieve regionally specific targets. Specific activities and actions in the short- to medium-term are identified, where there is a relatively high degree of certainty in process and outcome. Longer-term activities and actions are expected to be implemented later in the program of works or require further refinement and development. It is anticipated that the plan will require a degree of flexibility.

The Plan aims to achieve a balance between a clear implementation plan for the best whole of system outcome for the region, while reflecting the needs and wishes of each individual council and their rate payers.

The Plan will be used to support requests for funding and assistance from the Commonwealth and Queensland Governments, and whilst it provides the primary vehicle for accessing available funding from the Queensland Government's Recycling and Jobs Fund, there may also be opportunities for initiatives to be funded that are not identified in the Plan. For clarity, it is recognised that the Plan is a living document and that not all potential initiatives will have been identified at the time of development.

1.1 Purpose

The purpose of the Plan is to address any problems and opportunities with the current waste management in the region. The objectives of this Regional Waste Management Plan are to:

- Maximise the value of waste, including problematic waste streams.
- Deliver the best pathway for the region that identifies opportunities for government co-funding arrangements, and industry investment or co-investment.
- Provide councils with the data and options analysis required to make informed decisions about policy, location of infrastructure and optimal value for money investment, and non-infrastructure options.
- Support improved waste management, resource recovery and recycling practices to contribute towards agreed regional and state targets.
- Encourage and support opportunities to embed circular economy principles into business-as-usual practices, including through sustainable procurement principles.
- Encourage and support job creation and economic and market development opportunities.
- Improve environmental outcomes for the community.
- Identify non-infrastructure and social and community benefits; and

⁶ Queensland Government, 2019. *Waste Management and Resource Recovery Strategy*

- Establish and maintain collaborative relationships with key stakeholders to drive long-term sustainable outcomes.

1.2 The region

This Plan is specifically for the GWS Region, comprising the Local Government Areas of Whitsunday Regional Council, Mackay Regional Council, and Isaac Regional Council. Where appropriate, the Plan may look outside of the region to neighbouring regions or individual Councils for benefit of Plan implementation. The region is shown on **Figure 1**.

The regional population in 2021 was estimated to be 180,219⁷ and is predicted to grow to around 229,260 by 2041.⁸ All three councils are forecast to experience significant population growth between now and 2041 with a regional average growth of 27% adding nearly 50,000 extra residents to the region. The region covers 90,354 square kilometres⁹ and is encompassed by St Lawrence in the south, Gumlu in the north to Clermont in the west and the Great Barrier Reef Whitsunday's group of 74 islands to the east.

The GWS Region contributed \$27.1 billion of gross regional product in 2021 and has seen steady growth in economic value since 2016.¹⁰ Annually to the Queensland economy from a diverse range of sectors including mining, manufacturing, health care and social assistance, tourism, and construction. Within the region the Isaac Regional Council area is home to the Bowen Basin which houses the largest coal mining deposits in Australia. Mackay is a centre for one of Australia's most well-developed mining equipment, technology, and service industries. Across the broad GWS Region agribusiness is a strong contributor to the economy, and one of Australia's largest sugar and bio commodity producers. Mining is the region's largest employer, supporting an estimated 18,884 jobs in 2021. Tourism is also a strong contributor to the economy with an estimated 7,182 jobs supported in the region and attracts two million visitors annually to the region.⁹

Key infrastructure in the region includes three regional airports, two deep water ports, three bulk shipping terminals and a reliable freight service network. There is also significant biofutures expertise and an emerging biotechnology and biomedical research sector. The agricultural sector in the region contributes approximately 29% of Australia's sugar cane, has the largest horticultural winter produce growing region and has a strong beef cattle industry. Aquaculture production rates are forecast to grow from 5,000 tonnes per annum in 2020 to 20,000 tonnes per annum by 2030.

Within the region there is a strong forecast of development activity with over \$13.5 billion of investment in the project pipeline. This includes the Walkerston Bypass, the Old Mackay Fire Station redevelopment, the Mackay Biofutures Precinct, growth of the Superyacht and Maritime industry, the Eden Lassie Agave Distillery, and the Gilmore Space Abbot Point Launch site.⁹

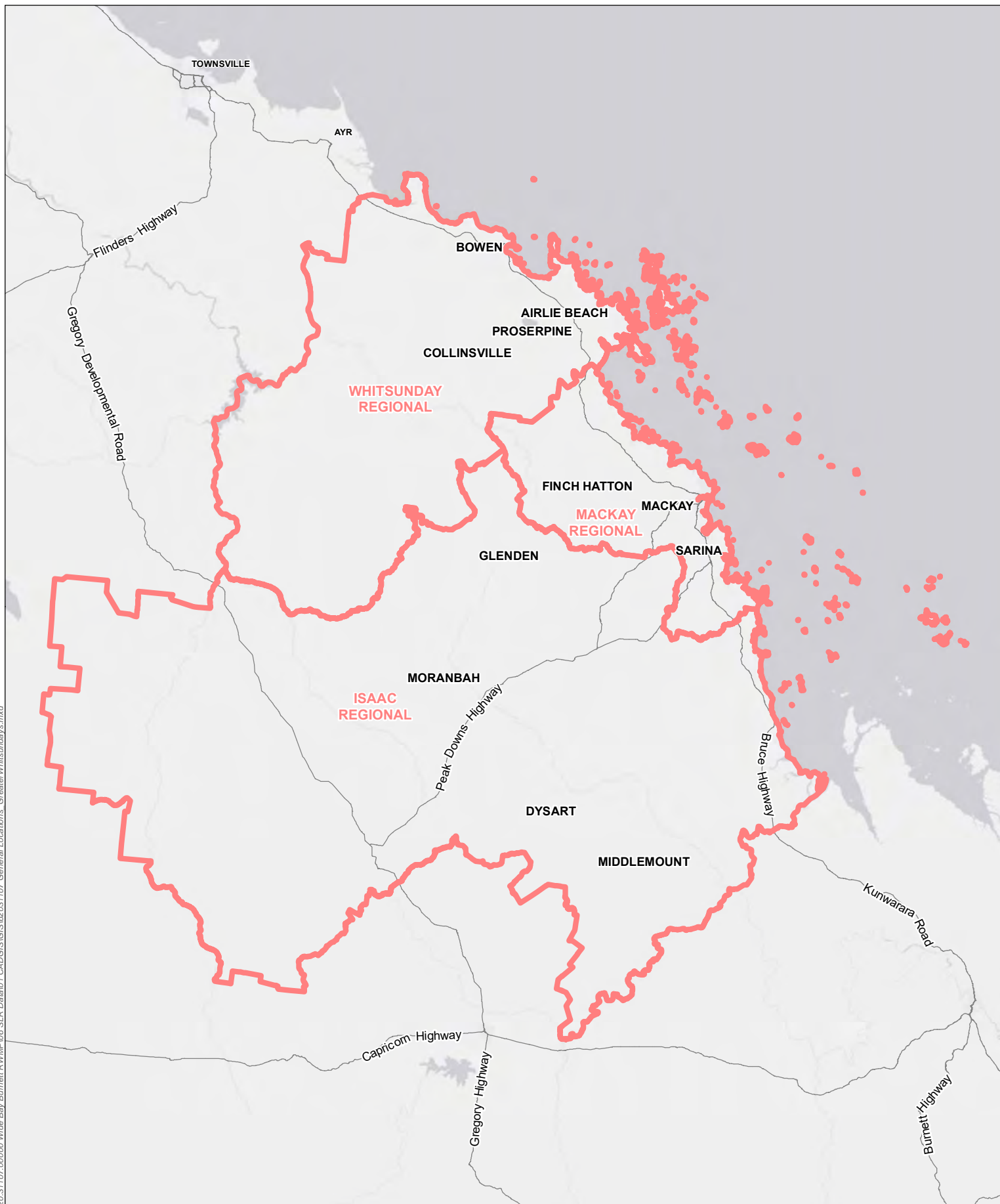
⁷ Australian Bureau of Statistics, 2022. 2021 Census All persons quickstats from <https://abs.gov.au/census/find-census-data/search-by-area>

⁸ Queensland Government population projections, 2018 edition; Australian Bureau of Statistics, Population by age and sex, regions of Australia, 2016 (Cat no. 3235.0).

⁹ State of Queensland, Department of State Development, Infrastructure, Local Government and Planning, 2022, Greater Whitsunday Region, from <https://www.statedevelopment.qld.gov.au/regions/queensland/greater-whitsunday>

¹⁰ Remplan, 2023. Greater Whitsunday Alliance, Economy from <https://app.remplan.com.au/greaterwhitsundayalliance/economy/summary?state=3a64fg1rCXRbKKSz7QIEkTLivl8LI>

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0 25 50 km

Coordinate System: GDA 1994 MGA Zone 55

Scale: 1:2,450,000 at A4

Project Number: 620.31107

Date: 09-Feb-2023

Drawn by: JG

Major Roads

Greater Whitsundays Region

GREATER WHITSUNDAYS REGION REGIONAL WASTE MANAGEMENT PLAN

General Location

Data Sources:
QLD DoR Spatial Catalogue, ESRI Basemap World Light Gray Canvas Base

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1.3 Key issues to be addressed

Through an Investment Logic Mapping (ILM) process with GWS councils, elected officials and key plan stakeholders including the Queensland Government, the following needs for the plan to address (service needs) were identified:

- Across the region, long-term legacy and rehabilitation costs for historic landfills are a significant constraint on investment for new resource recovery activities.
- In the short to medium term, landfills in the region are approaching capacity and require further investment to enable appropriate management of residual waste.
- Councils do not have a sufficient scale for processing and remanufacturing recyclable materials or alternative treatments to landfill for residual waste, limiting the ability to achieve resource recovery at a commercial scale.
- There are insufficient current local end markets for secondary raw materials, limiting the ability to achieve commercial rates of return for resource recovery.
- A lack of community understanding around the increasing cost of waste management and absence of incentives and benefits for households to improve behaviours is leading to inefficient waste management practices.
- There is an opportunity to develop and support new industries and create local economic and community benefits through collaborative waste management planning between GWS councils and outside the region.
- The objectives and targets in the Queensland Waste Management and Resource Recovery Strategy and National Waste Policy Action Plan cannot be met in the GWS Region with existing infrastructure, initiatives, funding, resourcing, and supporting policy.

These key issues are explored further in **Section 3**.

1.4 Approach to plan development

This Plan has been developed through initial engagement between GWS Councils, the Queensland Government, and other key stakeholders. Engagement to inform this interim report has included:

- An investment logic mapping workshop with the GWS Resource Recovery Working Group including representatives from each member council and the Queensland Government.
- An options assessment workshop considering the key options available to councils as part of a regional collaboration or for individual council action with the GWS Resource Recovery Working Group including representatives from each member council and the Queensland Government.
- An implementation options workshop with the GWS Resource Recovery Working Group including representatives from each member council and the Queensland Government to identify roles and responsibilities, governance structures, funding needs and timeframes.
- A cost benefit analysis undertaken on major sub-regional scale solutions (Appendix A).
- A series of follow up sessions with individual councils to refine and improve on the understanding of workshop outcomes, capturing specific needs or to undertake editorial.
- Presentations to a working group comprised of senior officers and waste officers from GWS Councils specifically to develop this Plan.

- Presentations to individual Councils to update on scope, progress and overall outcomes as related to their specific Local Government Area.
- Additional follow up sessions with council teams and Department of Environment and Science (DES) relating to information and data provided to inform waste flow forecasting.
- Engagement with key non-Council or Queensland Government stakeholders in the region including peak bodies, local industry and other specialist businesses managing materials or waste.

1.5 Document map

This Plan is the result of a significant research, consultation, and collaboration effort by council representatives across the GWS region and draws together work undertaken by individual councils within the region. Key information utilised is referenced in the document. The following provides a document map to where information is presented:

Table 1 Document map

Detail	Section	Sub-section	Description / Relevance to Plan
Purpose of the RWRRMP	1	1.1	The rationale and expected objectives of the Plan
Background information	1	1.2	Information on the GWS Region
Policy setting	2	2.1, 2.2	The current policy setting in which this Plan is developed including approach to regional collaboration
Waste arisings, current baseline, and forecasting	2	2.4, 2.6	Analysis relating existing waste arisings in the region, current management, and processing infrastructure, and forecast arisings utilised to shape the plan.
Key issues & opportunities	3	1.3, 3.1-3.7	Description of strategic rationale and detail of key issues identified by stakeholders to be addressed by the Plan
Organic waste stream	4	Whole section	This section considers the role the region will play in diverting organic waste from landfill, whether by large scale intervention or community based non-infrastructure solutions, including estimated cost of the transition and role each Council will play.
Material recycling & recovery	5	Whole section	This section considers how material recycling and recovery can be improved in the region, including reducing contamination, improving transfer and segregation facilities, and identifying collaborative actions for MRF and precinct development.
Residual waste stream	6	Whole section	Following implementation of the outcomes of s4 and s5 this section considers how the residual waste stream will be managed in the context of reducing airspace and increasing cost for landfill disposal.
Plan implementation	7	Whole section	This section presents how the plan will be implemented, including key actions and agreements for collaboration, how the plan will be delivered, and where funding may make the impact on households lower or more meaningful.

1.6 Assumptions and limitations in preparing this Plan

The following assumptions and limitations have been used to develop this Plan:

- Data provided by the Queensland Government from annual returns is assumed to be free from errors. The data cut off allows the utilisation of data up to FY20-21 to inform the study. In some cases, Councils have provided additional data to supplement or reflect their own analysis, which may be inconsistent with the Queensland Government supplied data.
- Cost estimates provided in the cost benefit analysis and presented in the Plan are considered to be accurate at a p50 level. These estimates are built using proxy costs in the region (where available), from out of region or from benchmark data. It is a general assumption that any costed solution will require further definition during implementation of the Plan and to satisfy the needs of Local, State and Commonwealth Government decision makers.
- The waste sector is highly dynamic. Over the duration of the Plan development changes have been captured, however the Plan should be reviewed on a regular basis during implementation to ensure it meets the needs of the current policy position.
- This Plan represents the inputs and requirements of Councils developed through an interactive process. Whilst decisions reflected in the Plan are current at the point of issue, these decisions require continued council involvement, authorisation, and funding (whether from Councils or other funding sources) to progress towards the targets and outcomes.
- This Plan identifies the pathway and the evidence base for the region to deliver on the objectives of Queensland's Waste Management and Resource Recovery Strategy, including suggested actions and costs to implement.

2 Existing Information

2.1 Policy & legislative drivers

There are a range of economic, environmental, policy and legislative factors that drive the need for a regional-scale response. The key policy and legislative drivers applicable to this Plan are summarised in the following sections.

2.1.1 National policy and legislation

The **National Waste Policy**, which was updated in 2018, and the **National Waste Policy Action Plan**, identify priority wastes and prioritises the increased diversion of organic waste from landfill. Under the policy, and the introduction of the *Recycling and Waste Reduction Act 2020*, a framework for the banning of export of certain waste materials (glass, plastic, tyres and paper and card). Reprocessers can now only export these materials under specific requirements¹¹, with a view to driving in Australia processing and remanufacturing. Support for the waste industry is provided by a partnership between the Commonwealth and State Governments under the Recycling Modernisation Fund. In relevance to this Plan, export bans provide a barrier to existing Material Recovery Facility (MRF) operators and likely, over time will lead to increased gate fees for users of these facilities (e.g., Councils who provide kerbside collected commingled recycling), particularly whilst onshore processing and secondary markets utilising the recycled material are catching up.

Under the National Waste Policy, the Commonwealth Government has initiated the **Ministers Priority List**¹². This is a list of priority wastes and actions updated annually, with an aim to driving action through product stewardship to manage problematic or emerging wastes. From this list product stewardship schemes for photovoltaic (PV) systems (i.e., solar panels), electrical and electronic products (e-wastes), plastic oil containers, child car seats, clothing and textiles, and problematic and unnecessary single use plastics have been established or are in the process of being established. A series of national product stewardship schemes are established for oil, TVs and computers, plastics and packaging, mattresses, mobile phones, tyres, large plastic bags, batteries, aluminium cladding under mandatory schemes, co-regulatory arrangements, or government accredited industry-led voluntary schemes. In regional Queensland access for residents, whether directly or via Council operated resource recovery or transfer facilities can be variable.

2.1.2 Queensland policy and legislative environment

The Queensland Government's **Waste Management and Resource Recovery Strategy** (WMRR Strategy), released in 2019 provides a framework and series of actions for the Queensland Government, Local Government, and industry to move toward a Zero Waste Society by 2050. The state is required to have a waste management strategy under the *Waste and Recycling Act 2008*. The development of this Plan is an action under the Strategy, which sets specific resource recovery targets for 2025, 2030, 2040 and 2050. To support the implementation of the Strategy, the Queensland Government commenced a levy on the disposal of waste to landfill in 2019. The implication of this on this Plan is presented in Section 2.1.3. Under the strategy a series of action Plans and policies have been developed or are in progress.

¹¹ The regulation of export of paper and card will commence on 1 July 2024. Glass, plastic, and tyres are already regulated.

¹² Australian Government, 2022. Minister's Priority List, from <https://www.dcceew.gov.au/environment/protection/waste/product-stewardship/ministers-priority-list>

The Queensland WMRR Strategy points towards a transition towards a circular economy. Whilst the waste hierarchy and the traditional 3Rs of Reduce, Reuse and Recycle continue to dominate how waste is managed in the region, and will continue to do so, it is reasonable to expect over time the nature of waste will change as producers and consumers begin to adopt circular concepts. The 10Rs of the circular economy place (see **Figure 2**) a much greater emphasis on the use of design for consumers and producers to refuse, rethink and reduce waste. Consumption under the circular economy will support reuse, repair, refurbishment, remanufacturing, and repurposing to minimise the return of materials for recycle or recovery. This Plan attempts to find a balance between meeting existing needs and allowing for future changes.

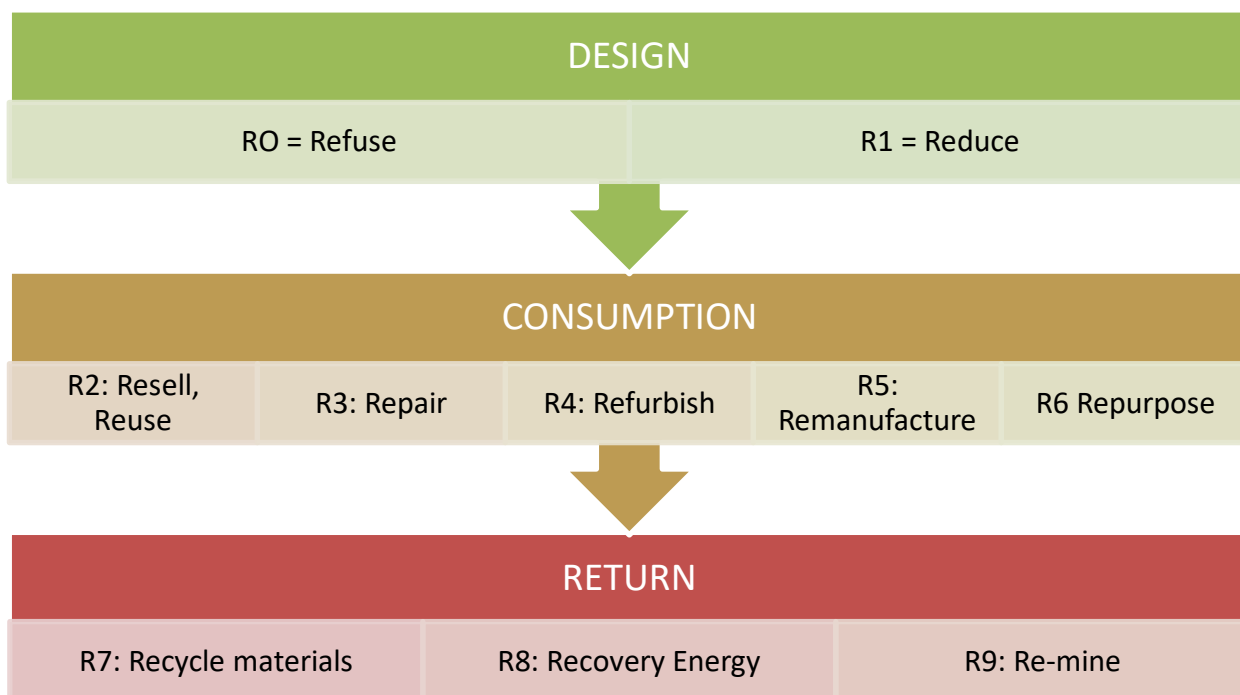


Figure 2 The 10 Rs of a Circular Economy¹³

¹³ Vermeulen, W.J.V, Reike, D. and Witjes, S. 2019. Circular Economy 3.0 – Solving confusion around new conceptions of circularity by synthesising and reorganising the 3R's concept into a 10R hierarchy.

Table 2 Summary of relevant State legislation and policy

Document	Current status	Relevance to regional Plan
Queensland Waste and Resource Recovery Infrastructure Report	Current	Statewide waste and resource recovery infrastructure report detailing stocks and flows, and locations and capacity of existing waste infrastructure. Used to inform baseline for this Plan
Queensland Resource Recovery Industries 10-Year Roadmap and Action Plan (2019)	Current	Action Plan under Waste Strategy Sets out a Plan to support industry growth and job creation in resource recovery, including framework for grant funding Interaction with precinct planning provides for beneficial co-location of recycling and post-recycling
First Nation communities waste strategy and Action Plans	Current	Provides an innovative approach for Queensland's 17 Aboriginal and Torres Strait Island Councils in managing waste Is supported by regional Action Plans, in development, with three Councils included in Regional Waste Management Plans, Palm Island, Woorabinda, Cherbourg
Queensland Energy from Waste Policy (2021)	Current	Non-statutory policy sets framework for role of EfW in Queensland and key performance and compliance indicators. Implications for EfW projects proposed under this Plan, requirements may impact analysis
Queensland Organics Strategy and Action Plan 2022-2032	Current	The Organics Strategy provides the framework and actions for improved management of organic materials across the supply and consumption chain. Regional Planning must be consistent with the Strategy aims and objectives and allow for the impact of the successful implementation in forward projections. The Action Plan provides specific actions for delivery across the avoidance, landfill diversion and recycling themes in the short, medium, and long term. The regional Plan will seek to contribute to these actions to support the Queensland Government in achieving the objectives of the strategy.
Queensland Plastic Pollution Reduction Plan	Current	Presents the strategy for how Queensland will be part of the solution to plastic pollution, including prioritised actions along every step in the supply chain. Implementation of the strategy has included the ban on sale or supply of single-use plastic items in 2021, with additional bans on other problematic plastics to commence in the near future. Solutions for improving the management of plastic wastes and moving towards a circular economy delivered under the regional Plan should align with the Plastic Pollution Reduction Plan.
Single-use plastic items ban	Current	Implemented on 10 March 2021, the legislation bans the sale or supply of straws, cutlery, unenclosed bowls and plates, stirrers and expanded polystyrene takeaway food containers and cups. This ban and future bans should be considered when forecasting future supply of waste containers such as compostable packaging.
Plastic bag ban	Current	The ban on the supply of single-use lightweight plastic shopping bags came into effect on 1 July 2018, forming part of broader measures to reduce single use plastic.
Containers for Change – container refund scheme	Current	The current container refund scheme facilitates a 10-cent refund for eligible drink containers at approved container refund points. The availability of recycled material collected through the scheme may be relevant to feedstock supply for certain types of secondary processing, for example, aluminium, plastics, and others. The scheme was expanded with the addition of wine and spirit bottles on 1 November 2023.
Queensland E-Products Action Plan	In development	This plan seeks to address waste avoidance, reduction, reuse, repair, and recycling for electrical and electronic products, collectively known as e-products.
Queensland Textile Waste Action Plan	In development	This plan seeks to address problematic and hard to recycle textile wastes. It may present new pathways or avenues for support to improving recycling.
End of waste framework	Current	Framework that allows waste to be used as a resource under certain conditions, including a range of waste types relevant to council operations.
Landfill Disposal Bans	In development	The Queensland Government is currently undertaking analysis of the potential to implement bans on the disposal of certain types of waste to landfill.

2.1.3 Queensland's Landfill Levy

The Queensland Government introduced a landfill disposal levy which commenced on 1 July 2019 through amendments to the *Waste Reduction and Recycling Act 2011*. The levy is payable on all waste (including waste generated in another state or territory) disposed to a leviable waste disposal site within the levy zone or if it has been generated within the levy zone and disposed of to a landfill outside the levy zone in Queensland.¹⁴ In the GWS Region, Whitsunday Regional Council, Mackay Regional Council, and Isaac Regional Council were all included within the levy zone.

In late 2021 changes to the approach were announced. From 1 July 2022, the levy zone has been divided into two areas:¹⁵

- the metro zone—comprising 12 south-east Queensland local government areas
- the regional zone—made up of the remaining 27 local government areas in the current levy zone.

The two zones have different rates. These changes reflect the differences between South-East Queensland and regional areas in terms of waste volumes and opportunities for recycling and resource recovery.

From commencement in July 2019, 105% of the levy collected on household waste (the MSW stream) disposed of to landfill was returned to levied councils via annual advanced payments to meet the Queensland Government commitment of no direct impact on households.¹⁴ The changes announced in late 2021 have an impact on councils within the GWS Region, in particular for Mackay Regional Council, as outlined in the table below.

Table 3 Announced changes to annual advanced payment proportions

Council	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
Whitsunday Regional Council	105%	100%	100%	100%	100%	100%	100%	100%	100%
Mackay Regional Council	105%	95%	85%	70%	60%	50%	40%	30%	20%
Isaac Regional Council	105%	100%	100%	100%	100%	100%	100%	100%	100%

Source: Queensland Government¹⁵

From 1 July 2023 Whitsunday Regional Council and Isaac Regional Council will receive 100% of the annual advanced payment. The annual advanced payments for Mackay Regional Council are different to other councils in the region, with a progressive reduction in the proportion of annual advanced payment received commencing from FY23-24. Four years' worth of payments were made to Queensland Councils at the start of the FY22-23 as summarised in **Table 4** below with the difference shown in **Figure 3**.

¹⁴ State of Queensland, 2022 [About Queensland's waste levy | Environment, land and water | Queensland Government \(www.qld.gov.au\)](https://www.qld.gov.au/about/our-government/department-of-environment-and-water/about-queensland-s-waste-levy)

¹⁵ State of Queensland, 2022 [Waste levy changes from 1 July 2022 | Environment, land and water | Queensland Government \(www.qld.gov.au\)](https://www.qld.gov.au/about/our-government/department-of-environment-and-water/waste-levy-changes-from-1-july-2022)

Table 4 Regulated annual advance payments – FY22-23 to FY25-26

Council	2022-23	2023-24	2024-25	2025-26	Four-year total
Whitsunday Regional Council	\$1,470,000	\$1,401,347	\$1,447,545	\$1,509,143	\$5,828,035
Mackay Regional Council	\$4,382,481	\$3,873,938	\$3,580,424	\$3,074,056	\$14,910,899
Isaac Regional Council	\$765,333	\$768,896	\$794,244	\$828,042	\$3,156,515

Source: as per Waste Reduction and Recycling Regulation, Schedule 4A

Beyond FY25-26 the regulated amounts of annual advanced payment have not been published however can be forecast based on percentage changes proposed. Over this four-year period there may be changes to the amount of household waste that goes to landfill within some Councils. Based on current arisings, the regulated annual advanced payments have been extrapolated out based on the proposed changes to the annual advanced payments. Waste arisings are expected to be different to the base year, so there may be some variation across all councils.

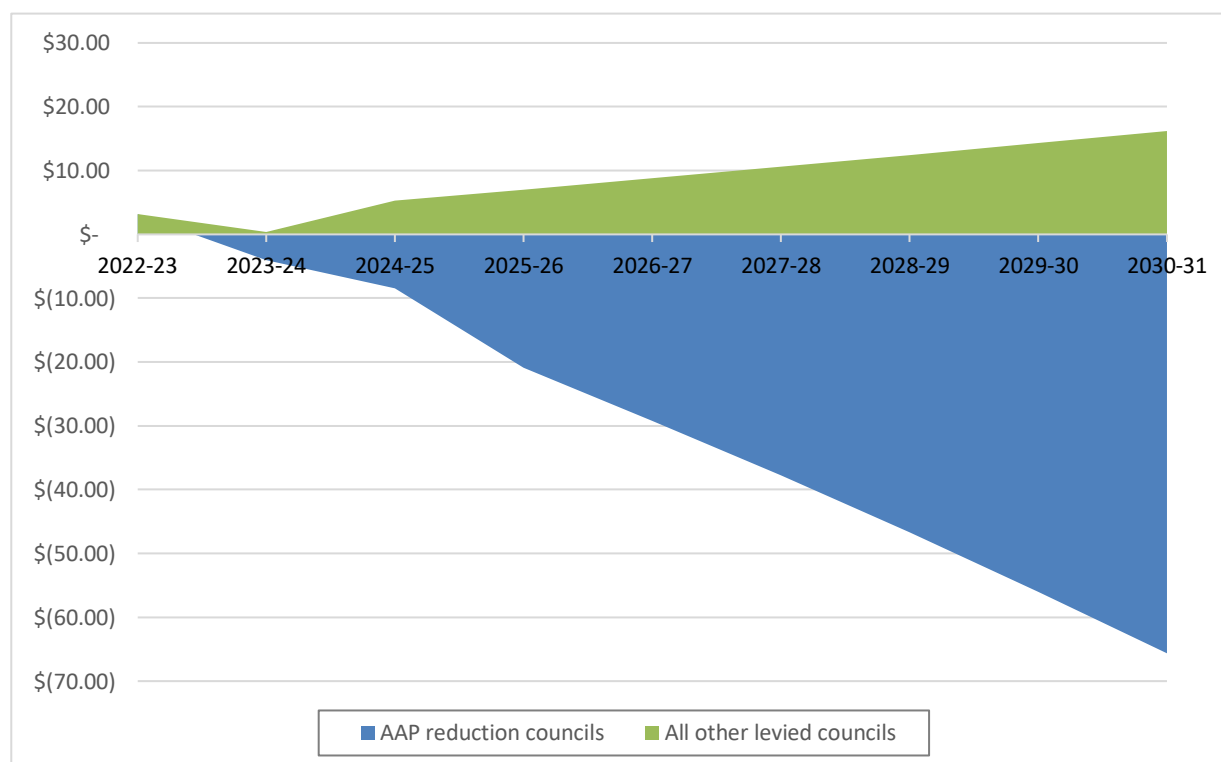
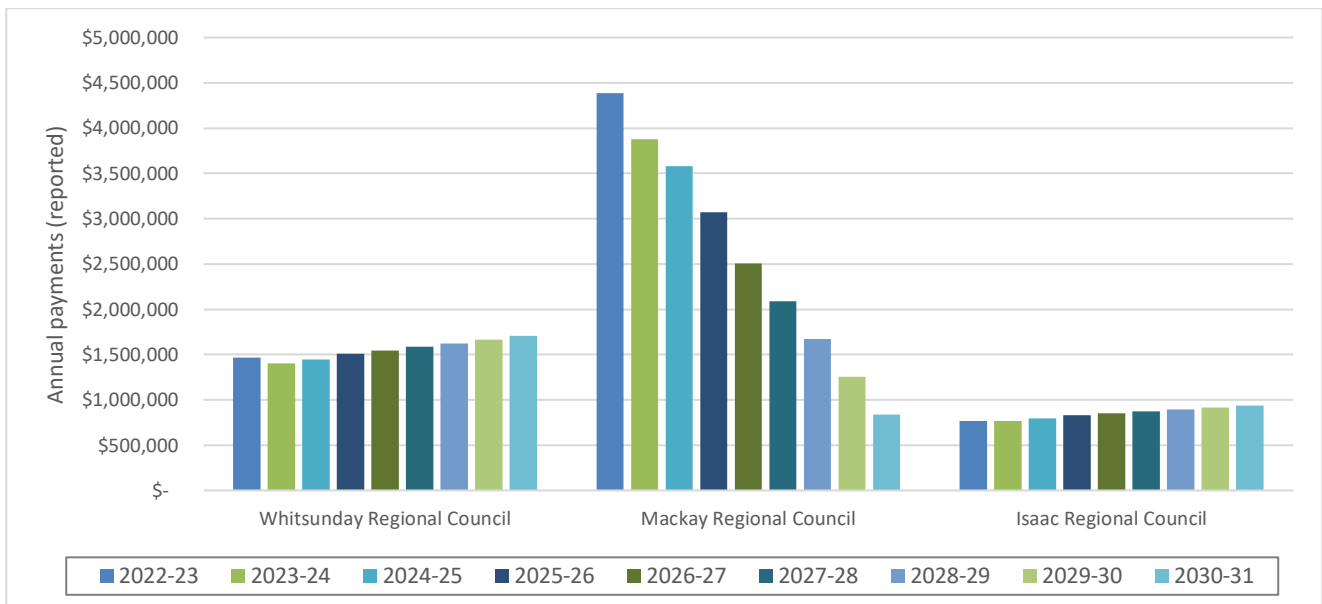


Figure 3 Impact of differential in annual advanced payment (\$/tonne)

Over the period FY22-23 to FY30-31, the estimated cost of the landfill levy to Mackay Regional Council without any intervention is around \$42.3 million. Over the same period Mackay Regional Council will receive an estimated \$23.7 million¹⁶ in annual advanced payments, leaving a shortfall of \$18.5 million, or an average \$42 per household per year compared to the pre-levy changes announcement,¹⁷ as shown in **Figure 4**. It is not expected that there will be a direct cost impact of the landfill levy to Isaac Regional Council or Whitsunday Regional Council over this period.

¹⁶ Calculated based on published regulated AAP extrapolated out to FY30-31

¹⁷ Note whilst the average is \$42 per household per year, the increased cost per household in FY30-31 is actually \$91 per household per year to cover the cost at 20% AAP compared to the original landfill levy settings.



Note: Mackay extrapolated based upon FY22-23 at 105% estimated based on current data. Other Councils assumed to receive 100% over duration with annual advanced payment increasing by generalised CPI of 1.9%

Figure 4 Change in annual advanced payments – Greater Whitsunday Councils

For councils within the region there is benefit to both being paid the annual advanced payments 4-years in advance and having clarity over the changes in how these payments will be applied through to FY30-31. For Isaac Regional Council and Whitsunday Regional Council this provides certainty of being able to minimise the impact of the levy on households. For Mackay, it gives a clear timeframe for when the cost to council, and ultimately ratepayers for continuing to dispose of waste to landfill at current disposal rates, becomes problematic. There may be some uncertainty beyond the 4-year reported annual advanced payments, including the ability for councils to receive higher payments to bridge the gap between forecast arisings and actuals.

2.1.4 Queensland's Resource Recovery 10-year Roadmap and Action Plan

The Queensland Resource Recovery 10-year Roadmap and Action Plan was released in 2019 following the release of the WMRR Strategy. As a key action plan under the Strategy, the Roadmap and Action Plan intends to support industry growth and job creation in resource recovery industries over the 10-year plan period. The Roadmap and Action Plan targets the acceleration of project pipelines, market and supply chain development, updates specifically, where required, to the planning framework and supporting the advancement of new and emerging technologies.

Under the Roadmap and Action Plan funding has been provided to support the establishment of businesses and local government through the establishment of:

- The Resource Recovery Development Program (RRIDP) provided funding support to an additional \$193.8 million of capital investment creating more than 360 jobs across Queensland and diverting 1.3 million tonnes of waste per annum from landfill. Within the region, funding was granted for:
 - Install new equipment at the Mackay Material Recovery Facility (MRF) to increase recovery of materials for Re.Cycle Operations.
- The Queensland Recycling Modernisation Fund (QRMF) – co funded \$20 million from the Commonwealth Government and \$20 million from the Queensland Government for investment to support sorting, processing, recycling, or manufacturing of waste and divert wastepaper and cardboard, plastic, tyres, or glass from landfill. This fund is now closed.

- The Regional and Remote Recycling Modernisation Fund (RRRMF) – provides grants of up to \$500,000 for local governments, and their industry partners, to improve the viability of sorting, processing, recycling, or remanufacturing of waste in regional and remote Queensland. Funding is available for infrastructure projects that divert waste plastics, mixed and unsorted paper and cardboard, unprocessed glass, or whole used tyres from landfill in regional and remote areas of Queensland. This fund is now closed to new applications.
- Industry Partnership Program – this \$350M program will invest in a number of priority industry sectors including resource recovery including financial and non-financial incentives or assistance packages. This program may be accessed to support implementation of this plan.
- The \$1.1 billion Recycling and Jobs Fund announced late in 2021 seeks to deliver more opportunities for businesses and industry as resource recovery infrastructure is expanded and new markets for waste material are developed. A portion of this will be administered under the Roadmap and Action Plan focussed on industry development.

2.1.5 Recycling Enterprise Precinct Development

Under Queensland's Resource Recovery 10-year Roadmap and Action Plan a key action was the development of recycling precincts. In identifying opportunities and challenges the Department of State Development, Local Government, Infrastructure and Planning (DSDLGIP) has with stakeholders in GWS Region identified that:

- Wastes requiring most attention in the region were mixed plastics (particularly agricultural plastics), tyres (in particular truck tyres), metals, solar panels, organics including MSW, green waste, paunch and biosolids, textiles (including mattresses). Other streams identified included E waste, glass, containers, cardboard and paper, concrete, wastewater and used paint.
- A precinct did not exist within the GWS Region due to barriers such as having the right site and being able to attract labour including accommodation. Getting businesses to collocate from existing sites may be a challenge. Transportation of resource into reprocessing, and transportation of the end product out of the precinct required consideration. Volume was raised as a challenge.
- There is strong support in the region for the establishment of an energy from waste facility and for the reuse and remanufacturing of plastics. Other support required included utilising government procurement targets, particularly with regard to road building. Other opportunities were identified for road base and stabilised soil from rubber products, and oils and biofuels.
- There are a number of potential locations for the establishment of a precinct within the region including Bowen, Isaac, Mackay, Abbott Point, and Rosella.

Two guiding documents have been released by the Queensland Government complementary to this Plan:

- Recycling Enterprise Precincts: A "How To" Guideline¹⁸ – this document provides practical information to assist proponents seeking to establish a precinct including key actions, activities and matters to consider.
- Recycling Enterprise Precinct Location Strategy¹⁹ – this document presents guidance on potential locations for the establishment of a network of Recycling Enterprise Precincts across Queensland to maximise locational opportunities for industry development and recovered materials-based activities.

¹⁸ E3 Advisory, 2022. Recycling Enterprise Precincts, A "How To" Guideline

¹⁹ E3 Advisory, 2022. Recycling Enterprise Precinct Location Strategy

2.1.6 Queensland's Organic Waste Strategy and Roadmap

Queensland's Organic Waste Strategy and Roadmap provides a series of actions and outcomes that are directly relevant to this Plan.

Table 5 Organic Waste Strategy and Roadmap targets relevant to this Plan

Ref	Title	Detail & relevance
A1	Halve the amount of food waste generated	Utilising existing programs provide materials to Queensland Councils with dedicated education officers to assist deliver messaging. Targeting a 10% reduction in household food waste in the residual waste bin by 2025.
A2	Understand food waste behaviours in Queensland	Design effective interventions for state-wide and targeted messaging.
A3	Commence education for future generations	Develop materials and deliver food waste education materials as part of sustainability curriculum to reach 80% of Queensland schools by 2030.
A11	Lead by example at Government events	Driving food waste avoidance through action at State and Local Government events.
D1	Review fit for purpose solutions	Local governments are required to conduct a business case to identify the best fit-for-purpose option to improve household organic waste management in their local government area, including consideration of Food organics, Vegetable Organics, Garden Organics or combined Food and Garden Organics systems; or to implement small scale solutions to process organics such as through community composting hubs or encouraging home-based approaches for organics processing (e.g., composting at home, bokashi bins, worm farms etc.) Specific actions relevant to this plan including funding for additional council trials, this Plan is required to recommend improved organics management options by 30 June 2023, and 75% of councils within the levy zone have business cases for their solutions completed by 30 June 2023.
D2	Implement new household collection options which are consistent from the start	Based on D1 Local Governments are to implement solutions to improve household organic waste management in their LGA. The Queensland Government will provide support to better manage this material in a fit-for-purpose manner, including support for education and behaviour change, for consistency (bin lid colour harmonisation etc.), to understand and enforce contamination levels, and incorporate sufficient data collection and auditing processes to monitor uptake and contamination levels. Performance measures include improved organics management services in place by 2026 in major regional council areas with 80% of households participating in services within 3 years of a service commencing, plus demonstration of an increase in the volume of organics captured and reprocessed over time.
D3	Make the inputs clear	Develop, implement, and align household education and behaviour change tools in partnership with local government and industry to minimise contamination across all household kerbside bins, to maximise organic material being captured in organics bins and minimise contamination. Key metrics are that 65% of households in Queensland will have organics capture services by 2025, and 80% by 2030, with a 90% capture rate for Food and Garden Organics comprising 50% capture of Food Organics, 90% of garden organics and less than 1% contamination rate.
D6	Set a clear end goal	Queensland Government looking at the potential feasibility and options associated with undertaking landfill disposal bans for organic wastes, with a feasibility assessment to be completed by the end of 2022, with a view to progressive bans starting in South-East Queensland by around 2025. No information has been provided on this.

2.2 Regional collaboration

There is no formal collaboration in the region on waste and resource recovery issues, however the Greater Whitsunday Council of Mayors operates a collaborative partnership between Mackay Regional Council, Isaac Regional Council and Whitsunday Regional Council. Waste officers from the three councils do consult and engage on an informal basis on issues in the region. To support the co-development of this Plan Councils have agreed to collaborate. An expected outcome of the Plan is to provide a template for future regional collaboration on waste and resource recovery issues.

Councils in the region have developed, or are currently developing region-specific reports, feasibility studies and business cases which provide a high level of detail to support this plan. **Table 6** council presents specific documents are also available and utilised to inform this Plan.

Table 6 Regional strategy documents

Document	Current status	Relevance to regional plan
<i>Key documents for member councils</i>		
Isaac Regional Council, 2020. Isaac Waste Management Strategy 2020-2025	Current	Sets a clear path for the management of solid waste in the Isaac region towards 2029. Builds on the Waste Reduction and Recycling Plan (WRRP) for 2016-2026 (framework). This supports the State Waste Management and Resource Recovery Strategy and sets local objectives that align with State Government. Isaac Regional Council expects to begin work on its 2025-2030 strategy during FY2023-24
Mackay Regional Council, 2022. Waste Services Performance Plan 2022 FINAL	Not yet released publicly.	Performance Plan 2023 – 2028 Including the requirements for Annual Performance Plan (LG Act) and a Strategic Asset Management Plan (ISO55000) <ul style="list-style-type: none"> • Overview of the waste services over the next 5 years and the initiatives to progress the waste business • Specifies current services • Identifies external and internal influences • Identifies necessary activities
Whitsunday Regional Council, 2017. Waste Management Strategy 2016-2021	Released 2017	Strategy including an Action Plan with 6 priority areas: <ul style="list-style-type: none"> • Addressing rural waste infrastructure provision services • Simplifying waste management rates, fees & charges structure • Providing kerbside recycling services, • Reducing organic material in our landfills, • Developing engineered landfill cells, and progressive rehabilitation that meets industry best practice, • Improving Data Management and Reporting. Whitsunday Regional Council is preparing a new Waste Management Strategy expected to be released in 2024.

Both Mackay Regional Council and Whitsunday Regional Council are currently reviewing their individual waste strategies. Isaac Regional Council is expecting to commence a review of their own Strategy in FY23-24. At an individual council level all councils have undertaken an element of development of plans, typically around remaining capacity of existing facilities, potential options, and feasibility studies. In some cases, these have been extended into forward plans. The findings of these reports have been incorporated into the analysis undertaken to develop this Plan.

2.3 Existing services

Waste services provided by Greater Whitsunday Councils are consistent. All Councils provide a weekly residual or red lidded bin collection and fortnightly commingled recycling bin collection available to the majority of households. Self-haul to transfer station options are available across all Councils.

Table 7 Existing Services by Council

Council	Residual Waste	Recycling	Garden Organics	Bulky Waste
Whitsunday Regional Council	Weekly, 240L	Fortnightly, 240L	Self-Haul only	No kerbside service, drop off at landfill and limited number of transfer stations
Mackay Regional Council	Weekly, 240L	Fortnightly, 240L	Self-Haul only	No kerbside service, transfer station drop-off
Isaac Regional Council	Weekly, 240L	Fortnightly, 240L	Self-Haul only	No kerbside service, transfer station drop-off

In addition to the Container Refund Scheme eligible materials captured through kerbside recycling, each LGA has at least container refund point to allow residents to participate in the states container refund scheme, Containers for Change, as shown in **Table 8**. It is noted that these depots are not operated by Councils.

Table 8 Container refund points

Local Government Area	Number of Container Refund Points	Commentary
Whitsunday Regional Council	4	Collinsville (1), Proserpine (1), Airlie Beach (1), Bowen (1)
Mackay Regional Council	13	Seaforth (1), Garget (1), Sarina (2), Mackay (9)
Isaac Regional Council	10	Clermont (1), Moranbah (2), Coppabella (1), Nebo (1), Dysart (1), Middelmount (1), Greenhill (1), Carmila (1), St Lawrence (1)

There are a number of private sector waste providers active across the region, including tyre recyclers, composters, regulated or hazardous waste management businesses and others. Data on volumes of waste managed by the private sector is generally not available for the region from the QWDS, and so the data presented on existing services and performance is limited to that waste managed by Councils.

2.4 Current performance

2.4.1 Overall waste managed

Councils in the Greater Whitsunday Region managed 219,217 tonnes in FY20-21. This includes kerbside MSW and self-hauled MSW, C&I and C&D waste streams as reported in the Queensland Waste Data Survey (QWDS). A breakdown of the regional waste by stream, and service type, residual, recycling, and organics, is shown in **Figure 5**.

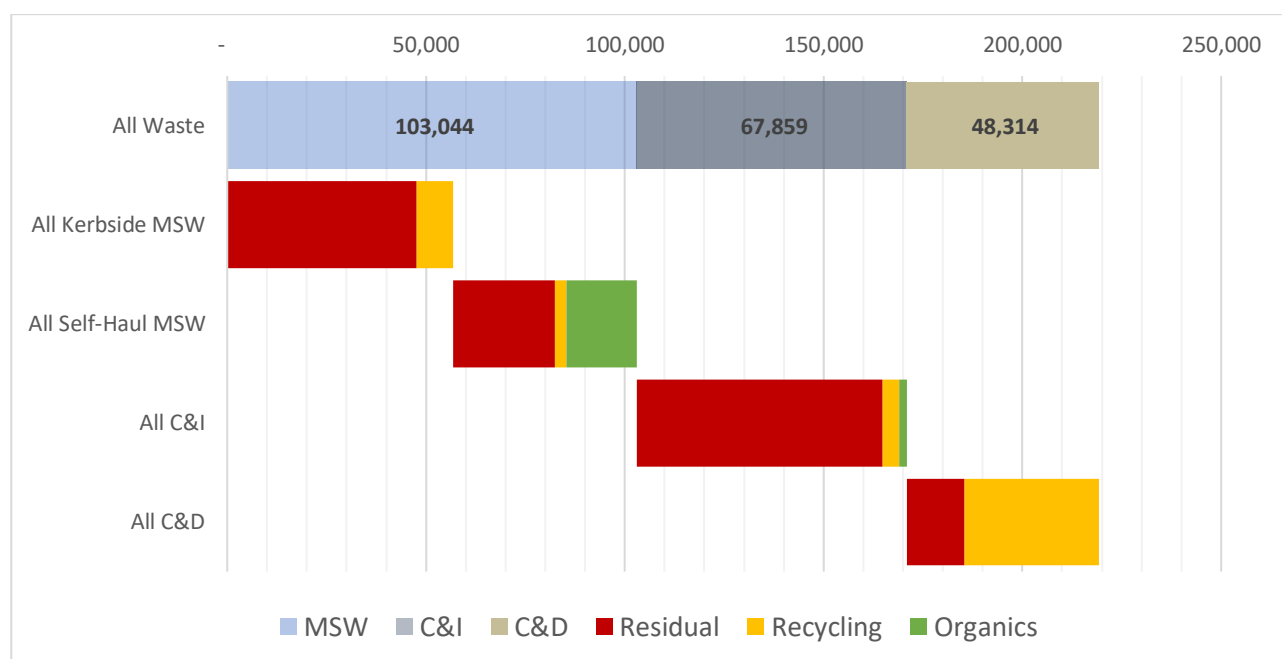


Figure 5 Regional waste summary by stream (tonnes, FY2020-21)

A further 700 tonnes of other Council waste was recorded, including litter, street sweepings and public place waste. During the same period, no disaster waste was recorded, noting this can be variable depending on the nature of disasters, noting a total of 31,122 tonnes of landfill and organics was reported in 2016/17. Biosolids totalled 7,153 tonnes reported as being disposed of to landfill during the period, however it is noted this data does not include biosolids deployed under the end of waste code under land application as this data is not collected by the Queensland Government. Data for private sector green waste collections via green bag schemes in the region is also not included.

Table 9 provides a breakdown of the contribution of each council to the total regional waste quantities. Although Mackay Regional Council manages 49% of the waste contributions from both Whitsunday Regional Council (26%) and Isaac Regional Council (25%) are both significant.

Table 9 Distribution of waste across GWS Region

Council	Percentage of Regional Waste by Tonnes
Whitsunday Regional Council	26%
Mackay Regional Council	49%
Isaac Regional Council	25%

2.4.2 Breakdown of waste arisings in Greater Whitsunday

Figure 6 is a waste flow diagram showing the fates by waste stream and the material types. The materials represent what has been reported through QWDS and with a reference composition applied to kerbside waste and self-haul waste.

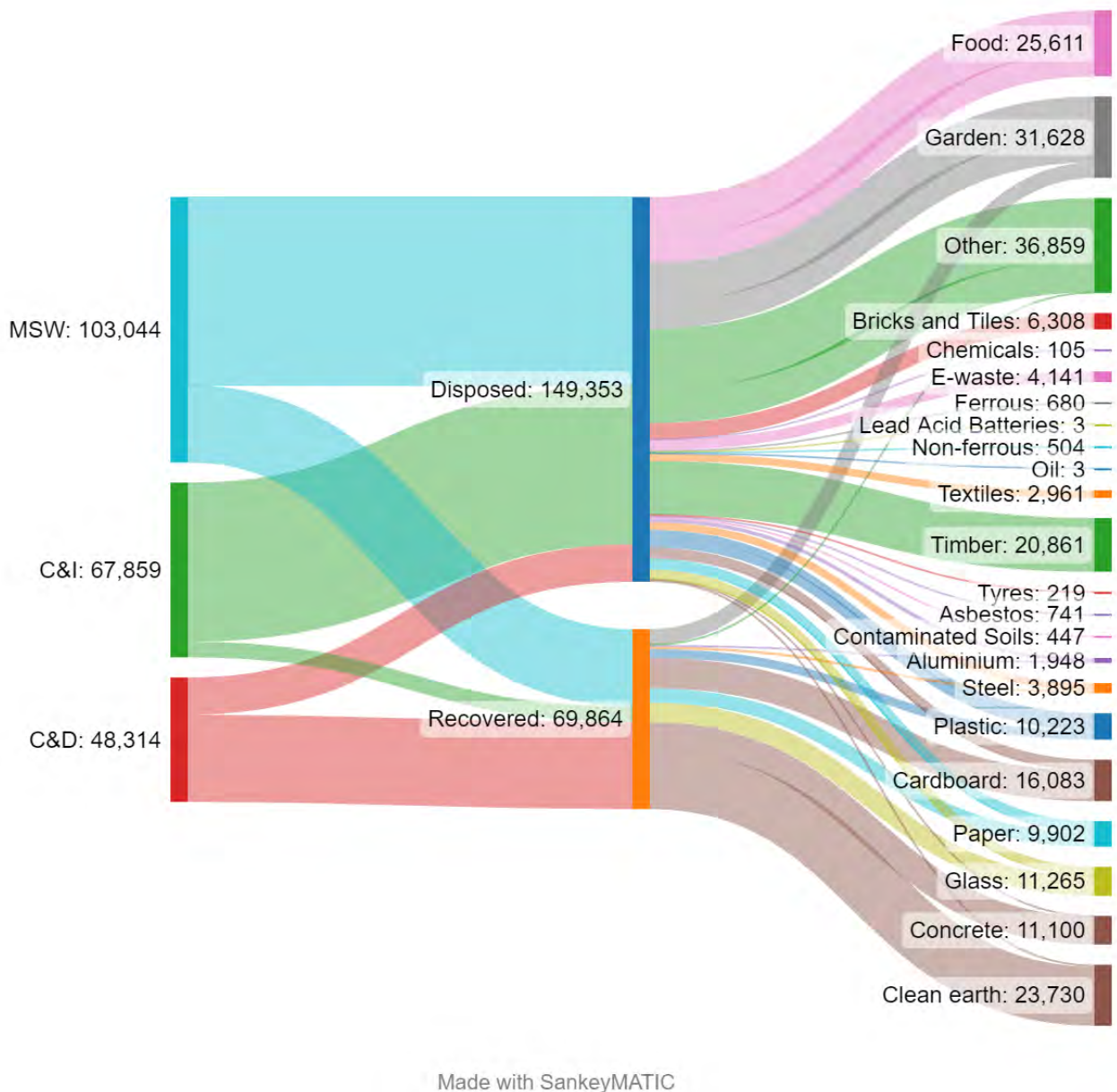


Figure 6 Summary of fates by stream and material for GWS Region

A breakdown of all waste materials collected across the region is provided in **Figure 7** and shows the relative quantities that are recovered or disposed.

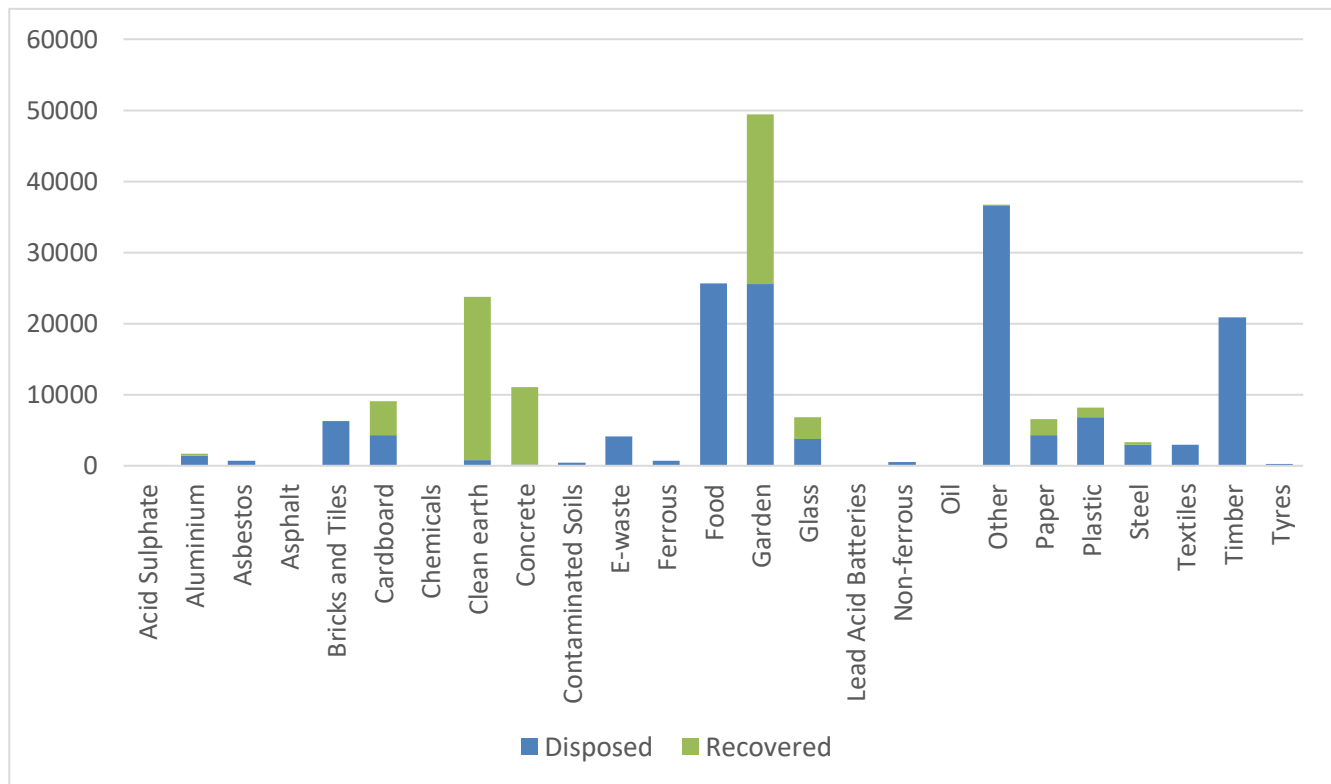


Figure 7 Waste materials by fate and type for the GWS Region (in tonnes)

The resource recovery potential of different materials can be observed in **Figure 7** with obvious opportunities for bricks and tiles (as C&D waste), cardboard, e-waste, food and garden organics, plastic, textiles, and timber.

2.4.3 Current resource recovery performance

Table 10 details the GWS Regions' performance in comparison to the Queensland average and targets, with the region outperforming the State average in combined waste and C&D waste.

Table 10 GWS Regional waste diversion target comparison

Waste Type	Diversion from landfill targets			
	GWS (FY20-21)	State (FY21-22)	State target 2025	State target 2030
Combined waste (all categories)	32%	52%	65%	80%
MSW	29%	27%	55%	70%
C&I	9%	49%	65%	80%
C&D	70%	78%	75%	85%

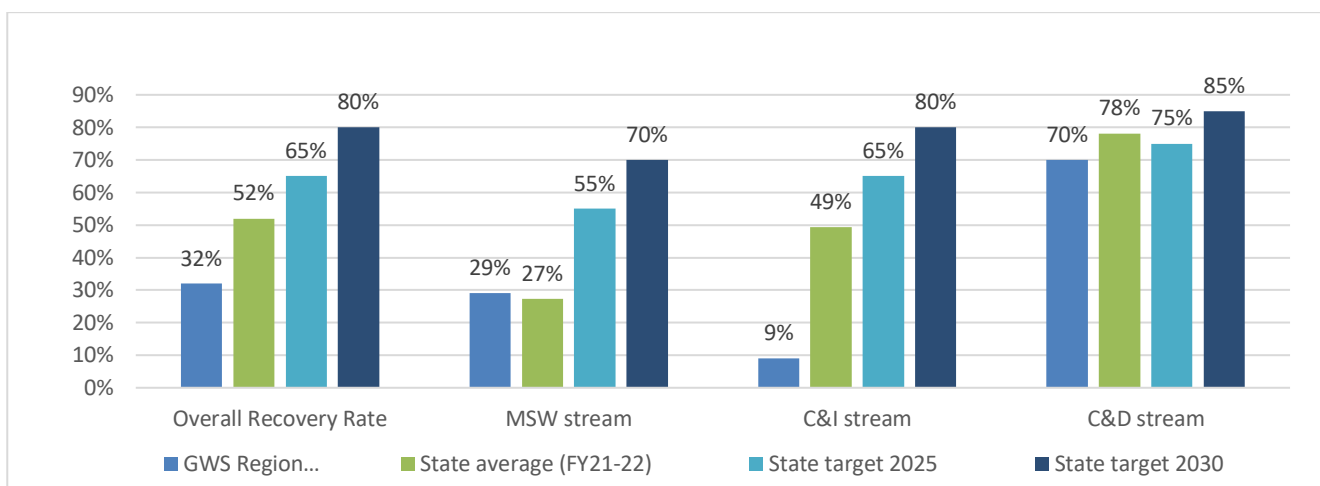


Figure 8 Current performance compared to state and 2025/2030 targets

2.5 Existing infrastructure

To accommodate all other potential destinations, waste can be broken down by materials. **Figure 8** shows the range of separate material streams reported, or where compositional data is known, and their destination.

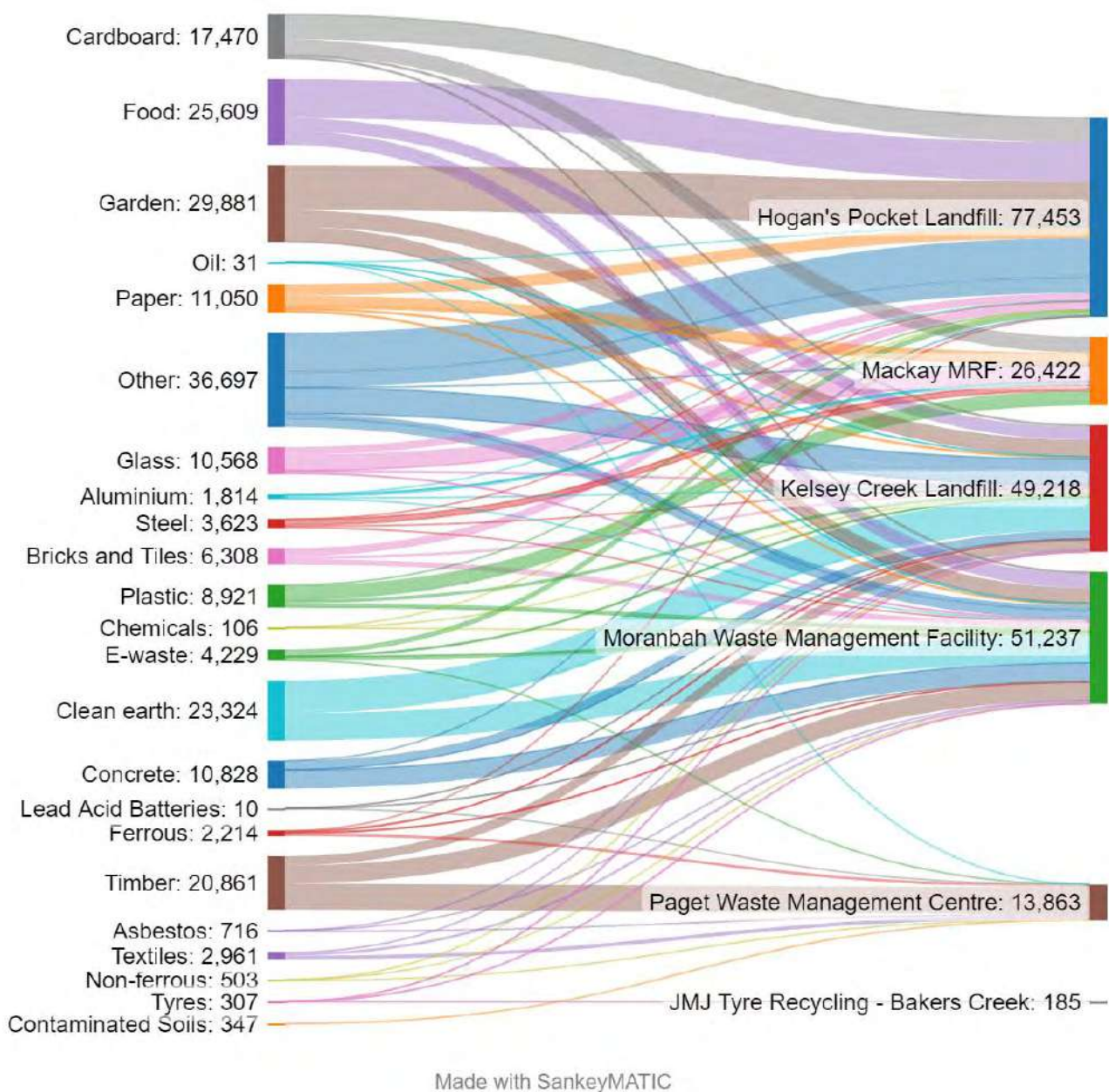


Figure 9 Current waste flow mapping by materials and destination for the GWS Region

2.6 Forecast waste arisings

2.6.1 Regional waste growth projection

Figure 10 provides a 30-year summary of regional waste projections by waste stream, which indicates total waste is expected to increase to 259,528 tonnes in FY30-31, 285,257 tonnes in FY40-41 and 316,941 tonnes in FY50-51. The data presented from FY16-17 to FY20-21 reflects actual data, with the data from 2022 onwards reflecting forecast waste arisings.

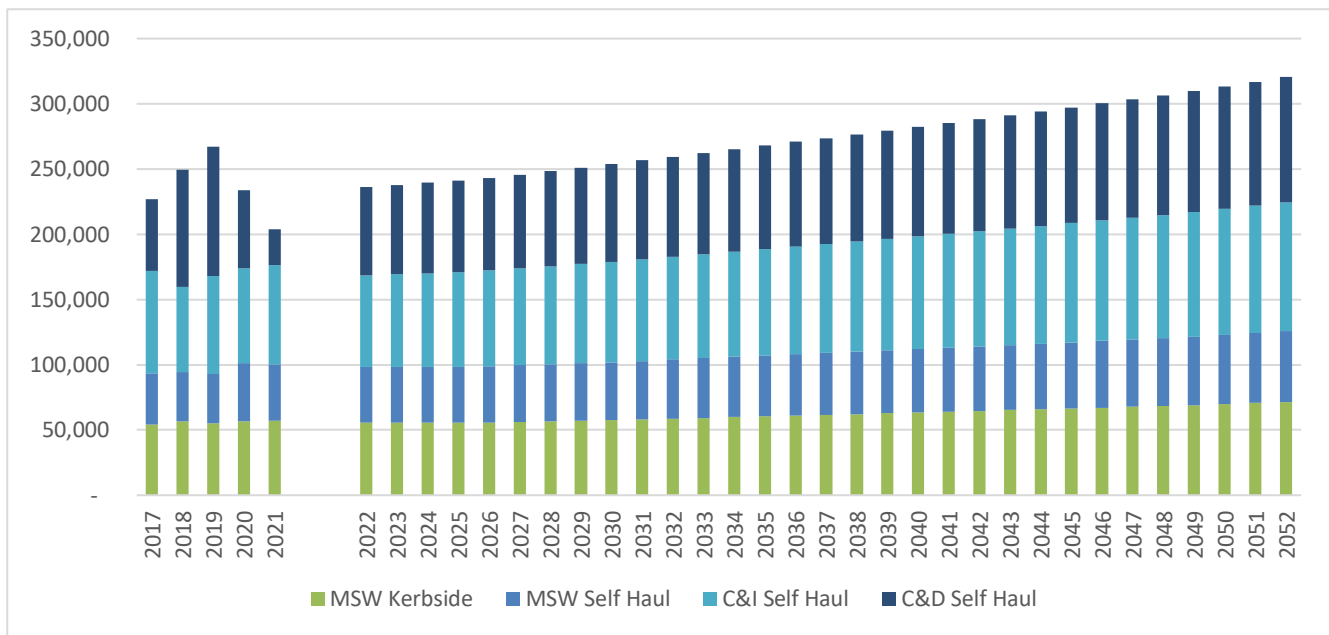


Figure 11 30-year waste projections for Greater Whitsunday by waste stream

3 Key issues and Opportunities

Each of the problems and opportunities identified in an investment logic mapping exercise are described in detail in this section.

3.1 Legacy landfills

Legacy landfill remediation and rehabilitation costs are constraining the ability of the regions to invest in resource recovery

When landfills reach the end of their useful life, capping, closure, and ongoing monitoring commences for many years into the future. A closed landfill site has limited value for other uses for many years, due to contamination and uneven settlement as landfilled materials breakdown at varying rates of decay. When landfills stop accepting new waste, costs for closing the site and monitoring into the future continue to be required for the site.²⁰ As the region adjoins the Great Barrier Reef Marine Park, managing environmental impacts within the Reef catchments is also critical. The sensitive local environment is challenging and remediating disposal facilities on the coastal plain requires a high level of containment to protect local groundwater.²¹

For the past decade, councils in the GWS region have prioritised the closure of poor performing landfills and replacing these with a regional facility that meets environmental standards, in addition to a progressive remediation program of the former landfills that will cost millions of dollars over the coming years.²²

This substantial cost to remediate landfill sites across the region is a significant liability for councils and is where financial priorities are focused, with surplus earned by business units within councils provisioned specifically to fund long-term remediation and closure of operational and legacy landfills.²³ There is currently no funding offered for the remediation of former landfills, which makes up a significant proportion of future capital works, and funding opportunities for waste management, such as grant programs, are also ad hoc, often with specific criteria that can exclude councils their requirements.

This focus on ensuring ongoing compliance at legacy landfill sites limits the availability of resources to invest in new resource recovery infrastructure for the region to divert waste from landfill. This places constraints on the GWS region's ability to meet the proposed targets set by the Queensland Government and reduce waste disposal more broadly.

Investment in regional resource recovery infrastructure that provides additional options for community and industry to reduce waste to landfill will support the region to meet Queensland and Commonwealth Government resource recovery targets and objectives. Alternatively, grant funding for legacy landfill remediation that meets the needs of councils may free up capital and allow councils to invest in local resource recovery infrastructure.

²⁰ IPWEAQ (2020). Provisioning for Landfill Restoration. Accessed at <https://ipweaq.intersearch.com.au/ipweaqispui/bitstream/1/6334/1/Pat%20Pathmanathan%20.pdf>

²¹ Arcadis for Department of Environment and Science (2019). Queensland Waste and Resource Recovery Infrastructure Report. Accessed at https://www.qld.gov.au/data/assets/pdf_file/0034/199249/qld-waste-resource-recovery-infrastructure-report.pdf

²² Reef Catchments (2013). Chapter 4.2 Urban and Infrastructure State of Region Report 2013. Accessed at <http://reefcatchments.com.au/files/2014/09/4.2-Urban-and-Infrastructure.pdf>

²³ Whitsunday Regional Council (2020). Waste Services Annual Performance Plan 2019-2020. Accessed at <https://static1.squarespace.com/static/60b7f94463f47e0c6b23d312/t/60d523de727f10623ef0c330/1624581088370/Whitsunday+Waste+Services+Annual+Performance+Plan+-+2019+to+2020.pdf>

3.2 Landfill capacity

Landfills in the GWS Region will reach capacity in the short to medium term and require further investment to enable appropriate management of residual waste

Landfills are an essential component of Australia's waste management system. In the GWS region, landfills receive approximately 63 per cent, or 157,000 tonnes of headline waste providing a final disposal solution for waste that cannot be recovered.²¹ The GWS region contains seven identified active putrescible landfills that are all council-owned, of which there is one very small, three small, two medium, and two large scale facilities.²⁴ The resource recovery infrastructure includes a single regional Materials Recovery Facility (MRF) in Mackay for household and commercial recycling.²⁰ Each LGA has a principal landfill, with landfills in the region generally developed in existing holes, usually formed by quarrying or mining operations and as such, landfill lifespans are inherently finite.²⁵

Landfill capacity is primarily defined in terms of remaining airspace, the volume of void which is available to fill with waste.²⁰ The landfill capacity assessment undertaken in the Queensland Waste and Resource Recovery Infrastructure Report²⁰ identified that there is approximately 2.3 million tonnes of approved putrescible landfill capacity in the GWS region, with minimal potential for expansion of capacity in the short to medium term. There are currently no inert landfills identified in the region.

The Queensland Waste and Resource Recovery Infrastructure Report highlights that within the GWS region, existing approved regional landfill capacity would start to approach exhaustion by approximately 2035 in a low recovery scenario, particularly in the Whitsunday LGA.²¹ It is noted that Whitsunday Regional Council is progressing approvals at the Bowen Landfill and Kelsey Creek Landfill to expand approval timeframes beyond the end of 2023. Indicative landfill capacities and expected exhaustion years are presented in **Table 11**.

Table 11 Regional Council landfill capacity

LGA	Landfill	Annual disposal (2020-21 Tonnes) *	Current approved capacity (tonnes)	Expected exhaustion of capacity
Isaac Regional Council	Clermont Waste Management Facility	5,645	10,000	2035 ²⁶
Isaac Regional Council	Dysart Waste Management Facility	3,900	10,000	2025
Isaac Regional Council	Glenden Waste Management Facility	3,640	10,000	2024
Isaac Regional Council	Moranbah Waste Management Facility	44,770	619,800	2045
Mackay Regional Council	Hogan's Pocket Landfill	123,975	741,625	2062
Whitsunday Regional Council	Bowen Landfill	14,015	334,858 ²⁷	2042
Whitsunday Regional Council	Kelsey Creek Landfill	22,260	565,145	2033

Note – annual disposal is based on the FY20-21 volumes. This amount did not (for this year) include any disaster waste, which can add additional significant volume that must be managed at landfill in the region. Future landfill capacity planning should allow for this.

²⁴ Very small = < 2,000 tonnes to landfill p.a. Small = 2,000 to 10,000 tonnes to landfill p.a. Medium: 10,000 to 25,000 tonnes to landfill p.a. Large: 25,000 to 100,000 tonnes to landfill p.a.

²⁵ Hyder for Department of the Environment, Water, Heritage, and the Arts (2009). Australian landfill capacities into the future. Accessed at <https://www.dceew.gov.au/sites/default/files/documents/landfill-capacities.pdf>

²⁶ With development of future cells this may be extended to 2045 or beyond.

²⁷ Whitsunday Regional Council is currently progressing internal approvals for expansion of approved capacity at the Bowen and Kelsey Creek landfills, which both require approval by the end of 2023

It is evident that the Whitsunday Regional Council is facing short to medium-term landfill shortages with the Bowen and Kelsey Creek Landfills reaching capacity by approximately 2042 and 2033 respectively. It is understood that the Kelsey Creek Landfill may be closed earlier than 2033, leaving the Bowen Landfill as the only disposal facility within the Whitsunday LGA.

The Isaac Region is also facing short to medium-term landfill shortages with closure of the Glenden and Dysart Landfills expected within the next two years, and the Clermont Landfill expected to reach capacity by 2035. The Moranbah Landfill is expected to reach capacity by 2038 and is currently undergoing engineering assessment to determine the viability for the construction of a second cell.²⁸ Mackay is the only council area with sufficient landfill capacity for local needs to 2062 at Hogan's Pocket Landfill. It is an engineered landfill, based on a bioreactor design which can recover commercial quantities of landfill gas to generate power.²⁹ The landfill is located some distance from the city and is designed with a very high level of containment to protect local groundwater.²¹

Disaster waste management planning is also critical in tropical regions. With the predicted increasing frequency of severe weather events, councils have sufficient contingency to allow for occasional high volumes of residual waste generated in a natural disaster, or in an emergency situation such as unexpected closure of other residual waste processing facilities. Investment in resource recovery infrastructure and initiatives that minimise the volume of waste being disposed will reduce the pressure on remaining in landfills to accommodate waste from disasters and emergencies, however planning should ensure this allowance is maintained into the future.

3.3 Scale for processing and remanufacturing

Individual regions do not have sufficient scale for processing and remanufacturing recyclable materials or residual waste, limiting the ability to achieve resource recovery at a commercial scale

The existing resource recovery facilities in the region includes a single MRF in Mackay which services waste materials from all councils within the GWS region as well as some materials from Central Queensland. The MRF also operates an optical sorter, a glass reprocessing plant to produce glass sand and aggregate and is capable of processing 20,000 tonnes of recyclables per year, with plans to upgrade the MRF and expand capabilities in the short term.

Cost and scale are the key barriers to waste collection and recovery in the region. The three GWS Councils provide fortnightly recycling collections services, offering a conventional two bin service of residual waste and recycling.²¹ Limited resource recovery options impact the ability of the community and businesses to divert waste to be recovered, with disposal of waste to landfill being the easiest and cheapest option. Under the current economic and policy conditions, disposal of waste to landfill will remain the most viable solution, unless a suitable and commercial alternative is available.

²⁸ Stakeholder engagement with Isaac Regional Council, August 2022

²⁹ Mackay Regional Council (2014) Waste Management Strategic Plan 2014-2018. Accessed at https://www.mackay.qld.gov.au/_data/assets/pdf_file/0016/230047/CPP-Waste_Management_Strategic_Plan-2014-2018.pdf

Councils in the region can currently be considered as price takers for waste management services and are therefore vulnerable to policy changes and external influences such as inflation pressures and flattening commodity prices.³⁰ These impacts have become increasingly prevalent in the wake of China launching its National Sword program, which imposed strict contamination limits on imported recyclable materials, as well as global disruptions caused by the COVID-19 pandemic. The increasing cost of resource recovery coupled with dispersed communities that have limited scale of waste generation presents a significant challenge for developing local commercially viable recovery and reprocessing facilities. Councils in the region have also noted a significant fall in volume of kerbside recyclables since the container deposit scheme commenced in Queensland, with further reductions expected when wine and spirit bottles are included later in 2023.

While each regional council alone could not achieve the required scale, there is opportunity for intra-regional collaboration to achieve commercial viability. This could involve the establishment of waste hubs in regional activity centres for collection, sorting, and processing of waste. While transportation costs must be considered, particularly for more rural contributors, hub and spoke style models have a number of benefits in regional and rural areas, including reducing costs associated with equipment, personnel, processing, and marketing. The hub and spoke method enable the consolidation of materials, ultimately producing enough volume to make it economically feasible to process and market the recovered waste.

The LGAs within GWS are dispersed and experience barriers to achieving suitable scale to deliver sustainable resource recovery practices. MSW diversion rates are low in the regions and local resource recovery are limited to the Mackay MRF and low-value mulching or small-scale private industry composters.

3.4 Insufficient end-markets

There are insufficient local end markets and demand for secondary raw materials, limiting the ability to achieve commercial rates of return for resource recovery

The circular economy in Queensland, and Australia more broadly, is still developing. End markets for secondary raw materials are limited, however, national and state policies are prioritising the use of recycled materials in government projects. Generally, end markets are proximate to reprocessing and remanufacturing facilities to enable efficient and commercially viable outcomes.

While end markets exist, uptake of recycled product in Queensland remains relatively low. For example, more than half of the recovered paper and cardboard in Queensland is sent interstate or overseas and the State reports one of the lowest recovery rates in Australia with councils sending 309,000 tonnes of paper and packaging for recovery.

Generally, private organisations are responsible for resource recovery processes and therefore investment attraction is critical to developing sustainable circular economies. Much of the investment in local end markets has concentrated in South-East Queensland and as such the challenge remains for regional areas to achieve commercially viable local reprocessing and remanufacturing. Even if GWS Councils processed recycled materials locally, it is likely that products would need to be transported to end markets in south-east Queensland or further afield which would increase prices and limit value for money outcomes. Therefore, investment in the development of end markets, such as manufacturing industries, in GWS is required to support resource recovery facilities in the region and drive increased use of local recycled materials.

³⁰ Local Government Association of South Australia. (2020). Cost-benefit analysis of establishing Materials Recovery Facilities in regional areas with low waste volumes. Accessed at <https://www.lga.sa.gov.au/member-services/financial-sustainability/grants/research-and-publications/researchlibrary/2019/cost-benefit-analysis-of-establishing-materials-recovery-facilities-in-regional-areas-with-low-waste-volumes-2019.72>

While regional areas currently struggle to compete with metropolitan areas, there is increasing support from governments at all levels to shift business to the regions to drive job growth and economic activity. In June 2022, the Queensland Government committed an additional \$10 million to continue the *Manufacturing Hub Grants Program* for a further two years. Since its inception in 2017, the program has supported 104 advanced manufacturing projects across the state with 38 per cent delivered in regional Queensland.³¹ Regional areas are attractive locations for large operations due to there being more space and fewer operation limitations such as transport and noise restrictions.

Positioning the GWS region as an attractive location for economic activities would assist in creating end markets for recovered resources. There is a significant opportunity for the region as it aims to position itself as a secure and prosperous economic investment prospect, as set out in the *Greater Whitsunday Regional Development Roadmap 2021-2025*.³² The roadmap aims to provide better coordinated investment across the GWS region via confirmed agreements towards key areas of economic development focus. Furthermore, attracting industry and increasing regional development will create additional end markets for recycled material making resource recovery processes more viable. Despite these challenges, progress is being made in some regional areas through support from the Resource Recovery Industry Development Program (RRIDP). Initiatives progressed under the RRIDP include funding to install new equipment at the Mackay MRF to further increase the recovery of recyclables and reduce waste to landfill.³³

3.5 Community understanding and behaviours

A lack of community and industry understanding around the increasing cost of waste management and absence of incentives and benefits for households to improve behaviours is leading to inefficient waste management practices

There is a clear need and ambition to improve the resource recovery rate across the GWS region to reduce environmental impact, optimise the life of the landfills, and manage cost pressures. However, much of the community do not understand the cost of managing their waste, or challenges faced by councils and the value of resource recovery. There is a need for investment in long term community and industry education to improve resource recovery and add value to recyclables.

Contamination rates in the kerbside recycling bin reported by Councils range from 13% to 26%. The general community is not aware of the environmental problems caused by waste generation and find it difficult to connect individual actions to address those problems. Most people do not know where their waste goes, whether it is recyclable or if it can be recovered. Many people in the community are not sure what happens to their waste, or whether their actions make a difference. The lack of understanding across all streams in the region has led to high contamination rates in kerbside bins and low resource recovery rates, as potentially recyclable items are disposed rather than recovered. This exacerbates existing challenges regarding scale for reprocessing and remanufacturing in regional locations.

³¹ Queensland Government. (2022) Made in Queensland. <https://www.rdmw.qld.gov.au/manufacturing/manufacturing-assistance-programs/made-in-queensland>

³² Australian Government (2021) Regional Development Australia, Greater Whitsunday: Economic Development Roadmap 2021-2025. Accessed at <https://www.rdagw.org.au/economic-development-roadmap>

³³ Queensland Government (2022). Resource Recovery Industry Development Program. Accessed at <https://www.statedevelopment.qld.gov.au/industry/priority-industries/resource-recovery/industry-development-program>

Illegal dumping is also a concern across GWS, where low population density and distance from waste infrastructure leads to illegal disposal and dumping of large waste volumes in remote areas. Littered and illegally dumped wastes are a substantial source of environmental contamination. Waste in the environment can cause animal entanglement, injury and death, and the economic costs of litter and illegal dumping are nearly always borne by local councils.³⁴ Prevention of littering and dumping reduces or avoids these costs, demonstrating the importance of investment in litter and dumping prevention, targeted surveillance, and enforcement at identified illegal dumping hotspots, and efforts to modify behaviour.

Better messaging, such as emphasising how waste can be transformed into new objects, may make a difference. However, information alone cannot always drive sustainable behaviours. The community must feel motivated, and the best motivations may be a combination of environmental benefits with personal incentives, such as economic rewards, increased status, or social connections.³⁵

In the first instance, initiatives that encourage waste avoidance and product reuse should be prioritised to reduce end-of-life volumes. Waste education should be integrated into specific actions areas in each LGA and should be supported by regional campaigns such as consistent messaging across the region and shared resources and messages.

While education is valuable, behaviour change is often reliant on the choices available to the community. The provision of additional residential bin services, such as co-mingled recycling and FOGO, provides the community with a convenient alternative to standard disposal in the residual waste bin. While these services may be cost prohibitive to some councils with low population density, resource recovery infrastructure such as MRFs and transfers stations may be feasible to recover materials from the MSW stream.

The councils in GWS have implemented behaviour change initiatives to improve household practices, increase community knowledge of waste streams, and improve the potential for resource recovery. Individually, all three councils have existing waste and recycling education programs, which are facilitated through education tours of waste facilities and consultations, with the main target audience being primary and secondary school students. The educational programs aim to develop environmental values and encourage long-term environmental behaviours. The Greater Whitsunday Council of Mayors also has an agreed Terms of Reference for a waste sub-group to be formed, to introduce a new waste education component in the region.³⁶

3.6 An opportunity for local economic or community benefits

There is an opportunity to develop and support new industries and create local economic and community benefits through collaborative waste management planning between Greater Whitsunday and other regional councils

The GWS region has a varied economic base and benefits from a diverse natural environment and range of industries, liveable cities, and its strategic position to provide goods and services to domestic and international markets. The region has access to these markets through the Port of Hay Point, multiple intraregional highways, and multiple regional and local airports. The waste management and resource recovery sector is already an important contributor to the economy, however, there is further potential to grow the sector by improving recovery of resources and investing in the resource recovery industry.

³⁴ Queensland Government: Department of Environment and Science (2021). Keeping Queensland Clean: the litter and illegal dumping plan. Accessed at https://www.qld.gov.au/_data/assets/pdf_file/0024/176262/keeping-qld-clean-lid-plan.pdf

³⁵ The Conversation (2019). How to boost recycling: Reward consumers with discounts, deals and social connections. Accessed at <https://theconversation.com/how-to-boost-recycling-reward-consumers-with-discounts-deals-and-social-connections-124389>

³⁶ Isaac Regional Council (2020) Waste Management Strategy 2020-2025. Accessed at <https://www.isaac.qld.gov.au/downloads/file/531/waste-reduction-and-recycling-plan>

The GWS *Regional Development Roadmap* outlines a collaborative regional development roadmap and shared vision for the GWS region, to deliver increased regional wealth and act as an enabler to facilitate future growth and development of the region's economy. Initiatives detailed in the roadmap that are relevant to the resource recovery sector include delivering new industry opportunities from GWS regional competitive advantages through the Greater Whitsunday Biofutures Precinct (GWBFP). The GWS region has the capability to competitively produce some of the world's most energy dense and productive feedstocks such as sugar cane, eucalypts, and algae. The regions available feedstocks include:

Development of the GWBFP and biofutures projects in the GWS region recognises national and global ambitions of net zero emissions, while also offering alternative uses for the region's available feedstock, to supply sustainable low carbon footprint food, fuel, and energy.²⁶ Existing companion markets in the GWS region may also provide alternative revenue streams and cost sharing opportunities to the waste management and reduction markets through biofutures initiatives.³⁷

A focus on driving these outcomes through further industry growth presents opportunities for the development of downstream waste industries in the region. Economic value and jobs for GWS residents can be created through the development of resource recovery industries, however, capacity for jobs requires scale of recovered waste. As identified in previous sections, this is a barrier at an individual council level in GWS.

A key pathway to achieving economic growth in the GWS region will be increased collaboration and knowledge sharing between councils, including councils outside of the GWS region, such as neighbours in North Queensland and Central Queensland. Increased collaboration across policy, planning, procurement, and delivery of infrastructure will be necessary to respond to the State and national push towards a circular economy while ensuring solutions are right-sized and cognizant of regional economic drivers and community needs. This increased focus on collaborative planning can also provide opportunities to articulate and plan for challenges facing the region now and into the future.

A key benefit of investment in the waste and resource recovery industry in the GWS region is the opportunity to increase both skilled and unskilled employment. There is significant potential for economic growth in the waste management and resource recovery sector in Queensland. For every 10,000 tonnes of waste that goes to landfill, it is estimated that fewer than three jobs are supported, but where that waste is reused or recycled, it is estimated that there are more than nine jobs created. The higher job rate for recycling is due to the higher number of activities associated with the recycling process, and in particular the sorting, transfer, and transformation of materials into new products, and the labour-intensive nature of some of these processes compared with landfill-related employment.

3.7 Meeting state and Commonwealth waste objectives and targets for waste management

The objectives and targets in the Queensland Waste Management and Resource Recovery Strategy⁶ and the National Waste Policy Action Plan³⁸ cannot be met with existing infrastructure, initiatives, funding, resourcing, and supporting policy in Greater Whitsunday

³⁷ Regional Development Australia Mackay, Isaac, Whitsunday Region, Investing in Biofutures Projects in the Mackay Isaac Whitsunday Region. https://static1.squarespace.com/static/5e4ce5c91e5a64752b65c169/t/5e7da2c1854e1012bea11441/1585291986159/DoSDMIP_Brochure_A4_4pp.pdf
³⁸ Australian Government (2019). National Waste Policy Action Plan 2019. Accessed at <https://www.dcceew.gov.au/sites/default/files/documents/national-waste-policy-action-plan-2019.pdf>

Recognising that a shift to a circular economy requires a national approach, the *National Waste Policy*³⁹ was updated in 2018 by the Federal, State and Territory governments. In 2019, the *National Waste Policy Action Plan* was delivered, outlining several strategic priorities as a framework and guide to implement the National Waste Policy. Details of the GWS regions' performance in comparison to the Queensland average and targets was presented in **Table 10**. Overall, the region is performing well below the state average of 45% at 25%. The MSW stream is on parity with the rest of the state, however C&I recover is very low at 9% and C&D marginally lower than the state average at 47%.

The issue with targets is not that the waste diversion (or reduction, or recycling) targets cannot be met, the critical issue is that the cost of making the transition towards zero waste to landfill, and greater recycling is not necessarily well understood nor are state or national targets necessarily relevant to regional councils. Furthermore, where change is required from an existing system, the question of willingness to pay, and who pays, are fundamental, although adopting the polluter pay principals, ultimately the cost of these changes is borne by the consumer or ratepayer, who is typically the same. The introduction of the levy in 2019 provided a safeguard measure to protect the cost to households from implementation of the levy. Whilst this is now being reduced for some Councils (Mackay Regional Council in this region), this now becomes a cost that Council must recover, although potentially supported by funding from the State or Commonwealth Government, or via services provided by private sector operators, however the question returns to how this cost is covered and the environmental and economic benefit from achieving the targets.

The 2025 targets will not be met, and this is consistent across the state. There is a need for pragmatism when considering the technical, economic, and environmental practicalities of pursuing a zero waste to landfill strategy, particularly when set within the context of the waste legislation and policy settings in Queensland.

³⁹ Australian Government (2018). National Waste Policy. Accessed at <https://www.dceew.gov.au/sites/default/files/documents/national-waste-policy-2018.pdf>

4 Organic waste

Organic waste is identified in both National and State guidance documents as a low hanging fruit when it comes to diverting more waste from landfill. There is significant support via the National Food Waste Policy to divert more food waste from landfill, supported by the establishment of research and roll out of the Food Waste behavioural change program by the Queensland Government, alongside a series of actions in Queensland's Organic Waste Strategy and Action Plan. A key consideration of the options assessment for this Plan was the prospect of introducing regional or individual council scale organics collections. This section considers:

- The existing dynamics of the organic waste stream in GWS Region
- Potential levers and interventions
- Major options considered
- The expected outcomes of the preferred options
- What is required to support the change including cost; and
- What may change during the implementation of the Plan

4.1 Organic material stream dynamics

In the GWS Region, no council currently provides a kerbside organics collection in the region, although it was noted that there are several private garden organic waste bag services in operation within the Mackay Regional Council area who collect garden organic waste at the kerbside. All councils provide a self-haul organic waste service, receiving both household (MSW) and commercial and industrial (C&I) organic wastes. Councils received 19,650 tonnes of self-hauled green waste in FY20-21. Existing organic waste contributes 9% to the regional recovery rate already. This waste is processed into a mulch which is then utilised by Council, provided to residents as a free resource. Evidence from councils suggest that reuse can be hindered by contamination, resulting in a poorer quality mulch product, or there are limited end-markets for the processed green waste.

A significant proportion of household food and garden organics are disposed of in the residual bin. **Figure 12** presents the estimated breakdown of organic waste based on available audit information for organic waste managed at Council sites within the region.

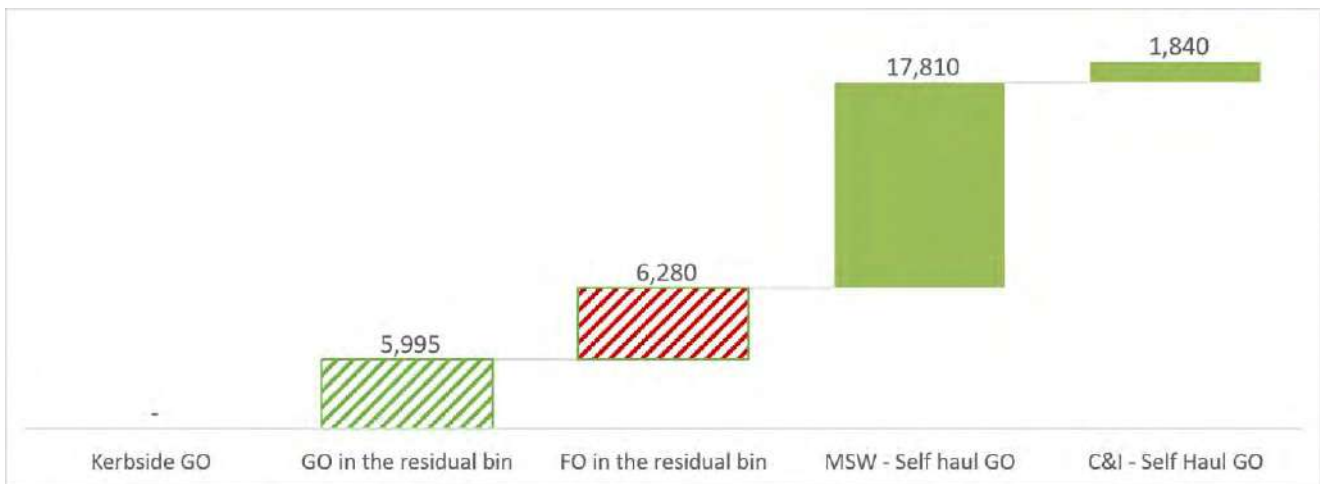


Figure 12 Estimated breakdown of organic waste managed by councils in region⁴⁰

Geographical diversity also influences organics collection and processing across the region. For example, Councils within the region with very low population density, and with households generally on larger blocks are more likely to have at home organics diversion solutions in place, such as compost heaps, chickens or worm farms which manage larger proportions of food and garden organic waste streams, compared to higher density parts of the region such as the urban areas Mackay.

Away from reported kerbside organic waste, other organic waste streams are generated and managed within the region, including through private sector organics processors. This includes a range of agricultural residues and wastes. Analysis undertaken by the Queensland Government in FY18-19 indicated that there was a combined total of 477,285 tonnes of food crop residues and 60,050 tonnes of wastes and other residues in the region. The latter includes material reported in the graph above.

4.2 Levers and interventions

4.2.1 Avoiding and reducing organic waste

Organic waste reduction or avoidance can be achieved through education with support from other levers, which may also link to regional or council landfill diversion solutions. Under Queensland's Organic Waste Strategy there are specific actions to support national objectives to halve food waste, including a reduction in food waste of 10% per household by 2025. The Queensland Government currently has the license to the Love Food Hate Waste branded education and engagement program developed by WRAP⁴¹ in the UK. Existing councils within the region provide education packages that include composting at home;⁴² however, the ability to commit resources to education varies across councils within the region.

⁴⁰ Estimate is based on composition audit data provided and proxy data for other regions.

⁴¹ WRAP, 2022. Love Food Hate Waste – Why we're here.

⁴² Mackay Regional Council - Composting & worm farms. Accessed at https://www.mackay.qld.gov.au/residents/services/waste/worm_farms_and_composting

The roll out of state-backed education or behaviour change campaigns such as deployment of Love Food Hate Waste materials will require significant additional resources to have a significant impact. Education could be delivered at a regional scale for issues such as behaviour change to avoid food waste without impacting individual Council service delivery. This could be delivered to commercial or industrial premises. Avoiding household generated food or garden organic waste being disposed of into a residual bin could be supported by the provision of at-home composting equipment such as compost bins or worm farms supporting education campaigns.

4.2.2 Alternative pricing strategies / pay as you throw

Aligned with education and behaviour change is the development of a bin sizing and price incentive strategy. This approach, currently being considered by several councils in Queensland based on experience from elsewhere in Australia and overseas would seek to achieve higher landfill diversion by aligning bin volume pricing to the polluter pays principal and backing this up with targeted enforcement. This approach may also seek to include pricing mechanisms that prioritise recycling or organics collections over residual waste systems. State Legislation support is also critical to achieve result.

4.2.3 Levies and bans

4.2.3.1 Landfill levy and annual advanced payment

Organic waste managed within the residual waste stream and sent to landfill is subject to the landfill levy for all councils in the region. The current landfill levy applied to general waste in the regional zone is \$91 per tonne disposed of (FY23-24), with the levy rate to increase by the rate of CPI in future years for all 3-councils in the region. The annual advance payment is now 100% for Whitsunday Regional Council, and Isaac Regional Council through to at least FY30-31. The continued return of landfill levies paid by the two councils through the continuation of annual advanced payments allows the continuation of the commitment of no-direct impact to households; however, provides little financial disincentive to reduce the amount of organic waste going to landfill.

For Mackay Regional Council, the true cost of landfill disposal is scheduled to increase by nearly \$90 per tonne by FY30-31 directly as a result of reduced annual advanced payments resulting in an additional cost to council. This additional cost drives an incentive for councils to look at potential alternatives to landfill, provided the alternative is less costly than operating under the business-as-usual scenario. For Mackay Region Council there is an increased estimated landfill levy liability of approximately \$17.5 million over the period FY23-24 to FY30-31 compared to the 100% returned scenario. This presents an opportunity for Councils to explore diversion of waste from landfill to potentially offset or substitute a service for this increasing cost.

4.2.3.2 Landfill bans

The Queensland Government is currently exploring the potential for banning of organic waste from landfill to help increase diversion.⁴³ Individual landfill facilities could also adopt bans however this is considered unlikely in the region. It is expected that should the Queensland Government decide to legislate bans on organic waste to landfill within the region, there would be a very long-lead time to allow local government and industry to adjust, and to ensure collections and post-collection processing infrastructure could support the flow of material.

⁴³ State of Queensland, 2022. Queensland Organics Strategy and Action Plan.
<https://www.qld.gov.au/environment/management/waste/recovery/reduction/organics-strategy>

4.2.4 Introducing new organics collections services

All Councils in the region currently provide transfer station facilities for self-hauled garden organic waste, in addition to private sector organic waste processing. Household private sector operated green bag collections also exist in the region. An option for all Councils could be to introduce a new kerbside organics collection service. An estimate of potential material within the household organic waste system for each Council is shown in **Table 12** based on the FY20-21 dataset and general audit data.

Table 12 Potential organics in kerbside waste per LGA

LGA	Potential Food Organics in residual bin (tonnes per annum)	Potential Garden Organics in residual bin (tonnes per annum)	Total potential organics (tonnes per annum)
Isaac Regional Council	961	917	1,877
Mackay Regional Council	7,333	6,999	14,332
Whitsunday Regional Council	1,902	1,816	3,718

Key decisions for new organics collections within the region would need to include:

- Which Councils will introduce a service, and the drivers for this including cost of landfill disposal cost, geography, ability to meet any increased costs, and the general direction of council and commitments made in other strategic documents and Planning.
- Who will provide the service. There are several green bag service providers in the region who could be engaged to offer expanded services, or other waste collections businesses could be engaged.
- Who the service is offered to, whether to households, or for commercial premises, and the areas of service (i.e., not all councils provide a household garbage/recycling service to all households within the region). This includes consideration of whether individual councils provide the service.
- The type of material to be collected (e.g., whether to include all food wastes including meat, bones, dairy and fruit and vegetable scraps) or a restricted list. Councils may also wish to commence a kerbside garden organics collection service first, with a view to considering implementation of a kerbside FOGO service in the future.
- The frequency of service provided to optimise collections vs cost, and the potential to reduce the kerbside general waste or recycling bin collection frequency to offset new collection cost.
- Options for take up by residential or commercial service providers, including whether the service provided is mandatory, opt in, or opt out, noting that universal systems tend to have higher diversion rates.
- The type of facility to be constructed for processing, noting that some technologies are considered better for odour management than others however this also depends on the nature of feedstock. It is noted that Council's may choose to utilise existing facilities within the region.

Additional costs to support new services would include new organic waste bins (assumed 240L) for all households receiving the new service. Where the existing residual (garbage) bin lid colour is not red (typically older garbage bins are dark green lidded) it may also be necessary to replace the bin lid to avoid confusion with the light green coloured organics bin, and to meet national harmonisation standards.

Additional at home infrastructure such as kitchen caddies and bin liners may also be required, which add additional costs to implementation. The indicative one-off cost of introducing a new FOGO service is estimated to be in the range \$60 to \$84 per household with the variance depending on whether councils provide a kitchen caddy and liners for residents. The breakdown of this cost is shown in **Table 12**. The cost of relidding an existing mobile 240L bin is estimated to be an additional sum of between \$11 and \$21 per bin.

Table 13 Indicative Costs for Collection Consumables

Item	Cost per item excluding GST
Mobile bin (240L)	\$45
Delivery & distribution of bins	\$15
FOGO kitchen caddy liners including delivery	\$13 (pack of 200)
Kitchen caddies including delivery	\$11
Re-lidding of mobile bin	\$11-\$21

Source: Council provided information; Indicative information provided by suppliers during 2022

4.2.5 Education to support a new kerbside organic collection

The introduction of a new collection service for organic waste within the region would require supporting education and engagement prior to and during implementation. Evidence from Victoria indicates whole of system education costs including a range of waste education and reduction measures for a 3-bin system including FOGO collections should be estimated at approximately 5% of overall waste management costs. Additional funding may be required in the first year of a new service to include business as usual, improvements to the yellow bin service and food waste avoidance, and organics education including, and food waste avoidance estimated at \$8 per household (noting if Councils decided to introduce a garden organics collection service these costs may be reduced). The breakdown of this cost is shown in **Table 14**.

Table 14 Indicative Costs for Education

Item	Cost per household per annum excl. GST (FY23)
Business as usual (assumed for single or two bin system)	\$4 per HH/yr
Improvements to the yellow bin service and food waste avoidance (see Section 5)	\$8 per HH/yr
Organics education including FOGO education and food waste avoidance	\$8 per HH/yr

Source: Council provided information. To support a new organic collection education, Councils could continue soft enforcement through bin tagging which is generally already applied for the kerbside recyclable collection. Councils already have powers under local laws to apply penalties for offences around bin collection and materials placed in bins, which could be utilised or modified to support implementation. It is assumed that these activities are captured within the \$8 per household per year cost for FOGO service implementation education.

4.2.6 Post collections infrastructure

Organic waste processing infrastructure is required to recover or recycle a greater volume of material. There are several established organic wastes processing facilities, including shredding/grinding and composting within the region which could potentially provide the solution. Depending on feedstock type, upgrades may be necessary. There are several considerations when choosing organics processing infrastructure, including the type and quantity of feedstock, quality of product required, and key location specifics such as proximity to sensitive receptors or product offtakers. There are a range of technologies available to process the FO, GO and FOGO stream. Some of these are summarised in **Table 15** noting that there are a wide range of different technological solutions for composting that could be considered by Councils in detail.

Table 15 FOGO processing options

Description	Mulching	Open windrow	Covered aerated static pile (CASP)	Covered inoculated static pile (CISP)	In-vessel composting	Anaerobic Digestion
Process	Use of grinding equipment to create a mulch product.	Composting via open windrow methodology	Composting process enhanced by piped air supply with use of a membrane cover system to manage odours.	Process enhanced by fermentation – compost pile is inoculated with specialised microbes and covered.	Composting undertaken in tunnels with air circulated beneath tunnels; open windrow for maturation.	The breakdown of organics by microorganisms in an enclosed oxygen free environment
Suitable feedstock	Garden Organics	Food and/or Garden Organics	Food and/or Garden Organics	Food and/or Garden Organics	Food and/or Garden Organics	Food Organics
Capital cost	Mobile Plant	\$0.5M-4M	\$4M-\$20M	\$1M-\$5M	\$20M-\$34M	\$10M-\$30M
Estimated operating cost	\$10-\$40 / tonne	\$30-\$120 / tonne	\$50-\$70 / tonne	\$50-\$70 / tonne	\$20-\$120 / tonne	\$100 to \$200/tonne
Output product	Mulch	Compost	Compost	Compost	Compost	Energy, Digestate

Note: indicative costs provided based on 20k to 30ktpa organics processing facility; real costs would form part of detailed business case
Capital costs exclude site preparation, output product quality depends on quality of input. Detail based on benchmarking

As there are existing composting facility operations in the region, where FOGO collection services are introduced, it may be more cost beneficial for Councils to procure a service rather than seek to involve themselves in the build, ownership, or operation of their own facility.

Key considerations for organics processing facilities in the region are:

- Type and volume of feedstock
- Location of facility, including number of facilities required within a region
- Transport costs, and benefit of location within a precinct
- Existing facilities and technologies that could provide a service, and whether a new service might impact their ability to continue operation.
- Specific technology to be deployed to meet specific location requirements.
- Facility procurement, ownership, operations, and funding models which provide greatest value for money

- Timeframes for intervention and required go-live date
- The potentially to introduce a garden organics service first as a precursor to a future FOGO service
- The requirements of the Queensland Government's model operating conditions for processing food waste as part of the FOGO stream

Additional technologies may be deployed at a smaller scale to manage organic wastes locally, including anaerobic digestion which may be an option at a small scale for more remote or island communities within the region.

4.2.7 Establishing a market for recycled organics

At a regional scale several offtake markets will need to be identified for recycled organic products. Product quality may dictate the end market, but end market demand may also drive manufacturing of certain products containing recycled organics. In the region the urban amenity market and landscaping is identified as a key target and the establishment of new composting facilities in the regional could be expected to contribute to this.

Councils within the region may drive continued demand for this material by using on their own parks and gardens. Other markets may include intensive agriculture, broad acre agriculture or rehabilitation of mine sites, however the product value is likely to vary. Agriculture is generally assumed to be able to utilise large volumes of FOGO derived compost, but further work is required to establish supply or offtake agreements, and perhaps proven quality and benefit. The material may be sold in bulk, but further investment may be required to include screening and bagging infrastructure. However, information provided by Councils to support this Plan indicates a price of \$30/tonne for a FOGO derived compost product may not be achievable based on feedback from operating facilities elsewhere in Australia, with economic analysis considering a zero price for the organic waste processing output.

Product quality is likely to determine the end price and applicability for all end markets. Contamination of both self-haul organics as well as future kerbside collections is a critical issue that has not yet been resolved. At a household level, education will be important in ensuring items that are not suited to composting are not placed in a FOGO collection service bin. Although compostable, some single-use containers can add additional contaminants, and do not currently meet the definition of FOGO in Queensland.

There also remains additional concern in operation of organics processing facilities with the presence of emerging contaminants such as PFAS in all waste streams, including organics. These concerns need to be addressed in waste collection, processing, and product quality to maintain offtake agreements.

4.3 Major options considered

Major options considered for how organic waste is managed in the region are:

Table 16 Major organic waste decisions

Decision area	Business as usual	Options				Rationale
Priority of focus on organic waste stream	Limited specific focus on organic waste diversion	Not a priority focus	Priority focus			Councils agreed organics is a focus, particularly for MRC but pathway to be determined. Each council can focus on own organics solutions.
Point of organics separation	At home composting + self-haul + one individual GO collection	Organic waste collections for individual councils as business case and economic conditions dictate	Organic waste collections for whole of region			It was agreed that MRC would be the only Council looking at progressing organics diversion. Policy settings to be reviewed by Councils if changed.
Waste stream composition for collection	Garden Organics / Green waste only	Garden organics only	Food organics only	All garden organics and some food organics	All food and garden organics	MRC to develop strategy. This may include targeting kerbside garden organics only as an interim step to future FOGO service offering.
Waste stream for self-haul	Garden Organics / Green waste only	Garden organics only	Food organics only	All garden organics and some food organics	All food and garden organics	All councils to continue to receive self-haul green waste to transfer stations.
Processing technologies	Mulching & local composting (private sector)	Small scale organics infrastructure	Open Windrow	CASP or CISP	In-vessel composting	As plans progress Councils would seek the lowest cost solution for technology.
Infrastructure ownership	Mulching infrastructure limited	Council owned and operated	Council owned, privately operated	Privately owned and operated	Other	MRC to consider most appropriate infrastructure ownership as part of business case.
Market development	Mulch product used locally, given away, some challenges	Limited intervention	Moderate level of support or intervention to establish local offtake markets for all products		High level of support or intervention	Secondary market for recycled organics requires further establishment and support.
Approach to behaviour change: Food waste avoidance	Limited delivery through waste education team members.	Limited focus	Priority focus at individual council scale		Priority focus at regional scale	Food waste avoidance can be delivered at regional scale to tie in and leverage state-based support.
Approach to education: collections	Delivery through existing service offerings	Limited focus	Priority focus at individual council scale		Priority focus at regional scale	As MRC progresses to kerbside organics collection education program to be tailored by Council.
Non-infrastructure organics solutions	No solutions offered	Provision of at home composting solutions (program)	Provision of community composting facilities to allow food scrap diversion			Additional non-infrastructure solutions to allow participation in LGAs or parts of LGAs with lack of access.

Cells in **GREEN** reflect decision made; MRC-Mackay Regional Council, IRC-Isaac Regional Council, WRC-Whitsunday Regional Council

4.3.1 Priority of focus on organics waste stream

It is estimated that around 50% of the kerbside residual bin collected from households in the region is organic in nature. With the increasing cost of landfill disposal for Mackay Regional Council, a desire to minimise waste sent to landfill, and the known greenhouse gas emissions caused by organic waste in landfill, there is a clear need to divert organic waste from landfill in the region. However, this is tempered by the geography of the region and the economic conditions including waste levy and annual advanced payment settings for all Councils except Mackay Regional Council.

To progress, Mackay Regional Council will need to consider a business case documentation for establishment of an organics diversion service. The estimated increasing cost liability suggests that commencement of organics diversion should commence from FY26-27 to provide some mitigation for the Councils increasing landfill liability. For the other council areas, the organic waste stream is not as much a priority, although efforts should be made to allow participation in reduction and diversion activities at a local scale through access to food waste avoidance programs or other participation events. Small-scale organics processing may also be an option, particularly in areas with low population.

4.3.2 Organics separation approach

In FY20-21 approximately 34,000 tonnes of green waste were self-hauled to transfer facilities in the region. Green-bag collection services also operated in the region; however, data is not available at present for these services which is not captured in the data (unless managed at Council facilities). In the immediate term, these separate service offerings will continue. For Whitsunday Regional Council and Isaac Regional Council new kerbside organic waste collections are not prioritised in the short-term due to the potential impact on households of the cost of additional service coupled with the relatively low volume resource recovery benefits. Education activities will seek to reduce contamination within the self-haul stream to improve mulch quality to allow beneficial reuse by Councils. These Councils may progress kerbside organic waste collection in the future, because of local policy change or through community or council led change.

4.3.3 A new kerbside organics collection service in Mackay

Separate household kerbside organic waste collection services could be offered in Mackay Regional Council pending completion of further analysis of the cost of implementation and approval of business cases by Councils. New services for collection at the kerbside will incur additional costs, which may be offset partially by reducing the residual bin collection from weekly to fortnightly. To support economic analysis, it was assumed 80% of households currently receiving a waste collection service would receive a kerbside food and garden organics service.⁴⁴ To support the roll out of a new kerbside collection system, significant and early investment is required in education to drive initial behaviour, followed up by ongoing education efforts.

Development of a specific business cases will support the best value combination of cost versus service and impact on residual bin collections. In the future this service may expand or a new service to collect commercial food waste could be explored.

⁴⁴ Councils may choose to introduce a kerbside garden organics collection service rather than FOGO, however for the purpose of modelling, a FOGO solution was allowed for.

4.3.4 Processing technology

Mulching is a favourable solution for green waste in most councils. There are existing composters operated within the region and options for new composting processes would be subject to business case progression, as well as the regulatory environment. The Department of Environment and Science is currently considering the risks associated with processing FOGO and specific requirements for processing facilities which is expected to dictate to a degree location of facilities or technology to be deployed and will dictate cost. A further consideration in the region is the integration of existing green waste processing into future composting activities and minimising the impact on existing business.

For Isaac Regional Council and Whitsunday Regional Council, future decisions may result in the introduction of smaller scale organics processing technology, such as the deployment of small-scale anaerobic digestion. Councils may also explore the utilisation of other feedstocks within composting processes such as paper and cardboard. Processing technology should be determined by the type of feedstock but also the end market. It is also noted that there would be opportunity to utilise a facility in the Mackay region once operational and at scale.

4.3.5 Infrastructure ownership and facility delivery

There are a range of ownership and funding options available for organic recycling technology. This will be reviewed and considered during the development of business cases and funding requests, however, could include options for Councils to own facilities, design, build and operate, or engage the private sector to do one or all the options. The decision will be made on the most cost-beneficial approach and impact on ratepayers.

Where the private sector is engaged to deliver services relating to organic waste collection or processing, decisions for technology will reside with the solution provider and be reflected in the gate fee paid by the Council or other waste providers. This approach reduces operational risk to Councils however reduces the control Councils have on price, and it would be expected that there would be penalties or increased gate fees associated with poorer quality material delivered.

4.3.6 Improved understanding of whole of region waste stream composition

There are a range of different organic wastes that could be collected across the region. Business as usual collects a large proportion of green waste through the self-haul system, including both the household and commercial streams which is mulched or utilised within the composting process. Across the region green waste will continue to be collected in this manner.

For Councils that decide to include additional collection systems including the FOGO stream an opportunity is provided for composting activities providing a higher quality output than mulching. Improved or refined data is required to support new systems, including the potential contribution of commercial food organics, and those that are not captured as waste (i.e., agricultural residues etc.) but may support either public or private investment in new processing facilities. The work undertaken by the Queensland Government on organic material flows should be shared more broadly and used to support holistic discussions around potential feedstocks at a regional level not just limited to waste managed by Councils. This work also requires regular update as well as ongoing waste audits.

4.3.7 Market development

Market development activities are required to support both existing activities through mulching and the compost product to be produced by the organics processing facility. Whilst there is confidence that a market exists, or links with offtakers can be identified, further work is required to connect supply with potential users. This can be facilitated by individual Councils, through procurement of product for use within urban amenity and by the Queensland Government where recycled organics can be deployed in the road reserve. Use in agriculture may require further refinement of offtake product, strong quality management, and a period of trial with agricultural users to demonstrate product quality. Mulched product, though likely lower value, also has been challenging for some Councils to find a market for. The price of any organic waste processing derived product varies significantly with quality, with a range of between \$0 and \$130. The establishment of a market for high-quality product should be a consideration of business case activity, as it can determine the processing technology required.

4.3.8 Approach to behaviour change and education

For organic waste there are two clear elements for action. Behaviour change aligned to Queensland Government or National Food Waste Policy derived food waste avoidance programs will support the entire region reduce the amount of food waste generated and proportions of food waste in garbage. It is expected and essential that the Department of Environment and Science will provide support through resources, both financial and collateral, to allow regional delivery.

This messaging should be delivered at a regional scale, initially through the establishment of a regional waste education strategy, to allow all Councils to participate fully and allow economies of scale in messaging, however in the region it was also highlighted that individual Councils may need to tailor education packages to their own needs, whether specific to new collection or processing systems, or timeframes associated with other engagement activities.

For individual Councils messaging around existing services may be targeted to improve the quality of self-hauled green waste provided to Council transfer stations, as this has an implication on mulch product quality. Where Councils approve the introduction of a kerbside organics collection a specific education and awareness campaign in the lead up to commencement will be required. It is expected that education coupled with behaviour change or enforcement activities will be required to ensure compliance with scheme requirements and to take actions to minimise contamination. Specifically in relation to penalising poor behaviour it is expected and essential that the Queensland Government will take the lead on legislating penalties, rather than individual Councils being required to introduce new penalties into local laws.

4.3.9 Regional collaboration on community initiatives to reduce organic wastes

The potential to support or develop trials for community composting, specifically in parts of the region that are unlikely to move to a kerbside organics service in the immediate term, is identified as an opportunity to allow residents to participate in organics diversion activities and is consistent with the Queensland Organic Waste Strategy and Action Plan. There are activities such as licensing arrangements, identifying sites, and procedures to encourage community composting that are better suited for development by the Queensland Government than by individual councils.

4.3.10 Tackling problem organic wastes

Regional collaboration to assess jointly higher order end uses in the region for recycled organics derived from green waste were identified as an opportunity. Additionally, the development of an approach to managing biosolids, noting successful projects in South-East Queensland (for example the Logan City Biosolids Gasification project or an Urban Utilities project pelletising biosolids for use as a fuel), particularly with the potential for regulatory change regarding the presence of emerging contaminants in biosolids.

4.4 Expected outcomes

For this Plan, there are clear environmental and social benefits if Councils implement new kerbside organic waste collection and processing solutions throughout the region, however there is no clear economic incentive for Isaac Regional Council and Whitsunday Regional Council to implement such a solution. There are expected economic benefits for Mackay Regional Council to progress an organics solution which would be realised for a scheme that will commence when practicable and as approved by Mackay Regional Council however detailed planning and council approval is required to fully refine the cost-benefit.

The potential introduction of a FOGO collection service by Mackay Regional Council (noting garden organics might be the first step) would collect an estimated 12,700 tonnes of FOGO material at commencement, assumed to be in FY25-26. This assumes:

- A new FOGO system captures 35% of food organics and 85% garden organics from the residual bin⁴⁵ estimated to be 2,500 tonnes (food waste) and 5,700 tonnes (garden waste) diverting 8,200 tonnes of organic waste from landfill
- Additional garden organics is captured with the provision of a new kerbside service (i.e., some material may be managed at home or that is currently self-hauled gets drawn into the FOGO bin) of 4,500 tonnes of garden organics.
- This includes the impact of education as well as the capture of existing food and garden organic waste currently in the residual bin, plus additional garden organics added to the system by residents.
- After implementation, across the region, there would still be an estimated 12,000 tonnes of organic waste in the residual bin sent to landfill.

Figure 13 provides an estimate of the annual cumulative tonnes of Food Organics and Garden Organics collected through the Mackay FOGO collection. The lines are a reference mark showing the total amount of Food and Garden waste currently in the residual bin.

⁴⁵ RAWTEC, Analysis of NSW Kerbside Green Lid Bin Audit Data Report 2020

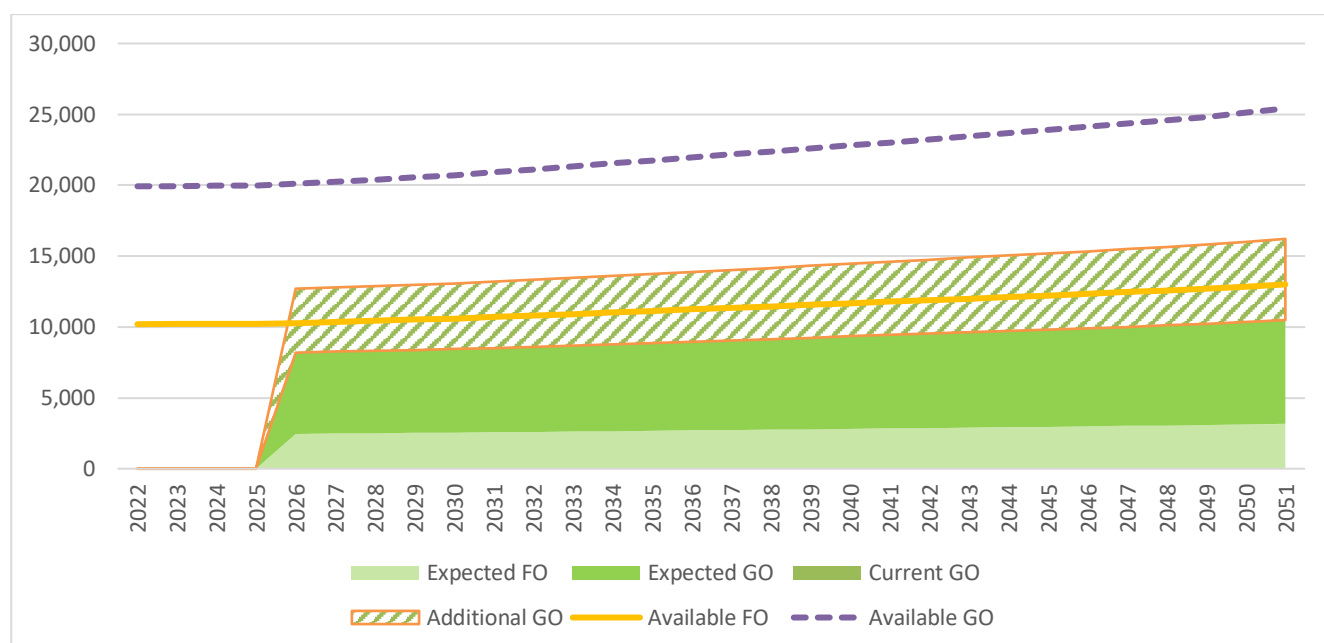


Figure 13 Future State for kerbside organics collections

Activities such as improved waste education for organic waste (avoidance and specific to a new collection), community composting and the provision of at-home composting solutions may provide a modest reduction in organic waste generated across the region. Through implementation of the organic waste component of this Plan it is estimated that a total of 62,000 tonnes of organic waste would be diverted from landfill compared to the current situation, contributing an additional estimated 6% recovery across the region for all streams. The estimated emissions savings from organic waste diverted from landfill to composting just for diverted material are 77,700 t/CO₂e⁴⁶ over the period FY25-26 to FY30-31.

As a region, the base case identifies 19,650 tonnes already diverted from landfill via councils self-haul facilities across the region (and not including existing green bin services). With the commencement of a kerbside FOGO collection in FY25-26 the total diversion amount would increase to an estimated 31,000 tonnes of organic waste managed by councils in the region. This increases marginally to 32,000 tonnes by FY30-31 and 36,000 tonnes by FY40-41.

Table 17 summarises the expected outcomes for the region in implementing the RWRRMP regarding organic wastes.

Table 17 Expected Outcomes – changes to organic waste performance

Metric	Current (FY20-21)	Forecast 2030	Forecast 2040
Household organic waste recycling rate ⁴⁷	17%	26%	30%
Household organic waste diversion tonnage (not including C&I self-haul)	17,810 tonnes	30,000 tonnes	34,000 tonnes
Contamination rate ⁴⁸	To be baselined early during commencement	<5%	<5%

⁴⁶ Australian Government, Department of Climate Change, Energy, the Environment and Water, 2022. Australian National Greenhouse Account Factors, November 2022

⁴⁷ Rate includes both self-haul garden organics and FOGO services

⁴⁸ Target contamination rate should be determined by processing technology and end market need

4.5 The cost of making the change

Economic analysis undertaken to support the Plan has identified that the expected cost of making the change at a regional scale or for individual Councils would include:

- Capital, operating and lifecycle costs – for the establishment of new organics processing infrastructure, plus transfer and bulking infrastructure (if required for transport to a centralised facility). These costs also include one-off costs for the delivery of new bins, caddies, and liners for households. Costs may increase depending on the processing technology. For example, costs of anaerobic digestion or covered aerated/inoculated static pile have higher capital costs than an open windrow system. It is assumed that a facility (or facilities) will be built in the region, rather than using existing facilities and Councils paying a gate fee.
- Transport costs – these include both the delivery of new kerbside collections and transport of organic waste to a centralised facility from across the region where required.
- Education costs – education costs commencing before the establishment of new services and continue through service provision to support the change and ongoing use of the system.

This analysis includes a rapid cost benefit analysis. For implementation of the organic waste component of the Plan, it was assumed that a new organic waste processing facility deploying open windrow technology would be built in Mackay. The modelled facility size was a simple small-medium facility with the ability to process up to 15,000 tonnes per annum. This would be supported by new kerbside collections, assumed weekly, offset by a reduction in the residual waste collection services to fortnightly. It was assumed that the kerbside FOGO collection service would be rolled out to 80% of households. The estimated whole-of-life costs for the introduction of this service in Mackay, over a modelled 30-year period is estimated to be **\$40.5 million** (present value⁴⁹) or annualised to be an additional **\$35 per household per year**⁵⁰. In summary:

- The kerbside collection cost is estimated to be **\$14.1 million** (present value) reflective of the addition of a 52 weeks of FOGO collection and reduction of 26 weeks of residual waste collections (to fortnightly) over 30 years of operation.
- Overall CAPEX and OPEX costs associated with the construction and operation of the organics processing facility at **\$22.5 million** (present value) over 30 years. This assumes a simple open windrow facility⁵¹ can be established at a location within the Mackay Regional Council local government area. It is noted that there are existing private sector facilities in the region that could be used however for this approach Council would incur collection costs and private sector gate fees.
- Initial one-off costs for the purchase of new bins and kitchen caddies to implement the new service at the kerbside estimated to be between **\$2 million to \$3.2 million** (real value, as a one-off cost) depending on collection and bin configuration selected by council. If council decides to pursue a garden organic only strategy the one-off costs would be at the lower end of the range provided.
- Additional one-off costs to replace existing dark green lidded bin lids with red lids for residual waste to avoid confusion may cost \$10-\$21 per household.

⁴⁹ Note whole of life costs are discounted at a rate of 7% per year and presented as present value costs.

⁵⁰ The annualised cost includes an allowance for the reduction in levy cost for MRC over the same period as more waste is diverted from landfill and into organic waste processing.

⁵¹ Note these cost estimates are for the facility only; additional costs may be incurred for site acquisition, planning and approvals, site preparation and connections. These costs should be refined in the business case stage.

- Education costs (included in the OPEX costs) associated just for the new organics collection system estimated at commencement to be **\$0.31 per annum** (real cost). This will initially target requirements for scheme introduction, followed by ongoing education and behaviour change activities associated with FOGO introduction.

Additional costs may be incurred in implementing the Plan for:

- Support required to implement food waste avoidance education and behaviour change. This is included within whole of region education costs alongside activities identified in **Section 5**.
- Costs associated with developing a regional feasibility study for problematic organic wastes such as timber.
- Costs associated with the roll out of at home composting solutions such as worm farms or compost bins. This is assumed to be a whole of state response coordinated by the Queensland Government.
- Costs associated with the establishment of community compost facilities within communities in the GWS region. This is assumed to be a whole of state response coordinated by the Queensland Government.
- Updates to material flow analysis commissioned by the Queensland Government to provide a snapshot of current material flows, demand and supply across the region and neighbouring regions to maximise the potential for reuse and recycling in the region.

A breakdown of expected real costs for implementation of this Plan to FY31 is presented in **Appendix D**.

4.6 Supporting the change

Whilst this Plan is owned by the Councils within the region, there are several specific activities required from other stakeholders to support the changes set out in this Section.

4.6.1 Getting to the decision point for investments

Councils require a significant understanding of the business case for delivering new service before making a decision that affects their ratepayers. The preparation of a business case for a proposal requires significant investment in time and potentially the procurement of specialist economic, engineering, and other technical services. Future funding requests associated with the implementation of this Plan will likely require a gateway approval from State Government entities, who will expect documentation of a high standard to support any application.

4.6.2 Funding support for Capital Expenditure

The introduction of a new kerbside organics service in the region is expected to cost more than the current service offering to provide additional collections and support gate fees or operational costs at a new processing facility. This includes preparing business cases that will consider existing fleet capacity and capability in the context of an additional collection service, and the establishment of a new organics processing facility. Ownership and delivery of the latter are to be established, but whether Council or privately owned, capital costs are expected to be significant.

A new organic waste processing facility may be located within a Precinct or existing industrial zone land. Alternatively, an existing facility could be upgraded. Support will be required from the host Council or from the Queensland Government to facilitate the establishment of the precinct in the region to support organics or other resource recovery activities (see **Section 5**) which may be financial or support for planning and approvals. This includes a clear role for the Queensland Government to support establishment of both enabling infrastructure and industry attraction for new businesses to fill the precinct. There may be benefit to co-locating an organic processing facility in a future precinct development. The cost of the enabling infrastructure is included in the whole of life cost estimate, however broader precinct costs may require additional investment.

4.6.3 Behaviour change and education support to support food waste avoidance

Central to this Plan is the establishment of regionally focussed education and behaviour change programs. Engagement is required, plus the potential for support through partnerships with the State Government to fully recognise the benefits of a food waste avoidance program, and other behaviour change activities under the National Food Waste Strategy. This should be extended not just to new programs, but for existing services such as self-haul green waste to ensure product quality targets can be met.

4.6.4 Clarity of regulation

Clarity is required around regulation of sites processing food waste (FOGO) at scale as this has a cost implication on ratepayers as well as siting of facilities. Immediate clarity is required from the Queensland Government to ensure clear and transparent application of legislation that enables rather than hinders the establishment of organics processing facilities. This includes providing certainty on the type of facility required to process FOGO. Clarity is also required to how the Queensland Government intends to use landfill disposal bans about organic waste. This need for clarity or certainty also extends to how emerging contaminants (e.g., PFAS) potential in organic waste derived products are managed.

4.6.5 Setting the parameters of community composting

Community Composting could be deployed throughout the region, including in remote and regional communities. Whilst unlikely to have a high cost, consideration of funding for the development of state-wide education and information resources, education staff support, and support to facilitate community action should be provided by the Queensland Government. Priority should be given to Councils and populations without access to an organic waste service in the first instance, however documents and guidance should be available to all.

4.7 Timeframes

The proposed timeframe for implementation of the organics stream are:

Table 18 Organics implementation timeframes

Immediate action (ASAP)	Within next 5 years	Within next 10 years
Education & Behaviour Change		
ALL: Development of Regional Education Strategy incorporating food waste avoidance behaviour change program (all) as well as specific education for new services or re-enforcing existing rules (e.g., around self-hauled green waste)	Update and continuation	Update and continuation

Immediate action (ASAP)	Within next 5 years	Within next 10 years
DES: Review potential for behaviour change stick legislation (i.e., penalties etc.) for non-beneficial behaviour (e.g., contamination)	DES + Councils: Consider how State based legislation/regulation or individual council action may need to be implemented.	Continuation
	ALL: Support state-based roll out of at home composting or worm farm equipment subsidisation (pending State funding & administration) linked to avoidance &	
Collections		
Mackay Regional Council (MRC) develop feasibility study for kerbside organics collections including detailed cost estimate.	MRC (pending Council approval) Commence modified kerbside organics collection. ALL: Review potential for long-term regional or sub-regional collaboration to collaborate on collection contracts	MRC – continued implementation with view to expanding scope (e.g., introduction of FO component pending business case). Whitsunday Regional Council (WRC) / Isaac Regional Council (IRC) – review business case and cost-benefit of kerbside organics collection as per Council demand or as a response to policy change.
Processing solutions		
ALL: Continue to process green waste under BAU	ALL: Continuation	ALL: Continuation
ALL: Collaborate with DES to develop guidance on community composting	ALL: Implement community composting where feasible and guidance allows	ALL: Continuation
	MRC (Pending approval): Development of procurement for an organics processing facility or private sector organics processing contract for processing of collected organic waste (note this could include utilising existing facilities)	MRC: Depending on solution. Continue to process recycled organics. Support operator to grow quantity and quality of feedstock.
ALL: Develop alternative solution to land application for biosolids (work already underway within the region)	ALL: Implement alternative solution for biosolids if triggered by change in regulation or economics	ALL: Continuation
Market development		
MRC: As part of feasibility study identify likely offtake market and value for different types of potential product.	MRC (working with service provider) support market development by procuring recycled organics product.	ALL: Continuation
Data & Information		
ALL: Work with DES to refine data associated with non-council managed organic waste within region and identify opportunities to collaborate on processing or supply. Collaborate as part of overarching data strategy.		

Cells in **GREY** indicate action not expected to commence during the timeframe, MRC-Mackay Regional Council, IRC-Isaac Regional Council, WRC-Whitsunday Regional Council

4.8 What could affect implementation

The following variables could affect implementation of the organics comment of this Plan:

- Changes to regulation or rules relating to the processing of food wastes within composting facilities, and in particular the stipulation of technology type specific to this processing.
- The updating of Australian composting standards (e.g., AS 4454 Composts, soil conditioners and mulches) with more stringent controls associated with the nature of emerging contaminants or other issues that hamper the distribution of recycled organics, including products derived from organic waste.
- The price of recycled organics product (e.g., compost, etc.) can vary significantly. The typical compost product generated by existing composters running FOGO projects in Victoria and NSW may achieve only \$20/tonne for their outputs, whereas high-quality (and low contamination) outputs reported in strong agricultural market areas may achieve up to \$120 per tonne. The establishment of high-quality output producing facilities coupled with market development activities could achieve a lower overall whole of life cost for organics diversion.
- Changes to the landfill disposal levy (i.e., incremental prices in levy rate greater than CPI) or annual advanced payments could impact the viability of decisions made to support this Plan, including making the economics of kerbside FOGO collection more or less viable.
- The Queensland Government are considering the potential to introduce landfill disposal ban for certain types of wastes including organic wastes. The introduction of a ban on organic waste to landfill (either holistically or for single streams) would support the establishment of a local or regional scale infrastructure. For those Councils with existing landfill gas to power generation facilities a ban on organic waste to landfill could potentially affect the commerciality of these systems, although this would also support a general reduction in greenhouse gas emissions from landfills and promote diversion.
- The expectation in implementation of the education and behaviour change components of the Plan imply reduction in food waste as well as a movement towards low levels of contamination in organics collection services. This will require ongoing effort and financial commitment to reinforce this messaging throughout delivery of the service offering.
- Incorporation of other organic waste streams could allow for growth of proposed processing facilities over time (e.g., commercial food waste, agricultural wastes, timber etc.).

5 Material recycling and recovery

This section captures actions and interventions associated with the kerbside recycling scheme and materials recovered or potentially recoverable and recyclable across the region. Challenges in recent years for the kerbside collected bin have stemmed from restrictions on the export of mixed recyclables firstly due to restrictions in China and other receiving countries due to quality or contamination issues, and more recently due to the implementation of export bans on certain unsorted waste streams imposed by the Commonwealth Government. This section considers:

- The existing dynamics of the recyclable waste stream in Central Queensland
- Potential levers and interventions
- Major options considered
- The expected outcomes of the preferred options
- What is required to support the change; and
- What may change during the implementation of the Plan

5.1 Waste stream dynamics

All three councils currently provide a kerbside recycling collection. Coverage varies across the region with 97% of households in Mackay Regional Council area, and approximately 74% of households in Isaac Regional Council and Whitsunday Regional Council areas receiving the service.

In FY20-21 a total of 50,214 tonnes of material managed by councils in the region was recovered (assumed recycled and excluding organic waste as covered in Section 4), of which kerbside collected waste represents 9,298 tonnes. A further 40,917 tonnes is self-hauled to council managed facilities within the region comprising 2,889 tonnes of household, 4,208 tonnes of C&I and 33,820 tonnes of C&D waste. Figure 14 presents a breakdown of estimated flows from the base case for the first year of modelling, combining audit data with projections. This includes an estimated 10,705 tonnes of materials that are potentially recyclable within the current residual waste stream that are lost to landfill.

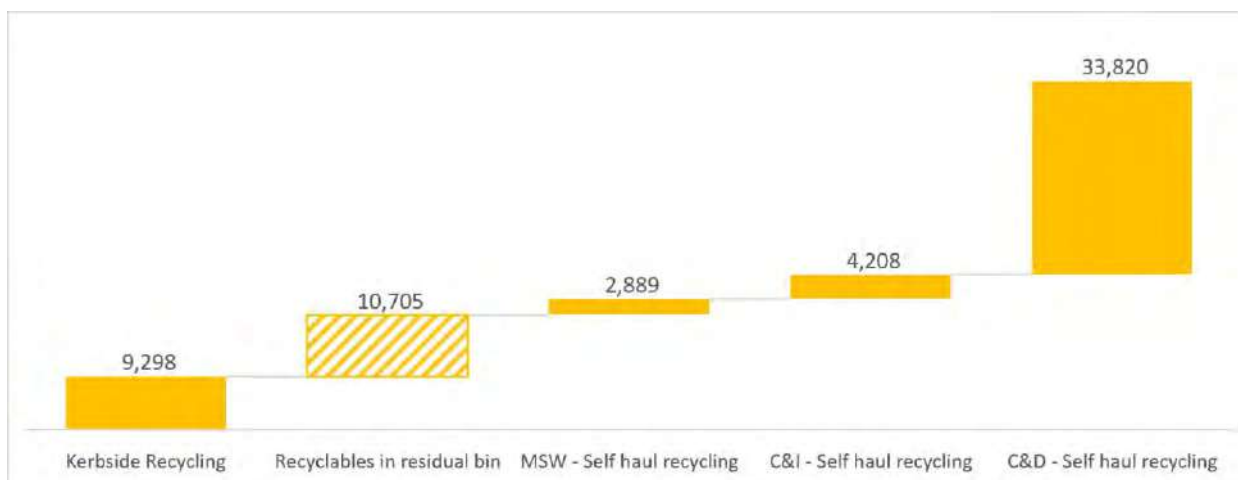


Figure 14 Proportion of recyclable material in each stream (FY20-21)

The current MSW recycling rate is 29%. **Table 19** presents volume of recyclable material collected per service in the kerbside stream in FY20-21:

Table 19 Reported yield from kerbside recycling

Council	Kerbside recycling services provided	Tonnage reported (FY20-21)	Yield (tonnes per service)
Isaac Regional Council	9,401	669	0.07
Mackay Regional Council	48,584	7,139	0.15
Whitsunday Regional Council	11,728	1,490	0.13
Total	69,713	9,298	0.13

Contamination in the yellow-top bin is a significant issue across the region with rates averaging across the region as 13% to 26% and is trending upwards across all Councils. All kerbside collected recyclables are processed in the Mackay Regional Council owned and private sector operated MRF in Paget, Mackay. Waste education is delivered through the contract between Mackay Regional Council and their contractor, and very limited in provision Isaac Regional Council and Whitsunday Regional Council.

With the exception of glass, which is recycled locally for construction purposes, the rest of the kerbside collected materials is managed outside of the region. Impact of China Sword and export bans means Councils can expect increasing gate fees to account for extra costs for reprocessing.

Some self-hauled C&I materials are recovered within the region, although recovery rates are low and significantly below expected targets by 2025. The C&D recovery rate is higher than the state average and approaching the 2025 target.

Although Councils in the region manage a relatively high proportion of non-household waste, private sector businesses operate in the region, including providing waste collection services on behalf of some councils. There may be gaps in the reported data for private sector operations not captured in the annual waste data survey by the Queensland Government. These gaps may represent opportunities for material that could be processed locally.

5.2 Levers and interventions

5.2.1 Refuse, reduce, avoid, and reuse through education

For kerbside collection, education of households is critical for reducing contamination. The Queensland Government is currently preparing a behavioural change campaign under its State Education and Behaviour Change Initiative (EBCI) which is understood to include Statewide advertising as well as toolkit resources to be deployed locally at a regional or individual Council scale. Education around putting the right thing in the right bin will not necessarily significantly impact recovery rates, but education around what can and should go in the recycling bin is also critical to minimising contamination. Likewise helping residents understand what happens to their recycling and validating that it is recycled and turned into new products is critical, as is understanding what non-kerbside recycling options may also be available. Funding for education is not just initial funding but requires ongoing funding throughout the lifetime of this Plan.

5.2.2 Policy and legislation

At a national scale the phase out of materials, especially plastics or other packaging materials that are harder to recycle would help to drive better quality in the commingled bin; however, this cannot be controlled by those collecting the waste locally and requires Queensland and Commonwealth Government intervention. The waste industry, including both Councils and private industry are responsible for managing the end-of-pipe products produced and consumed by residents and visitors to their regions and Council areas. As such they can have limited impact on the materials that flow through the economy and ultimately become waste. Alignment with upcoming recommendations regarding harmonization of bins should be incorporated, where relevant to the services offered, noting that a case for a separate glass collection as currently being implemented in Victoria does not appear to offer significant benefit to existing arrangements and infrastructure. More assistance is needed from the Queensland and Commonwealth Governments on this front.

There are several circular economy transition changes currently being progressed that may achieve some of the higher order 10Rs before the material becomes waste such as changes to right to repair legislation. These activities over time may impact the material flows eventually becoming waste, most likely through delaying the transition of a product to waste by keeping products in use for longer.

5.2.3 Regulation and enforcement

Enforcement activities will support education, but Councils need to be able to enforce requirements or even penalise repeat offenders. This could be undertaken under either local laws, or preferable consistent laws at a state-level to allow repeat offenders to be penalized for their repeated poor behaviour. This could include the introduction of alternative pricing systems or potential removal of service.

5.2.4 Collection systems

Enhanced household recycling also requires improvements to self-haul facilities. In areas where there are kerbside services there are numerous household hazardous waste products (e.g., paint tins, batteries, household chemicals etc.) that cannot be collected from the kerbside, but often end up in the yellow top bin as contamination, or the residual bin where they can cause issues such as fires or contamination. Education can support the non-inclusion of this material in kerbside service bins, but a clear pathway for these materials to be recycled at Council transfer stations should be expanded. Dedicated household hazardous waste transfer facilities (such as the NSW CRCs) may help facilitate better capture of these materials. These could be located within existing resource recovery facilities or located in areas convenient to local residents. In NSW funding for more than 90 CRCs has been funded in partnership with the NSW Government.

Alignment with the expanded Container Refund Scheme with the updated scheme capturing wine and spirit bottles from 1 November 2023 helps to remove lower quality items, as well as items that cause contamination of other streams (e.g., broken glass to paper/card) which may improve the quality. These changes may impact the flow of material into the recycling processing solution which in turn have a material impact on processing contract rates (i.e., less volume being processed typically increases cost to Councils for processing). Councils indicate that annual weight reduction through MRFs may amount to 10-15% less because of the change.

5.2.5 Processing infrastructure

Material recovery facilities typically process and sort wastes. There is currently one MRF in the region in Mackay which services kerbside collections for all councils. This facility will require refurbishment in the near future. Following sorting at a MRF, or taking materials collected individually under specific schemes or at Council transfer facilities, material can be reprocessed into a resource. These reprocessing facilities take pre-sorted materials and change their physical and/or chemical nature, adding value to the processed material so that it can become a feedstock for a manufacturing process or otherwise re-enter the economic cycle.⁵² Reprocessing facilities typically manage single-stream materials. The Recycling Enterprise Precinct Location Strategy suggests there may be opportunities for organics, masonry, and tyre recycling within the Mackay-Isaac-Whitsunday region, although it is noted that these are indicative. **Table 20** presents indicative processing costs for different types of processing based on published documentation.

Table 20 Indicative Costs for Reprocessing

Item	Capacity tonnes per year	CAPEX	OPEX per Year	Reference
E-waste processing - batteries	4,000	\$1.75 million - \$2.2 million	\$250,000-\$300,000	Infrastructure Victoria, 2020
E-waste processing - batteries, monitors, and televisions	5,500	\$2.8 million - \$3.4 million	\$400,000-\$500,000	
waste processing - solar panels	5,000	\$1.5 million - \$10 million	\$250,000 - \$550,000	
Glass beneficiation (large scale)	108,000	\$8.1 million - \$13.34 million	\$1.5 million – \$2 million	Infrastructure Victoria, 2020 ⁵²
Small scale paper and cardboard processing	20,000	\$3 million - \$3.5 million	\$300,000 - \$400,000	
Medium scale paper and cardboard processing	50,000	\$8.5 million - \$10 million	\$750,000 - \$850,000	
Plastics processing - flaking and pelletising plant	10,000 – 20,000	\$6 million - \$14 million	\$1 million-\$2 million	
Tyre processing	15,000	\$6 million - \$8 million	Unknown	

Costs indicative based on published information, Council provided information, or consultant benchmarked data (developed in 2022)

The establishment of post-processing infrastructure can be supported by Councils, working with industry and Queensland Government agencies to reduce barriers to entry. The establishment of precinct type infrastructure allowing short transport distances between MRF and post-sorting processing, and the provision of long-term leases on prepared, connected (e.g., to services) and appropriately approved or zoned land can also facilitate the reduction of barriers for processing infrastructure. Councils may play a facilitation role.

⁵² Queensland Waste and Resource Recovery Infrastructure Report 2019

5.2.6 Market development

At the moment most MRF processed recyclable (glass, paper and card, plastics, metals) material is sent out of region. Exported recyclable material is typically taken to South-East Queensland and beyond to be processed into new material. Whilst this remains a good outcome, there may be opportunity to establish new industry to process this material in region, thus creating secondary markets and minimizing the long-distance transport of waste. But this requires private sector investment where Council and State Governments' role is to facilitate through identification of land (e.g., in precincts) or for utilities connections, and provide certainty of supply that gives industry the confidence to invest.

Councils and the State Government can support demand for recycled content through their own procurement policies and strategies. When the levy commenced in Queensland in 2019, support was also provided to councils to support the transport of recyclables from regional centres to reprocessing facilities. The Queensland Government should consider reintroducing this program to support implementation of this Plan.

5.2.7 Regional staff education and capacity building

Although applicable across all three streams, it was recognised during development of this Plan that staff education, continuity and retention of knowledge gained, often in small teams was important. Within this, a number of options were identified that could help to grow the knowledge and technical ability of staff within councils in the region, including:

- Develop a support program for staff education and experience building, including working with DES to secure support funding.
- Resourcing support, particularly for smaller councils to help with staff challenges, or providing support resources across the region.
- Build capacity with existing staff and develop training programs for junior or new staff.

Opportunities to progress or formalise these opportunities might be included within a regional education approach, but also could be promoted by the Queensland Government.

5.2.8 Establishment of community groups or initiatives to progress a circular economy

Within the region there are opportunities to progress community led solutions that start to progress towards a circular economy. In particular, opportunities to support the establishment or access to repair and fixing hubs, such as repair cafes in more populated parts of the region, or tool libraries. The implementation of similar initiatives should form part of a regional education and behaviour change initiative. This provides a useful opportunity to start to embed the circular economy within Council, raising awareness across the region.

5.3 Major options considered

Options are limited for commingled collections where existing contracts are active. Education is critical to help lift the quality of material that enters the MRF via the kerbside bin, but also to ensure dangerous materials do not enter any other bin.

Table 21 Major recyclable waste decisions

Decision area	Business as usual	Options			Rationale
Increasing coverage of kerbside collections	Kerbside collection to 74% to 95% of households in region	Current level of service	Increasing number of households serviced in each Council area	Expand service to all Councils	Existing services considered appropriate. Potential to reconsider kerbside collection in IRC with low yield and relatively high cost
Getting more from kerbside recycling	Current recovery rate is 16%	No significant action	Individual Councils take action to address	Significant action – addressed at regional scale	Bin audits indicate a further 10.7kt of the residual bin could be diverted into the kerbside commingled bin.
Reducing contamination	Current contamination rate is 13% to 26% on an increasing trend	No significant action	Individual Councils take action to address	Significant action – addressed at regional scale	Including support from DES, behaviour change focussing on getting more from the kerbside bin and reducing contamination.
Enhanced and improved transfer facilities	Transfer facilities in each LGA	No significant action	Significant action – individual councils upgrade transfer facilities	Significant action – regional scale transfer facilities	Upgrade and enhancement of transfer facilities in each LGA to better segregate and aggregate recyclable wastes and participate in product stewardship schemes.
Number of future MRFs required	1 x MRF in MRC	MRFs in each LGA		Single Regional MRF	Continue existing arrangements. Upgrade and modify during renewals.
Regional collaboration on future MRF and kerbside collections contracts	Existing commercial arrangements with MRF in place	No significant action (continuation of existing model)	Regional collaboration on future MRF contract	Regional collaboration on location, setting, ownership, and operation of future MRF	To be considered as existing MRF comes to end of contract or life. Seek to collaborate on next solution or upgrades.
Improve knowledge of material flows for recycle in region	Data held by DES/Councils limited.	No significant action	Individual councils develop material flow analysis for each LGA	Collaboration across the region and with DES to capture additional material flow data	Current gap in C&I and C&D stream plus other non-waste materials within region. Seek opportunity with DES to improve knowledge
Increased recycling and post-processing technology	Limited recycling or post-processing infrastructure	No significant action	Individual councils attract new technologies and providers to LGA	Regional collaboration for new technologies and consideration of location	Need to attract and support establishment of new processing infrastructure for wastes not currently recycled.
Establish a regional precinct	No existing precinct	No significant action	Establish individual recycling facilities in each LGA	Regional collaboration on precinct including hub and spoke approach	Working with State Development and Councils to develop precinct and attract new recycling and secondary processing industry to region.
Develop regional education approach	Individual councils do limited education	No significant action	Each council delivers enhanced recycling education approach	Regional collaboration on regional education strategy	Collaborating across the regional to deliver common education messages around reducing contamination and getting more from recycling.

Cells in **YELLOW** reflect decisions made, MRC-Mackay Regional Council, IRC-Isaac Regional Council, WRC-Whitsunday Regional Council

5.3.1 Behaviour change and education are critical deliverables

Whitsunday Regional Council, Mackay Regional Council and Isaac Regional Council currently offer kerbside recycling to the majority of dwellings within their respective LGAs. There will certainly be opportunities to grow the number of services as population grows over time, and also opportunities to add new services to households that do not currently fall within the serviced zone, however the latter was not identified as a high priority. In discussion, the ongoing viability of some kerbside recycling systems in the region may be assessed due to low yield and high cost.

There is an opportunity, through education and enforcement, to both reduce the level of contamination in the kerbside collection recycling bin whilst also increase the volume of acceptable recyclable materials collected. What enters the yellow top bin will be captured to a degree by a proposed state-wide education campaign encouraging behavioural change. This is funded by the Queensland Government at \$17M for the next 4-years (to FY25-26) and will include partnerships opportunities for councils to participate further. There may be a cost to participate, and it might be reasonable to assume the deployment of additional staff to support the campaign which may require financial support. Funding support needs to go beyond 4-years. This could be from direct funding, the procurement (and funding) at a regional scale, or the allocation of resources procured centrally by the Queensland Government. Regional collaboration may help to gain efficiencies in the roll out of this behaviour change approach. This package of behaviour change should explore use of consistent approach to continued poor behaviour as a last resort, which could be supported by modifications to existing Waste Management local laws enacted by each Council in the region.

5.3.2 Improved or new transfer facilities for community and business recycling

Self-haul facilities receiving household, commercial and industrial, and construction and demolition waste streams represent a large proportion of waste managed in region. At an individual council level there is a need to improve the ability of facilities to capture problematic wastes to pull away from kerbside and also offer opportunity to participate in recycling in areas where kerbside collection is limited (i.e., parts of LGAs where kerbside is not economic). Upgrades to transfer stations are required to facilitate better segregation of wastes, and arrangements, particularly in more remote locations, need to be in place to aggregate and transport wastes for reprocessing and recovery.

Upgraded facilities to segregate waste however are limited by the cost of transport, particularly the further a collection site is from the processing infrastructure. In some cases, it may be considered economically beneficial to do nothing (i.e., stockpile) with this material, or dispose of to landfill than transport at cost. Regional transport assistance may be required to help support flow of material towards centralised sites, avoiding their loss to landfill but mitigating transport costs.

By extension, upgraded facilities might also include the provision of dedicated household hazardous waste facilities across the region, similar to the NSW EPA funded community recycling centres. These could be housed at existing resource recovery facilities, with enhancements to separate hazardous materials, or like in NSW, having specific facilities in convenient locations. The benefit of this is providing facilities to prevent hazardous materials ending up in the recycling or residual stream.

5.3.3 Improved knowledge of recyclable material in region

Data relating to the nature of waste captured at the kerbside is generally granular and of good reliance and captured by Councils through existing data management systems that flow through to the Queensland Government. Data quantity and quality is lower or absent for wastes not managed by Councils. This limits the visible feedstock available for certain types of waste that are expected to flow through the region, which may present an opportunity for localised processing. The Queensland Government has developed materials flow analysis for organic waste, e-waste, and textiles. The region will work with the Queensland Government to provide data and intelligence to update and support future material flow analysis to enable regional analysis to be undertaken to support new business establishment. It is noted that existing material flow analysis data, particularly in regional Queensland, is limited by confidentiality of data providers as aggregation is not usually possible.

5.3.4 Establish an enterprise recycling precinct and attract investment in new industry

A potential option within the region is to collaborate on a regional approach to the attraction, siting, and establishment of new recycling businesses. This includes collaboration with the Queensland Government to develop a Recycling Enterprise Precinct adopting a hub and spoke approach. Under this approach is the establishment of a centralised “Transform Precinct” where most primary and secondary processing will be undertaken, supported by “Prepare Precincts” within the region (and outside of region) where material is pre-processed prior to transport. Work has been prepared by the Queensland Government to identify a location strategy and guidelines to allow precincts to be developed in a consistent manner.

Whilst the funding source for establishment of the precinct is uncertain, it is assumed that Councils will not be required to contribute to establishment fees. Councils can also support the establishment of facilities by providing certainty of supply for wastes that they manage which will contribute to feedstock assessments for business cases for new facilities.

To reduce barriers further support is recommended for the transport of recyclable materials to spokes, or from spokes to the regional processing facility. This can help to support the establishment of new industry within the region. The Queensland Government has previously provided transport assistance for recycling, particularly in remote locations to facilitate greater resource recovery. Whilst long-term sustainability of logistics should be the aim of new business, support over a defined period may encourage investment.

5.3.5 Promoting the 10Rs hierarchy

Opportunities to promote higher order activities under the 10Rs framework should be sought in the region. This could include supporting resale or reuse of materials through existing tip shops on council resource recovery facilities. Opportunities to repair and refurbish could be promoted in the region, either through identifying specific areas within a precinct site, or through the encouragement or establishment of repair facilities within individual Council areas. This should include working collaboratively with ratepayers to identify opportunities for services such as repair centres or cafes to be established. These likely require minimal funding but could be supported through education activities or minor funding for booking of locations (such as Men’s Sheds, PCYCs etc.). Funding for the establishment of community repair services should come from program funding by the Queensland Government.

5.4 Expected outcomes

The Mackay MRF currently processes 9,000 tonnes of kerbside collected material from across the region, with the majority coming from the residents of Mackay. Implementing the actions in this Plan focussed on improved education resulting in better capture from the kerbside recycling bin, forecast to grow as the region does, up to 13,500 tonnes by FY30-31, 16,400 tonnes in FY40-41 and 18,100 tonnes in FY50-51. Compared to the do-nothing scenario, this is forecast to add an additional 4,600 tonnes by FY30-31, 5,800 tonnes by FY40-41 and 6,500 tonnes by FY50-51.

Focussing on FY30-31, implementation of the Plan will increase the kerbside recycling bin capture rate from a current 46% at present to an estimated 65% of recyclable materials collected. Coupled with an expected contamination reduction towards less than 10% by FY30-31 and 5% by FY30-40 there will be a marked improvement in the quality and quantity of material presented at the MRF. It is note that conservatively there might still be 35% of material still lost to the residual stream that education and behaviour change may continue to target as part of the broader Education Strategy.

Evidence from other regions suggests that education and behaviour change campaigns could reduce contamination in the kerbside commingled bin from the regional contamination rate in the range 13% to 26% across the region. Whilst the Queensland Government is currently baselining contamination rates as part of a kerbside behaviour change program, which should define target contamination rates, other councils in Australia have sought to achieve 2% contamination⁵³ however a target of less than 5% might be more appropriate.

As Mackay Regional Council owns the existing MRF in Mackay it is assumed this will continue to operate over the Plan period. The existing operation contract is due for renewal in the near future, and this will give a potential opportunity to review, renew and upgrade existing technology. This is assumed to be an individual council action, but funding support is expected to be required

Enhanced transfer facilities for non-kerbside waste will give residents better opportunities to participate and remove hazardous or harmful materials from the kerbside collected waste, protecting the MRF, as well as reducing the potential for these materials to get into the organics and residual waste streams. Provision of these facilities should be dependent on the establishment of collection, processing and treatment systems for these wastes being available in region, or for transfer out of region. There is little benefit in providing better sorting and separation for there to be no processing available.

Table 22 presents the expected outcomes from the material recycling and recovery stream by way of metrics to measure the performance of this action.

⁵³ NSW Government, Department of Energy and Climate Change, 2007. Reducing Contamination of Dry Recyclables and Garden Organics at the Kerbside – The NSW Experience, <https://www.epa.nsw.gov.au/~media/EPA/Corporate%20Site/resources/warrlocal/070211-kerb-dry-recycling.ashx>

Table 22 Expected Outcomes – material recycling and recovery

Metric	Current (FY20-21)	FY30-31	FY40-41
Kerbside recycling rate (Proportion of kerbside waste collected sent for recycling (excluding organics))	16 %	20 %	22 %
Kerbside recycling tonnes (Material collected at the kerbside sent for recycling)	9,000 tonnes	13,500 tonnes	16,400 tonnes
Contamination rate in the household kerbside recycling bin (Contamination rate as reported by waste audits)	13 - 26%	< 10%	< 5%

5.5 The cost of making the change

The economic assessment considered the cost of incrementally adding to the intervention scenario described for organic waste in **Section 4**. The estimated costs for implementing the changes described for materials recycling and recovery include:

- Capital, operating and lifecycle costs – for the delivery and operation of new or improved transfer facilities within the region beyond existing business as usual costs, and processing facilities for local beneficiation. This includes a small number of increased kerbside collection services across the region to match residual bin services. It is noted this does not include the establishment costs for a new precinct or capital costs for establishing new facilities which is assumed to be driven by private sector involvement. Existing business as usual costs (base education, kerbside collections and processing of recyclables is considered business as usual).
- Transport costs – which include the ongoing increased cost in region from local improved transfer stations to a regional facility.
- Education costs to support behaviour change activities described in this section (assuming these would be delivered in tandem with organic waste behaviour change and new system implementation). Evidence collected during the development of this plan suggests approximately 5% of overall operating budget would be allocated to education to achieve best practice results.

Through analysis undertaken to support this Plan, the estimated whole-of-life costs for the introduction of a of the proposed interventions of the material recycling and recovery stream is **\$73 million** (present value) over the economic model lifetime.⁵⁴ This can be summarised as an incremental cost of **\$34 per household per year** (present value) compared to the base case (and on top of the organics diversion cost per household in Mackay and taking into account levy saving benefit). In summary:

- An allowance of **\$7 million** of capital expenditure for upgrades to the existing MRF in Mackay that are required by 2027.
- An allowance of **\$15 million** of capital expenditure for upgrades to the Kelsey Creek Landfill to convert it to a resource recovery facility by 2030.

⁵⁴ Includes discount rate of 7% and also excludes CAPEX and OPEX for additional beneficiation facilities in region.

- Small scale improvements to transfer facilities have been estimated without formal assessment of need or build-up of designs. For the purpose of this Plan, it is assumed the cost of upgrades will average \$1.25 million in CAPEX, comprising **\$3.75 million** in overall expenditure with resulting increases in OPEX and an allowance for transport. Actual costs will however be dependent on site specific business cases which may result in significant increases in these estimates. Councils may also need funding support to develop specifications for design upgrades, which may be determined by the establishment of a precinct within the region.
- Additional education costs will be incurred to both increase the capture of recyclable material at the kerbside (from the residual bin) and optimise levels of contamination. As part of a broader education strategy this could be developed at a regional level but implemented by each Council. Funding should support additional FTEs to provide education in partnership with the Queensland Government and partially under the Education and Behaviour Change Initiative. All councils should be able to access resources. Using the metrics discussed in Section 4, a further \$8 per Household per Year is estimated to provide additional education funding across the region. Based on the total number of waste services offered across the region, this gives an overall per year estimate of **\$0.57 million** to cover additional staff cost, marketing material and advertising. As a region there are clear benefits from working together on collaborative campaigns (in partnership with the Queensland Government) but it would be also reasonable for the distribution of funding to be allocated to a degree based upon scale (i.e., number of services) or population. Extrapolated over the period from FY23-24 to FY30-31 the overall funding required would be an estimated **\$4.5 million** but in reality, this investment in education will need to be maintained on an ongoing basis beyond this period and this has been assumed in the waste flow and financial models.
- Within the economic analysis an additional cost is considered for the development of beneficiation facilities. There would be a capital cost to build such facilities, which could be aligned with the proposed precinct plans. The economic analysis includes new beneficiation facilities, noting there is an optical sorter and crusher for glass at the Mackay MRF already. In the cost per household presented it is assumed the capital costs associated with the development of new beneficiation facilities would be funded by industry, potentially with industry support funding from the Queensland Government and would not have a direct impact on Council or householder cost.

5.6 Supporting the change

For the material recycling and recovery stream getting better quality and greater quantity from existing services has a direct impact on overall recovery rates. The following supporting actions are required to move towards a future state for recycling:

- **Education resourcing and collaboration:** The Queensland Government has announced funding to support the development of a behavioural change and education campaign over the next 4-years targeting contamination of the kerbside comingled bin. At a regional scale Councils will benefit from collaboration to develop an approach, particularly for the three Councils currently providing a kerbside collection for recycling. Through a partnership approach with the Queensland Government, support could be provided to roll out the campaign, whether funding for additional education staff resources or for materials and events.

- **Establishing regional precinct infrastructure:** The region in collaboration with the Queensland Government may progress the development of Plans for a precinct to house resource recovery and secondary processing infrastructure. There are initial start-up costs associated with construction of a precinct, including Planning, enabling infrastructure (roads, connections etc.,) that may present barriers to establishment or co-location of new resource recovery or secondary processing infrastructure. Both Councils and the State Government can support establishment of infrastructure at a centralised precinct hub, or at local spoke sites facilitating pre-processing and transport.
- **Upgrading or building new transfer, aggregation, and bulking facilities:** This Plan has identified the need to upgrade existing or build new transfer facilities within the region.⁵⁵ This will facilitate the better separation of materials brought to local transfer facilities. This includes better separation of household hazardous wastes. New facilities designed to accommodate better separation, plus the potential for storage of collected material for longer to allow bulk transport would help to reduce the cost of transport but require capital investment. This also includes the potential for the Queensland Government to support the establishment of community recycling centres to target household hazardous wastes.
- **Offsetting transport costs for recyclables.** The hub and spoke approach, and collection of recyclable materials at transfer facilities will require the transport of these materials to either a precinct, or out of region for processing. Transport costs may require short-term support through grant funding to reduce barriers for supply to new facilities, however a long-term strategy may need to be developed to ensure viability of these arrangements in the medium to long term. Take back schemes or reverse logistics could also be explored to support transport of materials.
- **Procurement for recycled content.** Through updated local, Queensland and Commonwealth Government procurement, there is an opportunity to drive the uptake of recycled material demand by specifying use of recycled product in procurement documentation and tendering processes. The Department of Transport and Main Roads in Queensland has a significant opportunity to drive this process within the region.
- **Improved granularity and availability of data:** Data quantity and quality is generally good for Councils within the region, and through weighbridge transaction software records of transactional data have a high degree of reliability. There are gaps in the data set that limit the discussion with regard to the total volumes of recyclable material that flows through the region, which in turn hinders the development of new reprocessing or remanufacturing solutions. This includes the C&I stream for which there remains opportunities to reduce and avoid waste going to landfill. Whilst Councils in the region have provided some knowledge of private processing tonnes, records are not complete.

⁵⁵ Note transfer facility upgrades will be identified by individual councils as part of funding requests, with detail need analysis and design not considered at this stage. Some councils may have sufficient capacity and technology already whilst actual costs may significantly exceed estimates in this Plan.

5.7 Timeframes

Table 23 Recycling Stream implementation timeframes

Immediate action (within next 2 years)	Within next 5 years	Within next 10 years
Education & Behaviour Change		
ALL: Development of Regional Education Strategy incorporating behaviour change and education associated with 1) reducing contamination and 2) improving recovery of the kerbside commingled recycling bin, working with DES to support behaviour change campaign. Options to refine messaging for BSC and WASC where no kerbside bin is provided.	ALL: roll out and continued delivery of regional campaign associated with existing collections. Delivery mixed between region and individual councils.	Update and continuation
Collections		
ALL: Consider regional or sub-regional collections approach when contract expiry dates align.	ALL: Implement join approach (if in agreement) for collections to commence (if within next 5-years)	ALL: Consider new collection contract when existing expires within this period.
ALL: Develop business cases/plans for enhancements to existing, or new transfer facilities to facilitate better segregation of self-haul recyclables and capture household hazardous materials	ALL: With funding support, construct and commission improved transfer facilities	Continued operation
Regional infrastructure & precinct		
ALL: Collaborate on establishment of a regional scale precinct (hub) with identification of site and location of potential feeder (spoke) sites across region.	ALL (funded by State): Construct enabling infrastructure for precinct (road, utilities, approvals etc.) within Continue to collaborate on approach to providing feedstock to processing sites within precinct	Continued
Processing solutions		
	MRC – new MRF operations contract including MRF upgrades where appropriate.	Continued operation
	ALL: Working with Queensland Government agencies establish and attract new resource recovery processing or secondary material processing facilities within precinct.	Continued support.
Market development		
	Queensland Government + ALL: Work with State Government agencies to improve update of recycled materials in procurement.	
Data & Information		
ALL: Collaborate to obtain and understand material flow data from the region from council and non-council managed streams with a view to supporting establishment of recycling and reprocessing technologies in region.	ALL: Update and refinement under regional data strategy	ALL: Update and refinement under regional data strategy

Immediate action (within next 2 years)	Within next 5 years	Within next 10 years
ALL: Collaborate to collect data on contamination and materials within all kerbside bins to facilitate improvement.	Continuation	Continuation

Cells in GREY indicate action not expected to commence during the timeframe; MRC-Mackay Regional Council, IRC-Isaac Regional Council, WRC-Whitsunday Regional Council

5.8 What could affect implementation

This Plan provides the direction and actions required to support Queensland's Waste Management and Resource Recovery Strategy for the region. In the recycling space, flexibility or alternate delivery of the plan may be necessary due to unforeseen circumstances, or potential challenges such as:

- Wine and spirit bottles are now included within the container refund scheme, which will further divert material from the kerbside recycling bin which will reduce the volume of material that needs to go to the existing, or a future MRF for sorting.⁵⁶ A future MRF or kerbside collected recyclable processing contract would need to allow for this, particularly as glass reprocessing will still be undertaken at this private facility. The benefits seen for MRFs under this scenario is that MRFs with CRS processor capability will benefit from a separate income stream by processing CRS collected material.
- Reduction in variability of materials in household products. Over time as the 10Rs and circular economy approach drives the rejection of materials used in products that cannot be reused or recycled, a simpler stream of products may develop. This in turn may support larger volumes of material for single stream reprocessing opportunities or less mixed waste processed in the MRF stream. This is likely to be a long-term outcome.
- There is a significant amount of investment required to establish the enabling infrastructure for a precinct, and for the establishment of new industry to lease land and contribute to the precinct objectives. If this precinct is not available at the time of construction, then implementation of these solutions could be delayed, or alternative sites may be required.

⁵⁶ It is estimated by Councils that the introduction of wine and spirit bottles within the Container Refund Scheme will result in the loss of approximately 7% of prospective MRF material.

6 Managing Residual Waste in Greater Whitsunday

Residual waste refers to the material left over and managed in, or out of region, after all other technologically, economically, and environmentally practicable alternatives are exhausted. This typically includes material captured in the household kerbside recycling bins, but also unsorted mixed loads delivered to transfer stations, and portions of commercial waste. This chapter considers actions for the region to take to support the identification of an acceptable long-term solution for residual waste. Each of these are discussed in turn:

- i) An overview of residual waste stream dynamics
- ii) Discussion over key levers including potential costs and benefits
- iii) Options considered
- iv) Recommendations and agreed actions to move towards a 2032 outcome
- v) Expected outcomes
- vi) Consideration of what may change in execution

6.1 Residual waste stream dynamics

A total of 149,352 tonnes of residual waste was managed by councils in the region in FY20-21, exclusively via landfill. Councils in the region managed 73,048 tonnes. With greater organics diversion and improvements in capture to the kerbside recycling system the amount of residual waste managed by Councils is still expected to grow to 163,000 tonnes by FY30-31, 180,000 tonnes by FY40-41 and 199,000 tonnes by FY50-51. By FY30-31 it is forecast that councils will still need to manage an estimated 66,000 tonnes of residual waste (also allowing for increases in waste arisings) rising to 70,000 tonnes in FY40-41 and 77,000 tonnes in FY50-51. These increases are driven by a 27% forecast growth in population in the region over the period (see **Figure 15**).

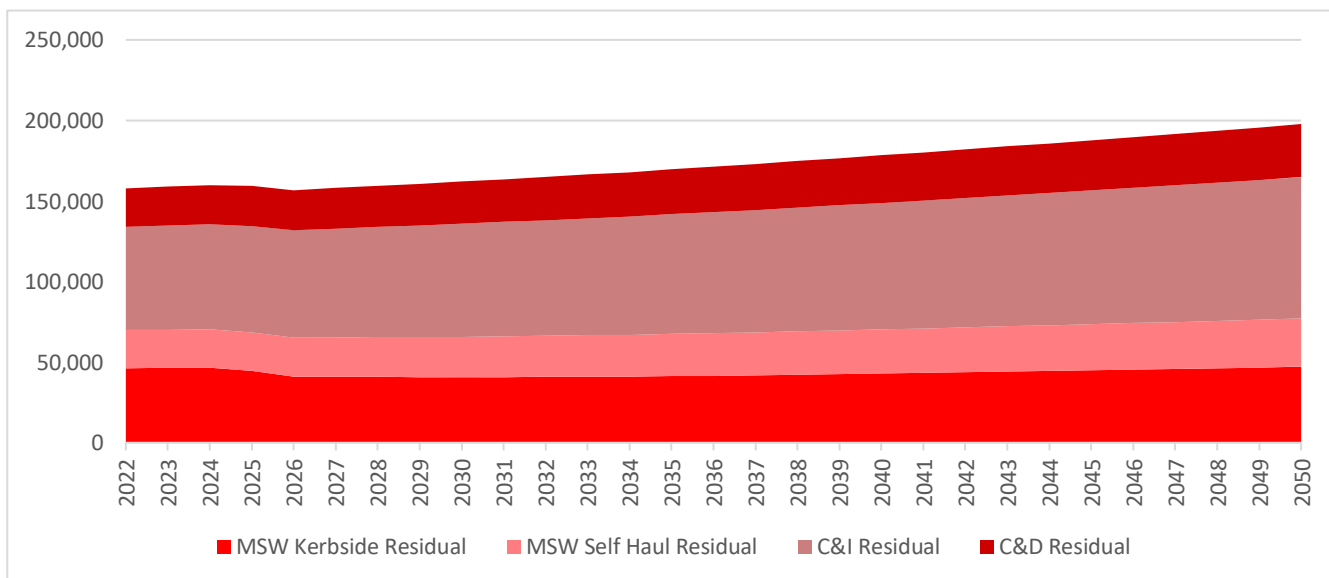


Figure 15 Current forecast – residual waste managed by councils within the region to 2050

There are 7 council managed landfill facilities in the region. There are no immediate shortages of landfill capacity at a regional scale. Isaac Regional Council is expected to reach capacity at Glenden and Dysart Resource Recovery Centres, migrating these facilities to transfer stations.

The Queensland Waste Management and Resource Recovery Strategy and supporting action plan *Queensland's Energy from Waste Policy* both clearly present a role for energy recovery within waste management. In the GWS Region, there are no commercial scale energy from waste facilities that can process mixed household residual waste. Outside of the region there are plans to establish Energy from Waste facilities in the other parts of Queensland but there are no large-scale approved combustion projects, meaning it could take several years for a plant to be approved, constructed, and commissioned, if at all. There are a number of research projects looking at deploying energy from waste projects associated with the sugar industry, including in the region which may present an opportunity for future collaboration.

6.2 Levers and interventions

6.2.1 Avoidance and residual waste reduction

Education programs associated with reducing food waste, diversion of food and garden organics and improving returns in the kerbside recycling bin and providing more choice for recycling when away from home there is expected to be a knock-on effect on the quality and quantity of waste in the residual waste bin.

6.2.2 Landfill levy and bans

The landfill levy rate is scheduled to increase with the prevailing rate of inflation over the forward estimated period. For residual waste, the levy rate is paid on all waste disposed of to landfill. All Councils except Mackay Regional Council are scheduled to receive 100% of the levy paid on household waste that goes to landfill as an advanced annual payment. The landfill levy liability, the difference between levy paid and annual advanced payment, will continue to reduce to 20% by FY30-31 increasing the cost of this service to Mackay Regional Council, which is likely to need to be passed onto ratepayers. It is assumed that the annual advanced payment to mitigate additional cost to households will continue to apply for Isaac Regional Council and Whitsunday Regional Council at 100% of levy paid on household waste, noting there is a commitment from the Queensland Government to review the annual advanced payment arrangements by 2025.

The introduction of landfill bans for additional materials will further support diversion from landfill and reduce the amount of residual waste generated. This work has not yet been completed by the Queensland Government, and implementation is likely to focus on materials that either pose an unacceptable risk when placed in landfill or where economically feasible recycling exists for a product.

6.2.3 Infrastructure – landfill capacity and new landfill

Isaac Regional Council has sufficient overall landfill capacity to service its needs, however the distance between facilities is significant and the closure of landfills at Glenden and Dysart will necessitate the transfer of residual waste to the large-scale facility at Moranbah. It is also noted that the Clermont Landfill in Isaac Regional Council could be developed to create significant additional landfill capacity, or to be used for resource recovery purposes. Relatively small volumes of mining and resource extraction industry wastes are also managed by Councils in the region.

At a regional scale the Hogan's Pocket Landfill in Mackay has sufficient capacity in the long term and beyond the period this Plan covers. In the longer term if long-term landfill was the preferred solution, then additional capacity may need to be added as current approved and engineered cells are used up.

The Kelsey Creek Landfill in Whitsunday region may also require expansion to allow for continued servicing of the region, given its remoteness.

The true cost of adding additional landfill capacity extends beyond solely traditional capital and operational expenditure, but into provisions for capping and closure, and long-term geotechnical and environmental monitoring for 20-25 years beyond exhausted airspace capacity. Where extension is not possible, the process and cost of identifying a new site for a large-scale landfill can be significant. The region does however have a number of mine voids currently or soon to require rehabilitation, where a long-term regional scale landfill could be explored.

Landfills are often cited as a major landfill gas emitter, however actions in the region removing a portion of the putrescible component may reduce these emissions. The traditional view is that energy recovery of material that otherwise would go to landfill would be environmentally beneficial however evidence from Scotland has cited the reducing emissions benefit of incineration (with energy recovery) technology that is processing a higher proportion of fossil fuel derived non-recyclable wastes (e.g., plastics),⁵⁷ particularly with the expected growth of alternative renewable energy sources in Queensland. It is noted however that Scotland has several operational EfW facilities and Planning approvals in place for several further facilities, compared to the region which has none. The carbon benefits would need to be explored further in a life cycle assessment as part of a future business case.

Closed landfills are also problematic in the region, particularly the costs of managing the risk associated with these sites. Councils are required to manage remediation and rehabilitation works required at sites, with no formal financial support available.

6.2.4 Infrastructure – Energy recovery

The Queensland Waste Management and Resource Recovery Strategy places an emphasis on the waste hierarchy with energy recovery placed higher than landfill. The following provides a general summary of potential options for energy from waste in the region.

⁵⁷ Scottish Government, 2022. Stop, Sort, Burn, Bury – incineration in the waste hierarchy: independent review, from <https://www.gov.scot/publications/stop-sort-burn-bury-independent-review-role-incineration-waste-hierarchy-scotland/documents/>

Table 24 EfW technologies and options

Description	Combustion	Pyrolysis	Gasification	Processed Engineered Fuel as fuel substitute
Indicative capacity	50ktpa to 200ktpa plus	Range from 10ktpa to 70ktpa	Approx 50-100ktpa	Range from 50ktpa to 250ktpa
Process	Moving grate combustion technology with energy recovery	Thermal breakdown of waste in the absence of air.	Thermal breakdown & partial oxidation of waste under controlled oxygen environment	Development of fuel from waste
Suitable feedstock	Mixed residual waste with limits on certain materials	Single source feedstock or PEF/RDF derived from MSW/C&I mixed waste that is homogenised and uniformly sized.	Requires pre-processing system to extract unsuitable materials (glass, inorganics, metals etc.). Can target specific feedstocks at smaller scale. Some technologies use mixed waste feedstock.	Post-processed mixed waste targeting non-recyclable plastics, cardboard, paper, textiles, and waste timber.
Capital cost	\$300M-\$500M	\$9M-\$119M	\$150M-\$200M	\$40M
Indicative gate fees	\$140-\$350 per tonne	\$180-\$300 per tonne	\$180-\$300 per tonne	\$100-\$200 per tonne
Output product	Electricity, heat, steam, metals	Biochar	Syngas converted to electricity	Engineered fuel
By products	Flue gas residues Incinerator bottom ash Fly ash	Bio-oil and syngas	Biochar / slag material Flu gas residues	Pre-processing wastes (i.e., rejected material)
Environmental concerns or benefits	Would need to operate under EfW Policy and environmental limits Relatively large footprint Would require EIS	Pyrolysis is not harmful to the environment when it is done properly. Some reasons for pollution from pyrolysis include incomplete pyrolysis, no gas recycling, oxygen entry, improper feedstock, dangerous disposal of products and inappropriate storage and transport.	Limited emission as closed system. Emissions managed under EfW policy and environmental limits.	Greater proportion of residual waste goes to landfill. Can require long-distance transport Can offset use of fossil fuels (e.g., if burnt in cement kiln)
Community concerns or benefits	Untested in North Queensland. Would require long community interaction and strong social license.	Tyre pyrolysis has a poor compliance record with Planning and EPA requirements in Victoria. In Queensland, a pyrolysis Plant, treating tyres and plastics, is in the process of obtaining approval.	Typically deployed in smaller scale Plants. Larger Plants may have similar challenges to combustion	Generates a fuel product. Fuel may be utilised out of region

Description	Combustion	Pyrolysis	Gasification	Processed Engineered Fuel as fuel substitute
Technology certainty	Proven technology at large scale: smaller scale also proven internationally. By-products 20-25% of feedstock and require approved pathway for reuse.	Limited maturity. Largely unproven on mixed wastes such as untreated residual MSW. There are no pyrolysis facilities or proposals for mixed waste in Australia.	Technology still developing, particularly at large scale. Some high profiles with facilities in Europe. Unproven on required scale in Australia. Small scale deployment for specific wastes viable or can be deployed on mixed feedstock	Existing technology deployed in Australia servicing local and international markets. It is understood that Cement Australia has approved the use of PEF in the Gladstone Cement Kiln.

Note: Accurate costings would form part of detailed business case

Capital costs exclude site preparation, output product quality depends on quality of input. Detail based on benchmarking.

Whilst there is a clear acceptance of the roll of energy from waste within Queensland, its deployment has been hindered to date by a lack of need (e.g., levy or other fiscal drivers, general availability of landfill airspace) or by a lack of community support. Key questions to be answered in the region in relation to EfW would be:

- Timeframes when an EfW facility is required to come online and expected benefits (compared to the modified current state) compared to landfilling. A life-cycle analysis should be undertaken as part of business case development.
- The approach to be taken to engage with the community and broader stakeholder groups to develop a proposal that allows engages prior to key decisions being made and supports the community.
- The type of technology to be deployed.
- A solution for EfW residual waste (e.g., incinerator bottom ash) allowing its safe and environmentally sound reuse and recycling, ideally within the region, would help support the development of future business cases. This will require liaison with the Queensland Government to facilitate through existing policy and legislation.
- The ownership and contracting approach for development of a facility. Typically, there would be some private sector interest in providing investment, alongside opportunities for co-ownership or even for Councils to own themselves, although this is likely undesirable.
- The cost and affordability of a long-term energy from waste facility warrants further scrutiny. Whilst there is a need to secure a long-term solution for how residual waste is managed, Councils will need to decide based on best value for their ratepayers.

Individually procured or delivered larger scale traditional EfW may be beyond even the largest Council within the region based on a current technology assessment. Smaller scale portable EfW is already deployed for processing of some specific wastes, such as tyres, however technology is still emerging, and cost-effectiveness and reliability may not be attractive at scale and by-products (e.g., biochar) remain challenging for reuse. Over the next several years this is expected to change, as technologies are proven to be operable and profitable for technology providers, which may present an alternative to conventional residual waste solutions. Emerging technologies are to be monitored for suitability in regional areas and for regional economies of scale.

6.3 Options considered

Major options considered for how residual waste is managed in the region are:

Table 25 Major residual waste decisions

Decision area	Business as usual	Options			Rationale
Short term residual capacity considerations	No action on existing capacity	Do nothing	Individual council action	Immediate regional solution	In the immediate term Councils continue to manage their own landfill airspace. This may include sending waste to other landfill facilities in region with council-to-council agreements
Long term residual waste solution needed	Existing landfills manage residual waste	Do nothing	Individual council action	Develop long-term regional solution	Future decisions might need to be made as landfill capacity reduces but likely not required for 15+ years
Residual waste solution	Landfill	Continue to send waste to landfill	Close smaller landfills and move to regional landfill	Develop energy from waste solution as a region	No pressing need for regional solution. Councils to consider through regional collaboration a potential long-term solution when required.
EfW technology preference (if progressed)	No current EfW	Incineration with energy recovery	Gasification or Pyrolysis	Produced engineered fuel	No preference for EfW at this stage. Technology dependent on availability in the future if a suitable commercial alternative to landfill emerges.
Other problem wastes: timber, contaminated soil, asbestos, PFAS etc.	Manage via existing arrangements (e.g., landfill)	Do nothing (BAU)	Develop individual council solutions	Develop regional solution to problem wastes	Regional collaboration to identify alternative management solutions or safe disposal options for range of problematic wastes or emerging contaminants within the region
Management plan for disaster wastes	Manage under existing arrangements	Do nothing (BAU)	Councils develop individual solutions	Collaboration at regional scale to manage disaster wastes	Regional collaboration to allow rapid response to need to manage disaster wastes within the region.

Cells in **RED** reflect decisions made, MRC-Mackay Regional Council, IRC-Isaac Regional Council, WRC-Whitsunday Regional Council

6.3.1 Short term residual capacity considerations

In the short to medium term Councils will continue to manage their own landfill airspace. Where a Council will run out of landfill airspace before an alternative solution, whether at their own facility or at a regional scale is available, they may seek to transport residual waste to another facility out of LGA.

6.3.2 Deciding between long-term residual landfill or energy from waste

Long-term residual waste solution development – at a regional scale there is sufficient landfill capacity into the medium term, although given the geographic scale of each LGA some landfills, which serve part of the region, may require additional capacity (e.g., Kelsey Creek Landfill). Councils in the region are also required to manage relatively small volumes of waste generated by the mining and resources industry, noting that Isaac Regional Council had recently stopped accepting this waste resulting in Mackay Regional Council being asked to manage and dispose of. The option of a long-term landfill at a regional scale and capturing inputs from the mining industry will be explored over time. A potential partnership approach should be examined further.

Large scale combustion energy from waste is unlikely within the region due to scale, although it was noted that private operators may choose to locate in the region looking at specific feedstocks. It is understood that there are also EfW type technologies in development in the agricultural space (e.g., gasification associated with by-products from the sugar industry) that may be able to utilise some wastes managed by Council as the technology develops. Likewise, it was recognised that the cost of introducing EfW into the region was likely prohibitive however this may change as technologies emerge and evolve over time.

It might be feasible to utilise an EfW facility developed out of region, however such a facility is currently not in development so this becomes a long-term option. Councils may be willing to commit feedstock at an agreed (and contracted) rate but decisions would need to be made on a commercial basis for Councils.

Councils also receive a significant portion of predominantly C&I waste that is disposed of to landfill. This material may also be targeted by EfW facility operators outside of the region. The diversion from Council facilities may drive a further reduction in residual waste managed by Councils pending commercial decisions by those collecting the C&I waste in the region. This would require a distinct focus on the C&I stream to which Councils have little control over. In some cases, the loss of this feedstock may impact the ongoing cost of operating existing landfill facilities where commercial gate fees may offset some operating costs for managing household waste.

6.3.3 Bulking and transfer facilities to support regional collaboration

Regardless of whether EfW or long-term landfill is the most cost-effective solution for residual waste in the region, the existing transfer infrastructure is likely to require upgrade. Particularly in councils who will become providers of residual waste for either facility. In a similar manner to the need for improved segregation of recyclables at council transfer facilities, bulking facilities are likely to be required to support transport to a regional scale facility.

6.3.4 The cost of transport

The development of regional solutions for any waste streams necessitates a discussion around the benefits of transport versus managing locally. In the past the Queensland Government has offered subsidies for recycling. It is considered unlikely that the Queensland Government would offer transport subsidies for sending waste to a regional landfill or EfW facility, so a full understanding of the transport cost impact should be captured in business case development, for comparison to the base case.

6.3.5 Managing legacy landfill costs

Whilst the Queensland Waste Management and Resource Recovery Strategy specifically refers to an action relating to managing closed landfills, costs to manage these sites are not supported through existing funding, and in many cases reflect liabilities inherited from council amalgamation which are not necessarily covered by landfill costing. Over time these liabilities lessen and have an expiry window, however legacy issues may arise that require actions to remediate or rehabilitate. Councils raised the need for financial support to meet these legacy liability issues, and safely clean up former landfill sites to continue to protect human health and the environment.

6.3.6 Managing problem wastes

Additional to biosolids already identified, the region manages several other problematic residual wastes. This includes timber, contaminated soils, asbestos and material containing emerging contaminants. Councils will collaborate at a regional scale to develop solutions for these wastes and identify appropriate management fates.

6.4 Expected outcomes

Decisions supporting how residual waste is managed within the region could have a direct impact on households. The quantity and quality of residual waste is dependent on the avoidance and diversion activities undertaken in the region. Solutions and actions are not just around additional resource recovery, but also ensuring that there is sufficient residual treatment and disposal capacity in the region in the long-term to meet the needs of a growing population. It is expected that residual waste will continue to be sent to landfill in the short-medium term.

6.4.1 Residual waste continues to be sent to landfill

Decisions supporting how residual waste is managed within the region could have a direct impact on households. The quantity and quality of residual waste is dependent on the avoidance and diversion activities undertaken in the region. Solutions and actions are not just around additional resource recovery, but also ensuring that there is sufficient residual treatment and disposal capacity in the region in the long-term to meet the needs of a growing population.

In the region Councils also receive and dispose of large quantities of the C&I and C&D streams. The region is forecast to need the capacity to manage an estimated 163,000 tonnes in FY30-31, 180,000 tonnes in FY40-41 and 199,000 tonnes in FY50-51 via landfill. For just the MSW stream an estimated 66,000 tonnes of residual waste will be sent to landfill in FY30-31, increasing to 71,000 tonnes in FY40-41 and 78,000 tonnes in FY50-51. The following graph (**Figure 15**) shows the potential impact on MSW stream (and recovery rate) for residual waste continuing to be sent to landfill.

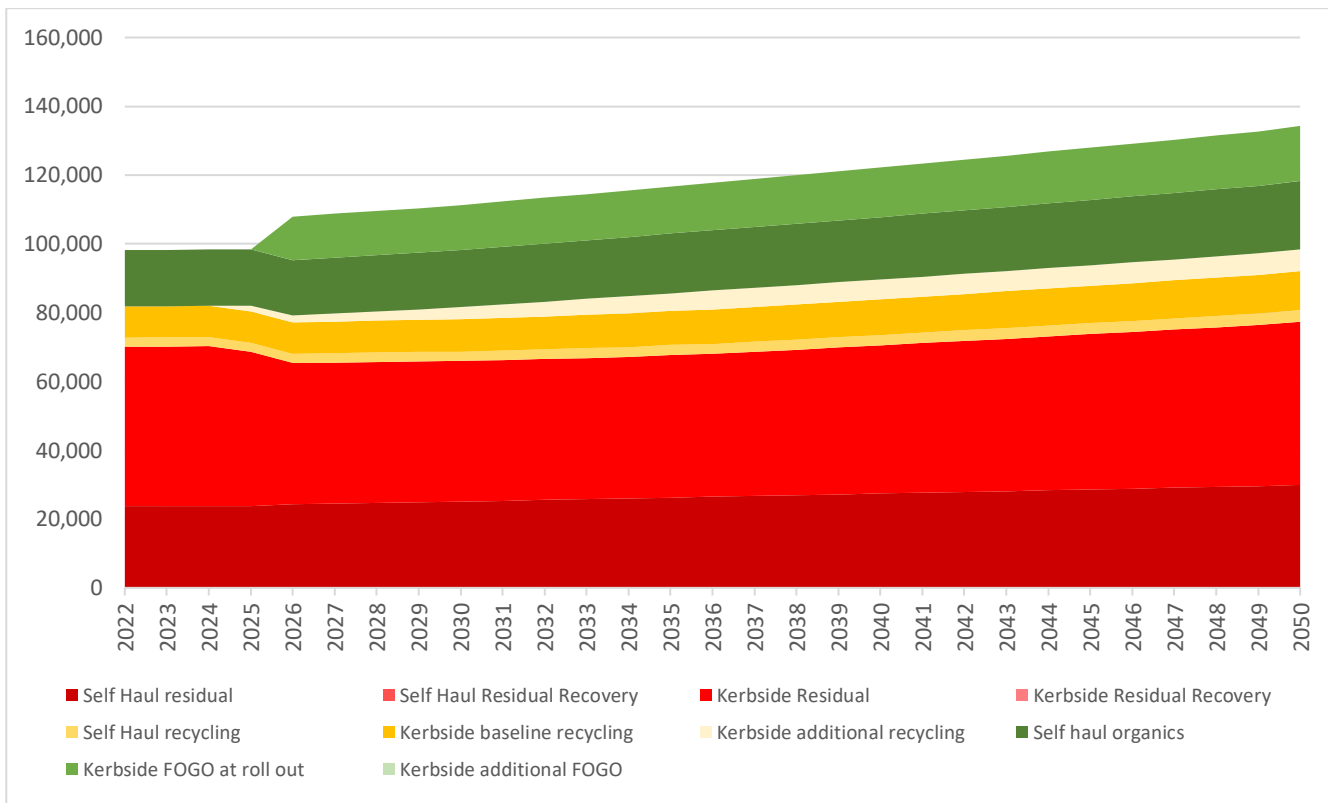


Figure 16 Future State for Kerbside Residual Waste management to landfill

Figure 16 presents the whole of region resulting residual waste (green line) forecast following application of the actions presented in **Section 4** and **Section 5**. This demonstrates the relatively significant impact of new and improved services affecting the MSW stream but highlights that a significant proportion of residual waste is still generated and disposed of in the future state under this scenario.

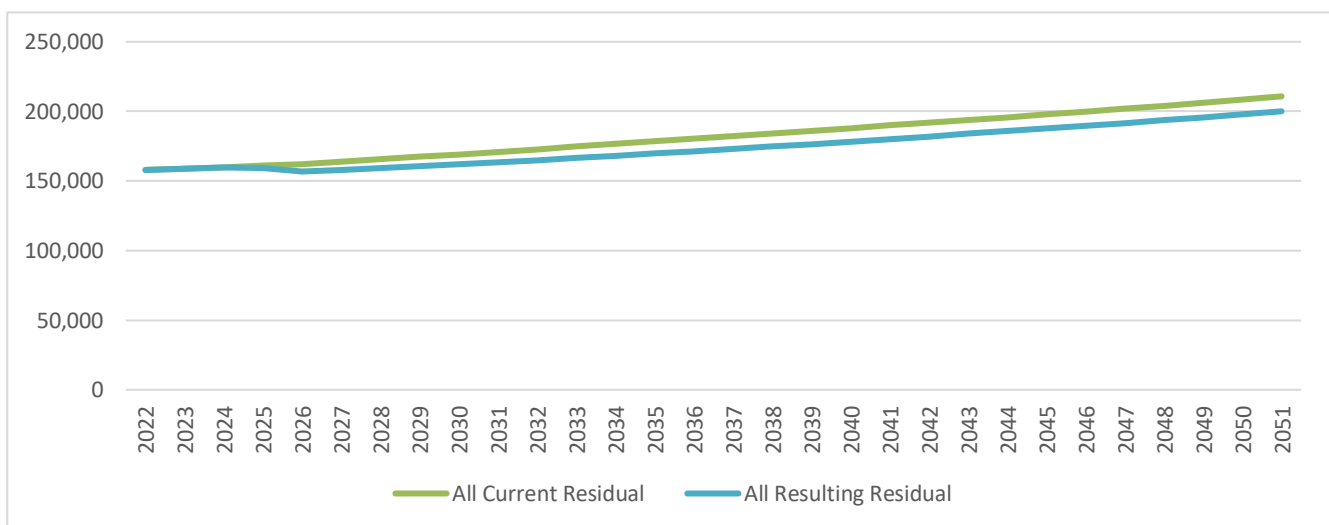


Figure 17 Forecast whole of region residual waste arisings (landfill scenario)

With landfill as the preferred solution in the absence of local or commercially available energy from waste, it is forecast that the region will need to manage the volumes shown in **Table 24**. Forecasting across all streams suggests continued landfilling to FY50-51 would require an estimated 5 million tonnes of overall capacity, which is not currently available as developed airspace in the region.

Table 26 Forecast indicative landfill needs⁵⁸

Council	Forecast residual waste (FY22-23 to FY30-31)	Forecast residual waste (FY30-31 to FY40-41)	Forecast residual waste (FY40-41 to FY50-51)	Total over period to FY50-51
Isaac Regional Council	308,868 tonnes	371,615 tonnes	398,892 tonnes	1,079,376 tonnes
Mackay Regional Council	793,657 tonnes	976,751 tonnes	1,094,420 tonnes	2,864,828 tonnes
Whitsunday Regional Council	365,061 tonnes	452,362 tonnes	504,776 tonnes	1,322,200 tonnes
REGION TOTAL (per 10-year period)	1,427,499 tonnes	1,710,243 tonnes	1,895,615 tonnes	5,190,060 tonnes

Forecasting across all streams suggests that existing capacity will be used up between FY35-36 and FY40-41, depending on filling rates and the continued absence of an EfW solution in the region. Under this scenario the region would achieve an overall recovery rate of 39% by FY30-31, an increase from the current rate of 32% but somewhat short of achieving the state target of 85% by 2030.

6.4.2 Residual waste sent to a future EfW facility

Under an alternative scenario, an EfW facility would be developed in or out of the region to process residual waste from the region. It is estimated that a maximum of 30,100 tonnes⁵⁹ of material could be diverted from the residual MSW stream in FY35-36 improving the MSW recovery rate to 72%. If a similar proportion of the C&I residual stream was also sent to EfW, a further 25,650 tonnes could be diverted. Combining the two would lead to an overall recovery rate of >70% for the region, with an estimated 57,750 tonnes of MSW and C&I sent to EfW. This pathway would get the region closer to the 85% diversion target, however there would still be around 110,000 tonnes of residual waste to manage via landfill across the region. The impact on the MSW stream inclusive of kerbside and self-hauled waste is shown on **Figure 18**.

⁵⁸ Forecasting of residual waste assumes organic waste diversion and improvements to recycling are implemented according to Section 4 and Section 5 of this report.

⁵⁹ Assumes 80% of residual waste is sent to EfW from FY35-36 across all MSW (kerbside and self-haul streams)

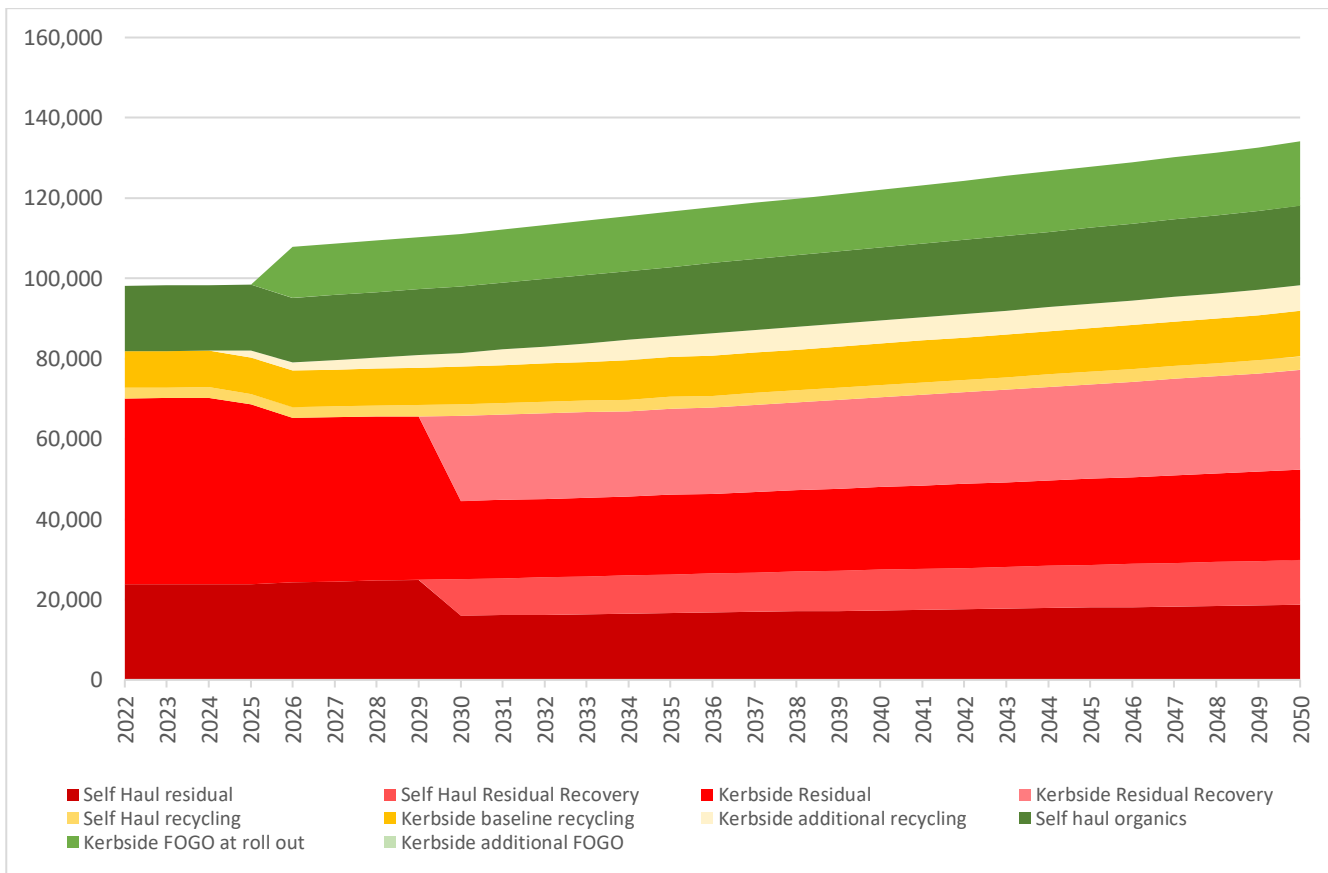


Figure 18 Future State for Kerbside Residual Waste management with energy recovery

There is a high degree of uncertainty that will require refinement during implementation of the regional Plan. **Figure 19** presents the whole of region resulting residual waste (green line) forecast following application of the actions presented in **Section 4** and **Section 5**. This demonstrates the relatively significant impact of new and improved services affecting the MSW stream but highlights that a significant proportion of residual waste is still generated and disposed of in the future state under this scenario.

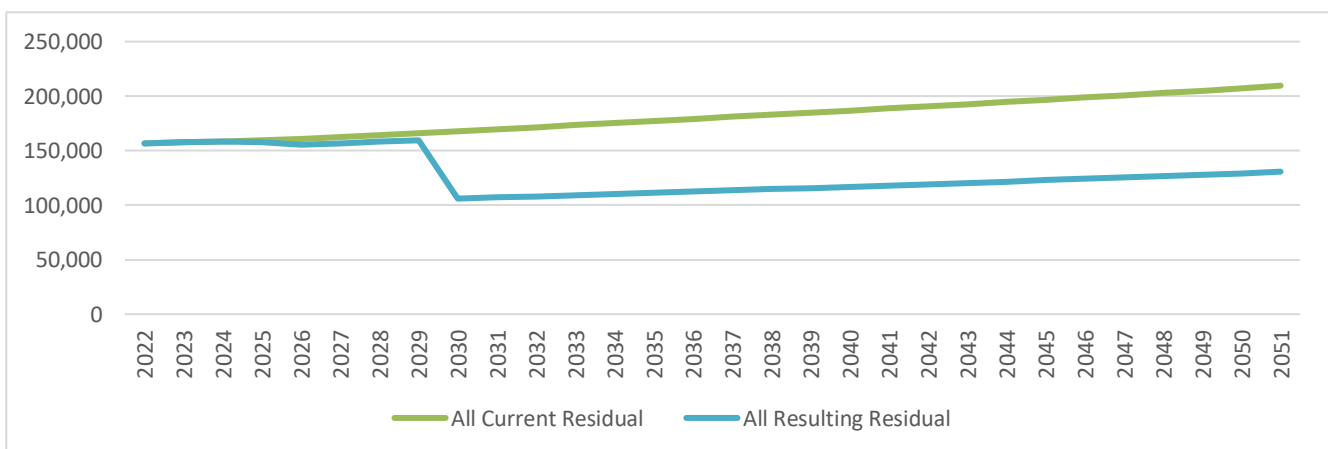


Figure 19 Forecast whole of region residual waste arisings compared to current state

6.5 The cost of the transition

A solution sending residual waste out of region to an energy from waste solution was considered through economic analysis. The costs of implementing this solution were considered in the context of decisions made in relation to streams discussed in Section 4 and Section 5. This assumes that actions taken before will affect the quantity and quality of residual waste available for EfW. Costs included in the analysis include:

- Capital, operating and lifecycle costs – capital costs are limited as there is no specific CAPEX investment required to send waste out of region to EfW, although individual upgrades may be required for transfer infrastructure for bulking of residual waste.
- Transport costs, including transport of bulked waste to a centralised facility.

The following costs are identified:

- Under the current levy settings in FY30-31 the levy liability after improvements in organics diversion and recycling capture, for Mackay Regional Council is predicted to be **\$3.7 million** (one year only). Council would need to charge an estimated additional **\$77 per household** in FY30-31 for the continued landfilling of residual waste compared to the pre-2021 changes in levy settings. This is largely driven by the change in annual advance payment offset by the introduction of an organics collection and processing system, and whole-of-region improvements to the operation of kerbside recycling.
- If a proportion of this resulting residual waste was sent to an EfW facility out of region, Council's would be a price-taker for these facilities. It is somewhat difficult to provide a reasonable estimate for cost compared to the BAU of sending the same waste to landfill. The economic analysis suggests that sending this material out of region might add an extra **\$140-\$160** per household per year compared to BAU in FY34-35 if a facility existed within 300 kilometres of the region. This represents an increase of around \$70-\$85 per household in Mackay, on top of forecast cost of sending the same waste to landfill. For Isaac Regional Council and Whitsunday Regional Council the entire cost is on-top of assumed BAU costs of continued landfill. This increase in cost is significantly higher than the continued cost of sending waste to landfill under the current policy conditions.

6.6 Supporting the change

There is a choice to be made between the most economically beneficial approach to residual waste management in the region, whether acceptance of long-term landfill or the development of a long-term energy from waste solution. The latter will still require long-term landfill airspace; however significantly less. To support the definition of the future state for residual waste:

- **Long term strategic planning requires support:** A long-term residual waste strategy for the GWS Region should be developed in collaboration. This could be expanded to incorporate neighbouring Councils or regions to identify potential scale and transport costs. This strategy should identify and work in partnership with industry to identify feasible solutions but also expected costs versus the need to ensure residual landfill capacity is available beyond currently approved capacities. The estimated cost of an initial study across multiple regions is \$0.25M but this could be expanded further into the development of a business case for either solution which would increase by at least a further \$0.75M.
- **Levy clarity supports planning beyond the next 10-years:** long term certainty of the waste levy rate and annual advanced payment is required. For residual waste that goes to landfill, where there are no other options, there is little benefit of applying a waste disposal levy other than to raise revenue as further diversion has been proven to be unachievable without an unreasonable cost burden on households and industry.

- **Strategic support is required for closure and post-closure of old facilities:** The region has existing challenges associated with managing the long-term costs and impacts of closed landfill facilities. As more landfills are closed and converted to transfer stations, these legacy costs will grow. Support is required from the Queensland Government allow risks associated with these sites to be managed.

6.7 Timeframes for delivery

The timeframes for delivery of the residual waste component of the plan require the development or continuation of work to identify the feasibility and required timings for a solution to be in place. Long-term residual solutions are not required immediately, but the establishment of new landfill capacity or EfW could take several years to progress from inception to commissioning. The following summarises proposed timeframes for managing the residual waste stream.

Table 27 Residual Waste Stream implementation timeframes

Immediate action (within next 2 years)	Within next 5 years	Within next 10 years
Regional solutions		
	ALL: Collaborate on the development of long-term approaches to managing problematic and emerging wastes, including contaminated soils, asbestos, PFAS containing materials.	
	ALL: Develop long-term solution for regional infrastructure including either a regional landfill or sending waste out of region for energy recovery, progressing from feasibility study to business case.	ALL: Construct and commission long-term infrastructure solution including provision of bulking facilities where out of LGA residual waste transport is required.
	ALL: Individual councils to consider short to medium term options to extend lifetime of landfills, or enter into agreement with other councils or private facilities to dispose of waste	ALL: Councils to construct and commission local landfill solutions

Cells in GREY indicate action not expected to commence during the timeframe.

7 Implementing the Plan

The previous sections have identified current issues and opportunities and developed a series of preferred actions and approaches for how waste and resource recovery is managed in the GWS Region.

7.1 Key actions & collaborations

This Plan has been developed to identify areas for Councils within the GWS Region to collaborate on in the delivery of waste services, as well as to identify and accept individual Council actions and decisions. Council waste officers regularly collaborate on issues as they arise in the region and are already working collaboratively across some solutions (e.g., regional biosolids research, common use of Mackay MRF). Due to the varied economic and geographical conditions in the region agreement has been reached on the actions for regional collaboration and for individual council action.



Figure 20 Regional Collaboration & Individual Council Actions

7.2 Delivery mechanism

The Plan will be delivered by the region via the Waste and Resource Recovery Working Group which will be formalised in the region under the overarching responsibility of the Greater Whitsundays Council of Mayors (GWCoM). The structure of a steering group and working group and its functionality has been endorsed by member councils. **Figure 21** provides a schematic of the proposed governance structure and function.

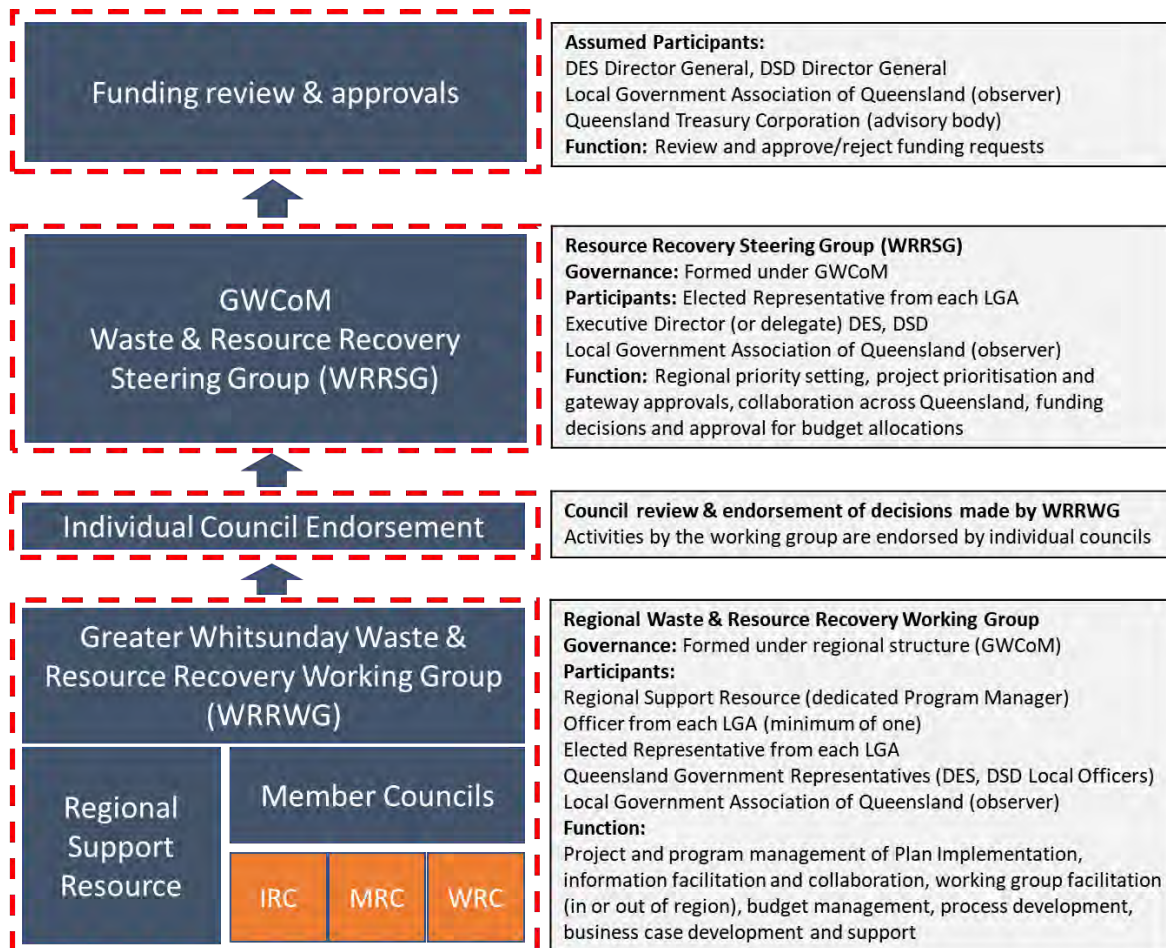


Figure 21 Governance and collaboration structure for implementation

7.2.1 Greater Whitsundays Waste and Resource Recovery Working Group

Implementation of the Regional Waste Management Plan requires ownership by member councils. There is an existing waste working group established within the Whitsunday Isaac Mackay (WIM) Alliance, consisting of the Waste Managers from each Council. This working group reports to the WIM Alliance at Executive Level, which in turn reports to the GWCoM CEO group and then to GWCoM.

The Queensland Government has clearly stated the need for ongoing regional collaboration to support access to prospective grant funding to support implementation of the Plan and is expected to support the establishment of a formal working group and provide funding to support a regional support resource to help deliver the implementation of this Plan.

This group will have responsibility to steer the outcomes of the region in resource recovery and recycling, including the following activities:

- Ownership, monitoring, and review of the GWS RWRRMP
- Support identification and priorities (as per the RWRRMP) as they flow up into a Queensland Government decision making body
- Access support via a regional resource or centralised function for administration, funding, and development of supporting documentation and access to shared information.
- Collaboration on:
 - Education and behavioural change, including a regional Strategy
 - Data harmonisation, management, and reporting
 - Capacity building and education for resource recovery staff
 - Establishment of circular economy community initiatives such as repair cafes or hubs, community composting, tool libraries
 - Development of feasibility studies, business cases and other research activities relating to the progressing regional solutions (e.g., regional problematic waste solutions)

Membership of working group will be the Waste Managers from each of the Member Councils. Beyond this the group could also include representatives from the Queensland Government, notably the Department of Environment and Science (DES) and the Department of State Development, Infrastructure, Local Government and Planning (DSDILGP) as well as the Local Government Association of Queensland. Reporting pathways are identified in Figure 21.

Terms of reference will need to be developed alongside a specific purpose for the group, and the identification of a regional support resource or administrator to organise (this could be from an existing role within a member council). Each member council will need to agree to the allocation of resources to such as group.

The Queensland Government would be required to facilitate (and fund) the regional support resource for the group to manage collaboration, progress against the plan and generally be a champion for collaborative actions across the region. One full-time equivalent resource will be included as part of Plan Implementation to coordinate the regional plan response and act as secretariat to the group. This resource is expected to be hosted by GWCoM which will foster collaboration with the groups water coordinator.

Whilst detail will be developed as part of the terms of reference. Implementation of the Plan including an allowance for Council Officer time (above existing commitments), and a project or program manager is likely to be approximately **\$0.25 million** per year. The majority of this is for new staff requirements to implement the Plan. First year costs may be slightly higher to allow for drafting of Terms of Reference and any legal considerations.

7.2.2 Regional Procurement

Where the new group progress actions (one established) that will require the contracting (of more than one council) of a service provider consideration of setting up a separate regional procurement entity would be advantageous. This entity could be set up as a special purpose vehicle for delivery of one or more procurement activity for Councils, or commonly one council takes the lead and runs the procurement. The actions that potentially could require this approach are:

- Procurement of technical or commercial advisory services relating to research and development
- Regional scale contracts for waste audit, surveys, software
- Regional scale contract to purchase mobile plant to benefit region (e.g., shredders etc.)
- Development of a new contract for collaborative kerbside recycling collections
- Development of a long-term regional residual waste solution (e.g., a regional landfill)

For some elements of regional scale procurement at a regional scale (notably long-term contracts for collection or post-collections services) it is expected that the entity would need to have authorisation from the Australian Consumer and Competition Commission (ACCC) to collectively procure.

There may be opportunities for information sharing regarding procurement even if procurement is ultimately managed individually by Councils.

7.2.3 Support for delivery

To support the execution of this Plan, and the development of detailed business cases, procurement and contract development activities support will be required. It is understood that this function will be developed and funded by the Queensland Government, for which details are currently being finalised. This function will support:

- Governance and management system development for implementation of projects.
- Project Management and scheduling associated with development of key initiatives.
- Non-technical support to development of business cases and funding plans for key initiatives.
- Support with preparation of information to support funding applications specific to the gateway processes setup by the Queensland or Commonwealth Government.

7.3 Implementation Plan

An implementation schematic, bringing together the details of this Plan and timeframes for implementation has been developed as presented in **Table 28**.

While the Regional Waste and Resource Recovery Management Plan provides the primary vehicle for accessing available funding from the Recycling and Jobs Fund, there may also be opportunities for initiatives to be funded that are outside the Plan. For example, a pilot at a local level to ‘test’ the suitability of a model or infrastructure for the region (or sub-region). It is recognised that the Plan needs to be a living document and that not all potential initiatives will have been identified in the Plan.

However, it is expected that the bulk of the funding will come through the projects identified in the Plan with a more streamlined pathway for funding approvals as it has already been identified in the Plan. In the first instance any projects identified that are outside the Plan would likely be discussed with the regional working and steering groups and the proposed regional support resource position that will be funded to support implementation of the Plan, to assess suitability for funding under the Plan or whether this would be considered under a separate funding process.

Councils, in participating in the development of this Plan and subsequent endorsement of or support for its finalisation and publication, can do so in the knowledge that this consideration does not obligate individual Councils to any funding commitment. Subsequent business cases developed as part of implementing the Plan and implementation decisions made by the region for implementing the Plan would normally include that detail.

Table 28 Implementation Schematic

Action	Responsibility	Immediate	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2040	2050	
		Next 2 years			Within next 5 years			Within next 10 years						To 2040	To 2050
General															
Establish regional waste working group to implement Plan	All														
Program management	WG														
Regional collaboration (e.g., RRWG meetings, action management, etc.)	WG, All														
Advocate for Transport subsidies consideration	WRRSG/WRRWG														
Focus on local employment where opportunities present	WRRSG/WRRWG														
Organic Waste Management															
Participate in Education and Behaviour Change Initiative (assumed continuation) as part of regional education strategy – incorporating a food waste avoidance component	All														
Review potential for behaviour change regulation (new services)	MRC														
Roll out of at-home composting solutions	QGOV														
Develop business case for organics collection service for council approval including refinement of market price for recycled organics	MRC														
Commence new organic waste collection service education*	MRC														
Procurement of organic waste collection solution*	MRC														
Procurement of organic waste processing solution*	MRC														
Commence and operate kerbside organic waste collection service (pending individual council approval) *	MRC														
Continuation of self-haul green waste receipt and processing	All														
Roll out of community composting solutions including guidance	QGOV, All														
Collaborate on regional solution for finding highest value market for green waste across region	All														
Implement findings of regional study for biosolids	All														
Develop regional solution for timber	All														
Develop pathway to improve non-Council held data collection	QGOV, All														
Material Recycling & Recovery															
Develop Regional Education Strategy & Implement, participate in Education and Behaviour Change Initiative (assumed continuation)	WG, All														
Review & agree pathway for improved enforcement activity for poor household behaviours in kerbside bin service provision, and implement	WG, All														
Seek opportunities to collaborate on regional collections approach when contracts allow	WG														
Develop business case, designs for new or improved transfer facilities	All (as required)														
Construct and commission upgrades or new transfer facilities	All (as required)														
New MRF operations contract to be established including upgrades	MRC														
Mackay MRF upgrades	MRC														
Convert Kelsey Ck Landfill to Resource Recovery Facility	WRC														
Collaborate on establishment of regional scale precinct and ancillary satellite sites in accordance with precinct guidelines	WG, All														

Action	Responsibility	Immediate	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2040	2050
		Next 2 years			Within next 5 years			Within next 10 years						To 2040
Construct enabling infrastructure for precinct	QGOV													
Establish new resource recovery processing facilities within precinct	GGOV, All support													
Work with Queensland Government agencies to improve uptake or recycled materials in procurement	QGOC, All RWWG													
Develop pathway to improve material flow data and knowledge across region for recyclable material	QGOV, All													
Collaborate to collect data via waste audit on waste composition and contamination within kerbside bins to improve business planning and education approach.	RWWG, All													
Residual Waste Management														
Councils to consider individual landfill capacity needs in short-medium and long-term	All													
Consider long-term options and approach to managing residual waste in the long-term, pending availability of facilities out of region	RWWG, All													
Develop long-term approach to managing problem and emerging wastes including contaminated soils, asbestos, PFAS containing materials and others that emerge during Plan implementation.	All													

Notes: IRC: Isaac Regional Council, MRC: Mackay Regional Council; WRC: Whitsunday Regional Council; ALL: Indicates collaborative activities for all councils to participate in; WG-Working Group, items marked with a * indicate actions that will only proceed with Council approval

7.4 Roles and responsibilities

It is assumed that the region will establish a resource recovery working group who will overall ownership of the Plan. Roles and responsibilities for implementation of the Plan sit with individual councils collaborating under the RWWG. A RACI (responsible, accountable, consulted, informed) matrix has been developed to describe the participation of various stakeholders in delivering the Plan. It is expected that this matrix is updated as implementation of the Plan progresses by the RWWG.

The definitions adopted for the RACI matrix are in **Table 29**, with the matrix presented in **Table 30**.

Table 29 RACI definitions

Item	Definition	Abbreviation
Responsible	Entity responsible for completing the work associated with the action/task, may be split across multiple entities	R
Accountable	Entity responsible for signing off/approving the outcome of the task. May reside with Councils to sign off, or with funding entities or gateway approvals to sign off.	A
Consulted	Provides input into the delivery of the task/action based on their specialist knowledge or experience.	C
Informed	Important to keep stakeholders engaged/informed as an activity progresses or decisions are made.	I
Where required	Identifies where RACI action will sit if the activity is required. This may denote an activity where Council in the future decides to progress a particular option.	*
Not required	Specific to decisions made in this Plan, to complete the RACI, not required is applied to stakeholders who do not have role in addressing specific tasks or actions.	NR

Table 30 RACI Chart – Plan Implementation

Action	RACI							
	QGOV (DES)	QGOV (DSD)	Project & Funding Support Function	RRWG	Isaac Regional Council	Mackay Regional Council	Whitsunday Regional Council	Industry
General Actions								
Establish regional waste working group to implement Plan	C	C	I	NR	A	A	A	I
Program management	C	C	I	A	R	R	R	NR
Regional collaboration (e.g., RRWG meetings, action management, etc.)	I	I	I	R	A	A	A	C
Liaison with State Agencies, PMO, industry	C	C	I	A	R	R	R	C
Organic Waste Management								
Participate in Education and Behaviour Change Initiative (assumed continuation) as part of regional education strategy – incorporating a food waste avoidance component	A/R	I	NR	R	R	R	R	A
Review potential for behaviour change regulation (new services)	A/R	I	NR	I	I	A	I	C
Roll out of at-home composting solutions	A/R	I	I	C	I	I	I	I
Develop business case for organics collection service for council approval including refinement of market price for recycled organics	C	C	C	I	I	A / R	I	C
Commence new organic waste collection service education	I	I	I	I	I	A* / R	I	I
Procurement of organic waste collection solution	I	I	C	I	I	A* / R	I	C
Procurement of organic waste processing solution	I	I	C	I	I	A* / R	I	C
Commence and operate kerbside organic waste collection service (pending individual council approval)	I	I	C	I	I	A* / R	I	R
Continuation of self-haul green waste receipt and processing	I	I	NR	I	A / R	A / R	A / R	NR
Roll out of community composting solutions including guidance	A / R	I	NR	I	C / I	C / I	C / I	NR
Collaborate on regional solution for finding highest value market for green waste across region	C	C	NR	R	A	A	A	C
Implement findings of regional study for biosolids	I	C	I	R	A*	A*	A*	I
Develop regional solution for timber	I	C	I	R	A	A	A	I
Develop pathway to improve non-Council held data collection	A	C	NR	R	C	C	C	I
Material recycling and recovery								
Participate in Education and Behaviour Change Initiative (assumed continuation) and develop regional education strategy, implement	R	I	C	I	A	A	A	NR
Review & agree pathway for improved enforcement activity for poor household behaviours in kerbside bin service provision, and implement	C	I	I	I	A	A	I	C
Seek opportunities to collaborate on regional collections approach when contracts allow	C	C	C	I	A	A	A	C
Develop business case, designs for new or improved transfer facilities	C	I	C	I	A*	A*	A*	I
Construct and commission upgrades or new transfer facilities	C	I	C	I	A*	A*	A*	I
New MRF operations contract to be established including upgrades	C	C	C	I	I	A/R	I	C
Convert Kelsey Ck Landfill to Resource Recovery Facility	C	C	C	I	I	I	A / R	C

Action	RACI							Industry
	QGOV (DES)	QGOV (DSD)	Project & Funding Support Function	RRWG	Isaac Regional Council	Mackay Regional Council	Whitsunday Regional Council	
Collaborate on establishment of regional scale precinct and ancillary satellite sites in accordance with precinct guidelines	C	A	C	R	R	R	R	C
Construct enabling infrastructure for precinct	C	A	A	I	I	I	I	C
Establish new resource recovery processing facilities within precinct	C	A	A	I	C*	C*	C*	R
Work with Queensland Government agencies to improve uptake or recycled materials in procurement	A	R	I	I	C*	C*	C*	C
Develop pathway to improve material flow data and knowledge across region for recyclable material	A/R	C	NR	I	C	C	C	C
Collaborate to collect data on contamination within kerbside bins to improve education approach.	C	I	NR	R	A*	A*	A*	NR
Residual waste management								
Councils to consider individual landfill capacity needs in short-medium and long-term	I	I	NR	I	A*/R	A*/R	A*/R	NR
Consider long-term options and approach to managing residual waste in the long-term, pending availability of facilities out of region	C	C	C	R	A*/R	A*/R	A*/R	C
Develop long-term approach to managing problem and emerging wastes including contaminated soils, asbestos, PFAS containing materials and others that emerge during Plan implementation.	C	I	NR	R	A	A	A	C

Responsibility highlighted in BLUE indicates owner(s) of the activity. * indicates “if required” or decided upon by Council

7.5 Estimated cost of implementation

A high-level cost estimate of implementation for implementation of this Plan has been developed for the period between FY23-24 (year 1) through to FY30-31 (the year to which regulated changes to the AAP has been forecast). Costs should be assumed with a level of accuracy than p50 be considered indicative, and subject to change as plans are refined and the level of funding available is confirmed. The estimated cost for implementation is **\$74.5 million** over this period. A breakdown is presented in **Appendix D**.

7.6 Funding

Funding needs to support implementation of the preferred option has been identified within Sections 4-6 as specific to initiatives across each stream. The following summarises prospective funding sources.

7.6.1 Local Government funding & financing

Local government can fund the provision of resource recovery infrastructure and initiatives through Council revenue, which is primarily derived from municipal rates, other duties, and charges, or transfers from Federal and State Governments. Depending on the population size, Local Governments often have limited resources to directly support capital investment in resource recovery infrastructure and initiatives.

7.6.2 Private sector funding & financing

The significant capital costs to construct and deliver the packages suggests that co-funding with non-government organisations and private sector proponents may be viable. The private sector can participate in a variety of capacities, from concept and design, to construction, operations, and maintenance. They can also provide financing to a greater capacity than the public sector and relieve Local Governments of borrowing constraints. However, by assuming financial risk in the proposed project, the private sector will require confidence in an expected return. The private sector will typically be involved in two ways – a traditional public-private partnership (PPP) model, or through complete ownership of the process and operations. Local Government may attract private sector investment by providing land, concessions, guaranteed feedstocks, or product offtake agreements. Private funding is most likely to be sought for options that incur high capital costs such as anaerobic digestions or an energy from waste facility, or for facilities where private sector expertise and innovation are critical.

7.6.3 State Government funding - Annual Advanced Payment for Local Governments

The forward estimates for the period to FY25-26 has resulted in the payment of \$23.9 million to the region in annual advanced payments. For Isaac Regional Council and Whitsunday Regional Council these are expected to be used to offset the amount paid on the levy to avoid passing those costs on to households. For Mackay Regional Council, who has received \$14.9 million of this total, their landfill liability is expected to be higher than this amount over the same period, even if interventions commenced in 2025. On this basis the benefit from the annual advanced payments in terms of funding additional resource recovery activities in the region is likely to be marginal. Annual advanced payments generally do not contribute to funding for new resource recovery activities in the region.

Annual advanced payments form part of the Queensland Governments \$2.1 billion waste and recycling package, which includes the \$1.1 billion jobs and recycling fund. This funding, allocated over a 10-year period to FY30-31 is identified as the funding mechanism to implement this Plan. Some funding has already been announced; however, it is intended that this Plan will help to shape funding required for the GWS Region. This includes one-off-costs to make transitions (e.g., the cost of FOGO bins) plus longer-term funding support. Funding requests are required to be channelled through a Queensland Government led and funded support function to the decision makers as the heads of department for the Department of Environment and Science and the Department of State Development, Infrastructure, Local Government and Planning.

7.6.4 State Government funding – Infrastructure

Funding from the State Government typically occurs in the form of direct investments, grants, and subsidies. The State may provide cash transfers to local governments, direct investments in projects, or offer low-interest loans.

Queensland Treasury Corporation (QTC) is the central financing authority for the Queensland Government and provides financial resources and services to the State. Typically, QTC does not provide project-specific funding for Local Councils so Councils should seek resource recovery infrastructure funding from QTC as part of their annual funding request (i.e., whole of Council funding). There may be potential for a group of Councils to set up a special purpose vehicle (SPV) to request funding for a specific project as a group, however, there is no precedent for this.

Access to grant funding from the State typically requires the proponent and the project to meet a certain set of criteria which may include funding requirement, potential economic impact, location, partnership arrangements with the private sector and several other factors. Relevant to Councils, grant funding may be dependent on the location and scale of the proposed infrastructure. Resource recovery facilities in larger LGAs are likely be self-sufficient owing to the expected scale and output of the facility and therefore may not require grant funding. However, small facilities may rely more on grants and transfers from the State as their revenue may be uncertain and slow to achieve.

The Federal Government may be able to fund the delivery of the project however, the benefits for the broader Australian economy would need to be explicitly demonstrated. A concessional loan from facilities such as Northern Australia Infrastructure Facility (NAIF) or the Clean Energy Finance Corporation (CEFC) may be appropriate as these loans can be offered below the market rate of interest and often provide other benefits such as long payback periods, grace periods in which only interest or service fees are due, and interest holidays.

Public funding may be used for low to medium technology options, such as organics composting (e.g., open windrow or similar), local community solutions including community composting and repair hubs, funding for education and also landfill expansion.

7.6.5 Government funding – Subsidising & supporting new systems

Financial mechanisms for resource recovery operations vary widely however, operational expenditures must be financially self-sustaining. There are recent and relevant examples of failed resource recovery projects in Queensland that utilised grant funding for capital expenditure however, ultimately collapsed due to the inability of the owner to support operational costs. Operational expenditures can be managed through traditional methods of improving businesses' processes and maximising revenue streams, including gate fees, and selling products such as compost.

Australian Carbon Credit Units (ACCUs) may also be utilised to secure ongoing financing. ACCUs are a financial instrument awarded to eligible energy efficiency, renewable energy generation and carbon sequestration projects that result in a reduction of greenhouse gas (GHG) emissions. One ACCU represents the avoidance or removal of one tonne of carbon dioxide equivalent GHG. CCUs are a financial product that can reduce the total capital expenditure for an emissions reduction project. ACCUs are traded or sold on the national environmental commodity market, through carbon market agents, to organisations looking to offset their carbon footprint or meet emissions reduction obligations. ACCUs are also purchased by the Federal Government in a commitment to decarbonise Australia's economy through emission reduction projects.

7.6.6 Government funding – non-infrastructure

Through the delivery of grant programs additional funding may be provided by the Queensland or Commonwealth Governments to support non-infrastructure solutions. These include education, such as the already commenced support program for improving kerbside behaviour support, or the roll out of love-food-hate-waste education packages. These programs should be developed to account for the non-infrastructure interventions presented in this Plan to support participation and education activities across the region.

7.7 Managing change

It is expected that the economic, environmental, and technical assumptions that this Plan is based on will change over the next 10-years, as documented in the individual stream sections. It is important that in implementing the Plan, the RWWG is aware of and able to respond or react to disruptions caused by policy change, industry, or technology. The biggest potential disruptors are:

- Changes to the levy rate (beyond the forecast CPI increases) and annual advanced payments (beyond the current state) – the potential introduction of a reduction in annual advanced payments to those Councils in the region who currently receive the full levy amount returned. Even the gradual reduction in payment would likely increase the cost of waste management for ratepayers within these Councils whilst adding limited resource recovery or other benefits.
- Policy changes imposed by the Queensland Government or Commonwealth Government that have a direct impact on the services provided by Councils (e.g., the introduction of landfill disposal bans or mandatory collections).
- Changes to the composition of waste within household and other streams due to action taken by the Commonwealth Government on imported materials.
- The change in packaging materials, particularly an increase in the type of packaging used to favour a greater proportion of recyclable packaging.
- The development of new technologies, or the establishment in Australia of technologies that are more commonly deployed elsewhere in the world (e.g., proven small-scale EfW technologies or anaerobic digestion).

7.8 Monitoring and review

Responsibility for monitoring of this Plan will reside with member Councils under the overall leadership of the GWS Region. It is expected that Plan implementation will reside with the RWWG under the GWS Region. Key metrics to be monitored area:

Table 31 Monitoring parameters

Criteria	Measurement	Rationale
Establish a regional delivery mechanism to support Plan implementation	Mechanism in place by 1 January 2024	To facilitate implementation of the regional Plan a mechanism (whether PMO or similar) should be formalised and in place by 1 July 2023 to maintain momentum.
Action tracking and accountability	Working group develops action tracking register with specific dates for action of key players. Project Management tracking against actions. Quarterly updates reported back to Councils.	The implementation of the Plan has a series of actions, and sub actions to deliver. These actions require allocation to specific Councils or other actors (e.g., State Government) who should be held to account. Project Management reports should be prepared Quarterly to track progress and correct delays.
Regional Targets		
Contamination percentage in comingled kerbside recycling	Measurement of contamination via standard methodology reported at least annually.	To measure impact of behaviour, change program in achieving target of 5% contamination.
Regional resource recovery target (all streams)	Current: 32% 2030: 40% 2040: 50%	To measure long term progress and commitments under Plan to achieving regionally specific resource recovery target rates. This assumes that organics diversion commences in Mackay prior to 2030.
Organics specific targets		
Regional organics diversion target (kerbside household organic waste)	Current: 0% 2030: 20% 2040: 25%	This Plan sets out the potential for organics diversion rates
Organics collection contamination rate	Current: To be baselined 2030: <5% 2040: <2%	Where service provided, data will be collected on contamination rates as a proxy for effectiveness of education and awareness campaigns.
Kerbside recycling specific targets		
Regional kerbside recycling diversion target (excluding organic waste)	Current: 16% 2030: 20% 2040: 25%	Diversion rate to increase because of education. Measured by Council data records, annual returns.
Kerbside recycling tonnes (material collected at the kerbside sent for recycling)	Current: 9,300 tonnes 2030: 13,500 tonnes 2040: 16,500 tonnes	Target takes account of increased population but also improved capture of material from the residual bin.
Regional kerbside recycling contamination rate	Current: 13 to 26% 2030: <10% 2040: <5%	Contamination rate to be measured through audits undertaken by participating Councils.
Residual waste monitoring		
Collect data on type and management fate of residual waste	No specific target	As a function of other streams, the regional should continue to monitor how residual waste is managed to facilitate future opportunity development. Revisit relevance of targets if long-term solution is developed.

Appendix A:

Investment Logic Mapping & Strategic Rationale Outcome

Problem / opportunity	Benefits	Strategic responses	Solution options
<p>Legacy landfill remediation and rehabilitation costs are constraining the ability of the regions to invest in resource recovery</p> <p>Landfills in the Whitsunday region will reach capacity in the short to medium term and require further investment to enable appropriate management of residual waste</p> <p>Individual regions do not have sufficient scale for processing and remanufacturing recyclable materials or residual waste, limiting the ability to achieve resource recovery at a commercial scale</p> <p>There are insufficient local end markets and demand for secondary raw materials, limiting the ability to achieve commercial rates of return for resource recovery</p> <p>A lack of community and industry understanding around the increasing cost of waste management and absence of incentives/benefits for households to improve behaviours is leading to inefficient waste management practices</p> <p>There is an opportunity to develop and support new industries and create local economic and community benefits through collaborative waste management planning between GW councils</p> <p>The objectives and targets in the <i>Queensland Waste Management and Resource Recovery Strategy</i> and <i>National Waste Policy Action Plan</i> cannot be met with existing infrastructure, initiatives, funding, resourcing and supporting policy in GW</p>	<p>Reduced waste to landfill</p> <p>Reduced environmental impacts (leachate, landfill, fires etc)</p> <p>Reduced illegal dumping and other illegal waste management practices</p> <p>Improved waste management practices</p> <p>Improved resource recovery and reuse</p> <p>Increased downstream industry capacity and resulting economic activity in GW</p> <p>Reduced methane emissions and carbon emissions (due to better waste management)</p> <p>Better informed community</p> <p>Increase in local skilled jobs</p> <p>Improved value for money of waste management (environmental, social, economic, infrastructure)</p> <p>Development of local circular economies for recovered materials</p> <p>Ability to meet State and Federal targets</p>	<p>Educate community and industry on better resource recovery practices</p> <p>Update regional waste reduction targets</p> <p>Legislative/regulatory action including state and local government policy to reduce waste to landfill</p> <p>Collaborative approach to waste management in the region</p> <p>Incentivise resource recovery</p> <p>Invest in new resource recovery infrastructure</p>	<p>Do nothing</p> <p>Regional education campaign that encourages better consumer behaviour to avoid waste generation, improve source separation and promote circular economy objectives and environmental outcomes</p> <p>Change/expand local Council policy, procurement and standards to incentivise use of recycled material</p> <p>Invest in compliance and enforcement of regulations</p> <p>Improve data collection at the GW level (including at non-Council infrastructure)</p> <p>Establish formal waste management governance arrangements for the region</p> <p>Facilitate investment attraction in resource recovery services</p> <p>Advocate for new/expanded product stewardship schemes</p> <p>Seek funding specifically for local government infrastructure and initiatives such as landfill rehabilitation and remediation</p> <p>R&D for waste processing and reuse</p> <p>Provide household organics solutions (where viable)</p> <p>Investigate commercial viability of waste transportation to other regions/private facilities</p> <p>Investigate highest value for money secondary raw material streams for each LGA</p> <p>Investigate potential for development of a waste precinct, including partnerships with industry</p> <p>Undertake strategic waste management assessment and mapping of LGAs to determine local capacity and constraints and suitable areas for infrastructure development</p> <p>Optimise/expand existing facilities</p> <p>Create additional landfill disposal capacity</p> <p>Develop an energy from waste facility (residual waste)</p> <p>Develop new transfer stations in strategically located areas</p> <p>Develop new processing facilities (MSW, C&D, C&I) in strategically located areas</p> <p>Develop materials recovery facilities in strategically located areas</p> <p>Support the State and Federal Governments to implement extended producer responsibility schemes</p>

Appendix B:

Waste Flow Model Assumptions

C1 Modelling Methodology

To achieve the above objective, the following works have been undertaken:

Step 1 - Data Request

- Prepared and issued formal data requests to each Local Government Area (LGA)

Step 2 - Review of Information

- Review of available information including:
- Suitability for use / data quality
- Data type (arising, infrastructure, materials/service, and cost factors).
- Completion of data gap analysis
- Review of future policy and legislative requirements

Step 3 – Stakeholder Engagement

- Attended initial project inception meeting with the GWS RWRMP Working Group
- Developed baseline status and forecasting for inclusion in GWS Interim Report
- Undertook Options Assessment and Multi Criteria Analysis (MCA) Workshop with key LGA stakeholders to discuss findings of GWS Interim Report.
- Additional follow up sessions with relevant LGAs and Department of Environment and Science (DES) to validate data / address identified data gaps provided to inform waste flow forecasting.

Step 4 - Modelling

- Develop forecast scenarios to analyse variation of generation rates, recovery rates, processing, and landfill demand scenarios for different waste streams
- Develop predictive scenarios based on population change within the region

C2 Data Sources

The following State-wide primary data sets reviewed during the development of this model include:

- Queensland Waste Data Survey (QWDS) – Waste Arisings
- Queensland Waste Resource Recovery Infrastructure Report (QWRRIR) – Waste Infrastructure
- Recycling and Waste Collection Options Tool (RAWCOT) – Waste Materials/Service

In addition, the following GWS specific data sets were reviewed such as local waste audits / independent studies not captured under the above as summarised below:

- Council responses to the DES Annual Waste Data Survey
- Council data provided for the Queensland Waste and Resource Recovery Infrastructure Report (2019)
- Council waste management strategy, operational planning, and reporting documents
- Council infrastructure data including remaining airspace
- Council waste site and facility statistics
- Australian Bureau of Statistics government population and householder forecasts
- Studies, business cases and other documentation prepared at a council or regional scale to inform the development of new or optimised services for collection or post-collection
- Workshops, interviews and discussion with regional working groups, councils, mayors, CEOs, councillors, economic development, waste management.

A full list of data sources used is presented in **Table C1** below.

Table C1 Data sources

Title / Dataset	Date	Provided by	Summary
620.31108-RFI01-20220807-GWS_IRC	7/08/2022	Isaac Regional Council	Response to RFI, includes a link to Isaac's waste management strategy 2020-2025 which includes data on waste infrastructure network, waste services, tonnages, landfill capacity, constraints/issues, objectives. Also provides a link to the 2022-23 budget, 2022-23 fees and charges
Copy of Fund - Statement of Comprehensive Income 28-Aug-2022	2021/22	Isaac Regional Council	Statement of comprehensive income on waste services
Fw_ Regional Waste Management Plan - RFI	29/08/2022	Isaac Regional Council	Email response on FTE's
GWCoM - Draft Strategic Waste Action Plan Actions	2019	Greater Whitsundays Council of Mayors	Strategic waste action plan - includes action items, timeframes and descriptions from Strategy development
IRC Rise and Fall	NA	Isaac Regional Council	Rise and fall calculation
2019-2020 Data .xlsx	2019-2020	Whitsunday Regional Council	Tonnage, transactional data
620.31108-RFI01-20220807-GWS.docx	2022	Whitsunday Regional Council	Response to RFI, includes links to Fees and Charges and Revenue Statement

Title / Dataset	Date	Provided by	Summary
AssessmentLotPlanCombined_Civica Rating Data_filtered	2022	Whitsunday Regional Council	Household data - refuse service (civica export)
Fees and Charges_2022-23 Waste Only	2022-23	Whitsunday Regional Council	Fees and charges for waste
FINAL_WRC Strategy V1 - docx	2016-2021	Whitsunday Regional Council	Waste Strategy - good background information on services, waste generation, SWOT analysis, airspace consumption, waste composition, infrastructure
Local_Government_-_Client_Extract (1)	2016-2020	DES	Tonnage data from LG survey from 2016-2020
Recycling In Whitsunday	2022	Whitsunday Regional Council	List of what can be recycled at KCL, Bowen LF, Cannonvale TS, Collinsville TS and Mt Coolon TS
RecyclingReport_MRC_Final_Oct21	June/July 2021	Mackay Regional Council (MRC), Rockhampton Regional Council (RRC), Whitsunday Regional Council (WRC), Isaac Regional Council (IRC), and Central Highlands Regional Council (CHRC)	Compositional samples from Mackay MRF from MRC, RRC, WRC, IRC and CHRC
Report_MRC_Fines_Oct21_FINAL	Oct-21	Mackay Regional Council (MRC), Rockhampton Regional Council (RRC), Whitsunday Regional Council (WRC), Isaac Regional Council (IRC), and Central Highlands Regional Council (CHRC)	A fines assessment of material collected at the ReGroup Materials Recovery Facility (MRF) from inbound Comingled Recycling
Report_MRC_Recycling_Oct21_Revisio n1	Apr-21	Mackay Regional Council (MRC), Rockhampton Regional Council (RRC), Whitsunday Regional Council (WRC), Isaac Regional Council (IRC), and Central Highlands Regional Council (CHRC)	Compositional samples from ReGroup MRF from MRC, RRC, WRC, IRC and CHRC to determine the composition and contamination of materials
Roros Landfills.Transfer Stations.Satellite Transfer Stations	2022	Whitsunday Regional Council	RORO bin services at each of the TS or Satellite sites
Tourism - Whitsundays- Regional-Snapshot-YE-March-2022	Mar-22	Whitsunday Regional Council	Tourist data from 2014-2022
Waste GL & Ops Jobs details 21-22YTD, 22.23 + 9years_Price Path Cost Breakdowns	2021-2022	Whitsunday Regional Council	Budget and costing data
Whitsunday Economic & Population Study - 2021	2021	Whitsunday Regional Council	Economic and population study
Master facility Register_Fixed	31/08/2019	Arcadis	Data base of facility details
2019 Operator Site_Updated LH	18/19	Arcadis	Good infrastructure stocktake for landfills and transfer stations for each LGA
LG Extraction	18/19	Arcadis	Extraction of responses from QWRRIR surveys
LG Survey Qual responses	18/19	Arcadis	Qualatative responses from QWRRIR Surveys

Title / Dataset	Date	Provided by	Summary
IRC_Draft_LGIP_PIA___Post_Consultation	12/03/2020	Isaac Regional Council	Priority infrastructure areas
Isaac_Draft_LGIP_Extrinsic_Material_Document___1st_SR	Mar-20	Isaac Regional Council	Extrinsic Material to the Local Government Infrastructure Plan
Isaac_Region_Economic_and_Population_Review___Jon_Norling_Oct_2016	2016	Isaac Regional Council	Economic and population review to investigate factors likely to influence economic growth, including sub-regional analysis
Isaac_Waste_Management_Strategy_2020_2025	21/0/4/2020	Isaac Regional Council	Data on waste network, collection services, fate of waste, landfill capacity, waste growth
Tourism_Development_Strategy	28/02/2019	Isaac Regional Council	Tourism profile, market opportunities, industry trends, strategic direction

C3 Model Assumptions

Assumptions

Regional waste projections have been developed (see Figure 2) based on the data sources and assumptions summarised below:

- Medium population projection applied
- Per capita generation rates (tonnes per capita) calculated from historical population and waste data
- Two-year historical average per capita rate applied to all waste streams and all councils.
- Historical waste quantities and generation rates are prone to inter-yearly fluctuations due to administrative issues including reporting changes, or underlying changes to consumption.
- Economic and social factors influence what residents and businesses buy, use, consume and dispose of, which is particularly relevant considering COVID-19 induced restrictions.
- Variations are especially prevalent with C&I and C&D waste as these streams are dependent on a range of external market forces and can be price sensitive.
- The Queensland Waste and Resource Recovery Infrastructure Report (QWRRIR) outlined trends in waste generation rates and their relationship with GDP to determine if an adjustment factor might be applied. However, no conclusive adjustment factor was determined due to data quality concerns and inconsistency in waste tonnage data reporting back to 2010-2011.
- At a national scale, the National Waste Data Report 2020,5 reported a 20% reduction in per capita generation of waste for MSW and C&I over a 13-year period, equating to an annual decrease of approximately 2.5%. However, analysis of regional waste generation rates does not support this.

Regional waste projections have been developed based on the assumptions summarised below:

Table C2 Model Assumptions

Title	Input	Description
Population Scenario	Implied Compound Annual Growth Rate (CAGR) of 1.2% for 2021-2031 2021 to 2041 Medium population projection has been applied	CAGR and Medium population scenario applied based on existing QLD State government forecasts: Projected Populations - sourced from QLD Government Statistician's Office (2019) <i>The State of Queensland, Queensland Treasury, 2022. Projected-dwellings-series-local-government-area-qld-2016-2041.xlsx</i> accessed at: https://www.qgso.qld.gov.au/statistics/theme/population/population-projections/regions Historical Population - sourced from Queensland Government Statistician's Office (2022), <i>The State of Queensland, Queensland Treasury, 2022. Estimated-resident-population-lga-qld-2001-2021pr.csv</i> accessed at: https://www.qgso.qld.gov.au/statistics/theme/population/population-estimates/regions

Title	Input	Description
Generation per capita	Assumed kerbside yield (kg/capita): Isaac Mackay Whitsunday	Two-year historical average per capita rate applied to all waste streams and all councils. Per capita generation rates (tonnes per capita) calculated from historical population and waste data A two-year average generation rate has been selected to accommodate the drop in C&D waste observed in the 2020-2021 financial year, as this drop is believed to be attributed to COVID and therefore considered unlikely to continue.
Composition Assignment	Kerbside compositions used for: - Isaac - Mackay - Whitsunday Self-haul composition	A series of generic compositions taken from the Recycling and Waste Collection Options Tool (RAWCOT) were used to estimate the relative proportions of materials in the kerbside residual waste stream. The recycling and organics collections had additional material reported through the Queensland Waste Data Survey which was used to inform the wider materials make-up.
Recycling Bin	80% Default bin coverage	Default bin coverage assumption based on Council of Mayors Southeast Queensland (COMSEQ) SEQ Waste Management Plan, Final Report 2021.
Organic Bin Assumptions	100% proportion of food organics can go in Food Organic and Garden Organic (FOGO). 0% proportion of food organics can go in GO 100% proportion of garden organics can go in FOGO 100% of garden organics can go in GO. 80% Default Organics bin coverage 14% Additional GO from service introduction (based on yield per person). 5% Loss of self-haul GO due to FOGO service introduction (best guess estimate / nothing reported).	Organic bin assumptions based on COMSEQ SEQ Waste Management Plan, Final Report 2021. Capture rates based on existing services and review across NSW from Analysis of NSW Food and Garden Bin Audit Data, RAWTEC (2018) FO: High (50%), Med (35%) & Low (25%) GO: High (95%), Med (85%) & Low (75%)
Residual Waste Recovery Options	90% Energy from Waste (EfW) 80% Refuse Derived Fuel (RDF)	Nominal recovery rates for EfW assuming Air Pollution Control residues will be disposed to landfill and assuming bottom ash has a viable recovery option such as base material for road construction. Recovery rate for RDF assumes estimated 25% loss of materials required to meet RDF acceptance criteria (defined by moisture content and calorific value)

Appendix C:

Economic Analysis Report

Regional Waste Management Plan - Cost Benefit Analysis

Greater Whitsunday

October 2023

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1 Introduction

The purpose of the report is to evaluate the economic viability of implementing the Regional Waste Management Plan package solutions in the local government areas (LGAs) located within the Greater Whitsunday (GW) region. This chapter includes:

- Project context
- Project objectives
- Study area.

1.1 Project context

GW Councils have identified that there is a strategic need to improve regional waste management and resource recovery practices. Currently, some landfills in the GW region, particularly in the Isaac and Whitsunday Regional Council areas, will reach capacity in the medium term and require further investment to enable appropriate management of residual waste.

The Queensland Government introduced a landfill levy in 2019 through amendments to the *Waste Reduction and Recycling Act 2011*. The levy is payable on all waste (including waste generated in another state or territory) disposed to a leviable waste disposal site within the levy zone or if it has been generated within the levy zone and disposed of to a landfill outside the levy zone in Queensland.¹

In late 2021 changes to the approach were announced. From 1 July 2022, the levy zone has been divided into two areas:²

- the metro zone - comprising 12 south-east Queensland local government areas
- the regional zone - made up of the remaining 27 local government areas in the current levy zone.

The levy changes apply to Mackay Regional Council, with a progressive reduction in the local government annual advanced payment percentage rebate to 2031, whilst the other regional councils eligible for the levy (Isaac, Whitsunday) will continue to receive 100% rebated levy payments, however this is to be reviewed in 2025. Therefore, it is critical that waste is increasingly diverted from landfill to ensure Councils and ratepayers are minimally impacted.

To achieve this, improved recycling and resource recovery practices are required. The scale of waste generated by individual LGAs in the GW region is relatively small, with significant distances and dispersion between populations and resource recovery and waste disposal infrastructure. Due to the LGAs geographic dispersion, transportation costs are often prohibitive and there is currently insufficient scale locally for commercially viable resource recovery exclusively in the region. Councils will often send the recycling component of waste outside of the region to alternative waste infrastructure. Councils are unable to collect or sort a commercial amount of recycled materials, resulting in a lack of recovered materials that could be processed and remanufactured, leading to difficulty in attracting downstream industries and private investment to the region. Furthermore, there is often a lack of community understanding around waste management and little incentive to improve practices, resulting in waste disposal to landfill. Without intervention, Greater Whitsunday LGAs will find difficulties in meeting the objectives and targets in the Queensland Waste Management and Resource Recovery Strategy and National Waste Policy Action Plan.

In response to this, SLR and PwC have been engaged by the Local Government Association of Queensland (LGAQ) to undertake the development of a Regional Waste Management Plan (RWMP) to confirm the strategic need, investigate potential options to improve waste management and resource recovery practices in the region, and to find agreement on a collaborative pathway forward for Councils in the region. Implementation of the plan to achieve agreed strategic outcomes will support access to the announced \$2.1 billion funding for waste and resource recovery activities announced by the Queensland Government in late 2021.

¹ About Queensland's waste levy | Environment, land and water | Queensland Government (www.qld.gov.au)

² Waste levy changes from 1 July 2022 | Environment, land and water | Queensland Government (www.qld.gov.au)

1.2 Project objectives

The objectives of the overarching Plan are to:

- Maximise the value of waste, including problematic waste streams
- Deliver the best pathway for the region that identifies opportunities for government co-funding arrangements, and industry investment or co-investment
- Provide councils with the data and options analysis required for them to make informed decisions about policy, location of infrastructure and optimal value for money investment, and non-infrastructure options
- Support improved waste management, resource recovery and recycling practices to contribute towards agreed regional and State targets
- Encourage and support opportunities to embed circular economy principles into business-as-usual practices, including through sustainable procurement principles
- Encourage and support job creation and economic and market development opportunities
- Improve environmental outcomes for the community
- Identify non-infrastructure and social and community benefits
- Establish and maintain collaborative relationships with key stakeholders to drive long-term sustainable outcomes.

The intention of the Plan is to provide long-term direction to 2050 of the needs of the region in terms of critical waste streams, infrastructure, and the identification of a particular suite of levers required to achieve regionally specific and agreed targets. Specific activities and actions in the short- to medium-term are identified, where there is a relatively high degree of certainty in process and outcome. Longer-term activities and actions are expected to be implemented later in the program of works or require further refinement and development. It is anticipated that the plan will require a degree of flexibility.

The scope of the Plan is defined by engagement with stakeholders. Focus is on waste and recycle typically managed within the region by local government. In regional Queensland, local government often manages large proportions of the commercial and industrial (C&I), and construction and demolition (C&D) waste streams, due to the absence of private post-collection processing facilities. Activities and actions will be identified in the Plan for key streams, with a view to continuously seek opportunities to capture new and emerging or problematic streams as implementation progresses.

The Plan aims to seek a balance between defining a clear implementation plan for the best whole of system outcome for the region, while reflecting the needs and wishes of each individual council and their rate payers, with the base assumption to minimise cost impact to councils and current waste operations.

1.3 Study area

The GW region comprises of the LGAs of Isaac Regional Council, Mackay Regional Council and Whitsunday Regional Council. Where appropriate, the Plan may look outside of the region to neighbouring regions or individual Councils for benefit of Plan implementation.

The GW region has a total land area of 90,354 km² and an Estimated Resident Population (ERP) of 183,000 people in 2021, with approximately 66 per cent of residents located in the Mackay region.³ Conservative population projections to 2041 predict growth to reach around 199,000 people, with the most significant growth expected in the Mackay LGA.⁴

Greater Whitsunday is a major contributor to the state and national economy, generating \$27.1 billion in Gross Regional Product (GRP) in 2021, with the Isaac region representing 54.5 per cent (\$14.756 billion) of the regions GRP. Key industries are widely dispersed throughout the region and include primarily mining, agriculture, and mining equipment,

³ Remplan, Mackay Isaac Whitsunday, 2022. Population. Accessed at <https://app.remplan.com.au/greaterwhitsundayalliance/community/population/age?state=M6aKi3!L3aEu8e95F4qQALsPeNyBT2U2tJ8kskt0trtpHXtG7p>

⁴ Mackay Isaac Whitsunday Regional Economic Profile, 2021. Accessed at <https://static1.squarespace.com/static/5e4ce5c91e5a64752b65c169/t/6175fe2250695d0ef31f8e43/1635122733806/GW3+-+Economic+Profile+2021+%5B1184%5D+Final+Low+Res+Spreads.pdf>

technology and services (METS). Due to its proximity to the Galilee and Bowen Basins the region is one of Queensland's largest producers of open-cut thermal and metallurgical coal.

The region identifies key strengths through natural resources and mining activities, with 31 operating coal mines in the Isaac region alone. The region has access to world class export infrastructure through the priority ports of Abbot Point and Hay Point.⁵ In 2019-20, the Port of Hay Point had the second greatest total throughput of ports in Queensland with 110.8 million tonnes (coal).

⁵ Department of Transport and Main Roads, Master planning for priority ports, 2022. Accessed at <https://www.tmr.qld.gov.au/business-industry/Transport-sectors/Ports/Sustainable-port-development-and-operation/Master-planning-for-priority-ports>

2 Economic appraisal framework

This chapter outlines the economic appraisal framework implemented to assess the packages against the base case to recommend the most economically viable option for implementation in the RWMP. This chapter includes:

- Overview
- General approach and limitations
- Cost benefit analysis methodology.

2.1 Overview

The economic analysis was undertaken using a cost benefit analysis (CBA) framework that applied discounted cash flow techniques, in accordance with Infrastructure Australia (IA) guidelines. The CBA assesses the benefits and costs of the project options to evaluate whether incremental benefits exceed the incremental costs of achieving them.

The key steps undertaken in developing the economic appraisal are:

1. **Establish the economic appraisal framework:** Define the approach and overarching methodology to be used for the economic appraisal and determine the key modelling assumptions.
2. **Define the Base Case and project option scenarios:** Defines the Base Case, which represents the counterfactual against which the project options will be assessed and defines the project options.
3. **Develop and incorporate cost estimates:** Incorporates delivery and operating phase cost estimates associated with the project options, and relevant costs for the Base Case, into the economic appraisal.
4. **Identify and quantify economic benefits:** Estimates the incremental benefits for the project options based on a range of inputs using economic assumptions/parameters. The economic benefits framework has been designed to reflect the impacts of the Project on user groups in society.
5. **Economic appraisal:** Involves discounted cashflow assessment within a cost benefit analysis framework to determine key metrics including the benefit cost ratio (BCR) the net present value (NPV).

This chapter is structured to provide a summary of each of the steps above.

2.2 General approach and limitations

CBA is an economic analysis framework that examines the broad range of economic, social and environmental impacts of a proposed initiative across all affected stakeholders. A robust CBA requires:

- Costs and benefits to be expressed as far as possible in monetary terms to allow options to be compared on a consistent basis
- Results to be discounted to 'present value' terms to allow for consistent comparison of impacts that may occur at different points in time
- The valuation of costs and benefits based on the impacts they have on the community as a whole
- A holistic approach that considers and quantifies impacts across all impacted parties, rather than a specific project proponent or stakeholder. The GW region member LGAs are the referent group in this CBA.

2.2.1 Assumptions

The initiative is in early stages of analysis and as such, a number of assumptions were made to define the inputs for the analysis and to undertake the CBA. The results of this CBA should not be relied on to form an investment decision and it is recommended that a detailed assessment of individual option components is undertaken. The broad assumptions include:

- A detailed quantification of costs was not undertaken for the options packages. All capital and operating cost assumptions were provided by SLR and are indicative and based on professional experience and benchmarking, supplemented with desktop research. They represent basic building costs (where appropriate) and typical processing costs. Land acquisition and site preparation costs are excluded.

- Arcadis provided detailed waste generation data and waste flow modelling to determine potential volumes of resources that may be recovered under each package. PwC did not perform a detailed review of data quality or integrity and all data is assumed to be appropriate for the purpose of this CBA.

2.3 Cost benefit analysis methodology

CBA uses discounted cash flow analysis to convert future costs and benefits to a common time, the present value (PV). PVs are calculated by discounting future values using IAs recommended real discount rate of seven per cent per annum (which reflects the time value of money). These discounted costs and benefits are then used to produce conventional CBA measures of economic performance, including:

- **NPV** – the difference between the PV of total incremental benefits and the PV of the total incremental costs, which allows the project options to be compared on the same basis to determine the greatest net benefit to the community or the most efficient use of resources
- **BCR** – ratio of the PV of total incremental benefits to the PV of the total incremental costs. A BCR greater than 1.0 indicates that quantified project benefits exceed project costs. However, projects with BCRs less than 1.0 may still be considered to have net benefits if some of the benefits cannot be fully captured within an economic appraisal framework, for example, where data is unavailable to quantitatively measure additional benefits expected to result from the project.

These economic metrics are part of a broader initiative valuation process and should be considered in conjunction with non-monetisable costs and benefits, the results of a financial analysis, and the potential economic impact on the region. Revenues exceeding costs is not a sole reason to proceed with a project. It is essential to also consider community and social costs, as a project that causes significant harm to the community may not have a direct financial cost, however, could still be damaging. If the BCR is below one, the project may still be suitable for government investment provided there are other project benefits which were not able to be monetised and included in the BCR (e.g., social benefits). The CBA uses both market and non-market monetisable costs and benefits to ensure impacts to the referent group are captured. Non-monetisable costs and benefits are detailed but are not quantified.

2.3.1 Parameters

This analysis requires a range of general assumptions which have been developed in line with relevant guidelines, preliminary technology considerations and scoping of the project. The general assumptions are outlined in Table 1 and form the basis of the economic model. These are subject to sensitivity testing as appropriate.

Table 1: General economic analysis assumptions

Assumption	Value	Comment
Base year	FY23	The base year is the year the evaluation is conducted as the CBA is forward looking. Any costs of benefits incurred in the past years are treated as sunk and excluded from the analysis.
Pricing year	FY23	All values are expressed in FY23 dollars, in the year they are expected to be incurred.
Appraisal period	30 years	From commencement of operations of the first implemented solution (2025).
Discount rate	7%	Consistent with Queensland Government Business Case Development Framework and the Infrastructure Australia Assessment Framework. Sensitivity scenarios run at 4% and 10% as identified by Infrastructure Australia.

3 Base Case and project options

The base case and package options were defined in collaboration with LGAQ and GWROC LGA representatives. The package options address the following waste streams and recovery measures, to different levels (low, medium and high intervention):

- Organics education, collection, and resource recovery
- Recycling education, collection, and resource recovery
- Residual waste disposal and resource recovery.

This chapter defines the base case and options packages, and includes:

- Base Case
- Solution descriptions
- Options.

3.1 Base Case

The base case is defined as the continued resource recovery and waste management scenario in the LGAs in GW. It represents the 'do minimum' approach, where the majority of the waste generated across the GW is transported to local landfills or the regional Material Recovery Facility (MRF) located in Mackay, without significant capital investment in alternative solutions or major operational changes.

The Isaac, Mackay, and Whitsunday Regional Councils provide fortnightly recycling collections services to around 90% of households in the region, offering a two bin service of residual waste and recycling.⁶ The landfill capacity assessment undertaken in the Queensland Waste and Resource Recovery Infrastructure Report highlights that within the GW region, existing approved regional landfill capacity will start to approach exhaustion by approximately 2035 in a low recovery scenario, particularly in the Whitsunday LGA.

The landfill capacities and expected exhaustion years are presented in Table 2.

Table 2: GW LGA landfill capacity

Council	Annual disposal (2020-21, Tonnes)	Current approved capacity (tonnes)	Expected exhaustion of capacity ⁷
Isaac – Moranbah Waste Management Facility	44,770	619,800	2045
Isaac – Dysart Waste Management Facility	3,900	10,000	2025
Isaac – Glenden Waste Management Facility	3,640	10,000	2024
Isaac – Clermont Waste Management Facility	5,645	10,000	2035*
Mackay – Hogan's Pocket Landfill	123,975	741,625	2062
Whitsunday – Kelsey Creek Landfill	22,260	565,145	2033**
Whitsunday – Bowen Landfill	14,015	334,858	2042**

* With development of future cells, expected exhaustion may be extended to 2045 or beyond.

** Whitsunday Regional Council is currently progressing internal approvals for expansion of approved capacity at the Bowen and Kelsey Creek landfills, which both require approval by the end of 2023.

⁶ Arcadis (2019). Queensland Waste and Resource Recovery Infrastructure Report. Accessed at https://www.qld.gov.au/__data/assets/pdf_file/0034/199249/qld-waste-resource-recovery-infrastructure-report.pdf

⁷ Expected exhaustion of capacity is based on potential total landfill capacity.

The Whitsunday Regional Council is facing short to medium-term landfill shortages with the Kelsey Creek Landfill reaching capacity by approximately 2033. It is understood that the Kelsey Creek Landfill may be closed earlier in 2031, leaving the Bowen Landfill as the only alternative disposal facility within the Whitsunday LGA.

The Isaac Region is also facing short to medium-term landfill shortages with closure of the Glenden and Dysart Landfills expected within the next two years, and the Clermont Landfill expected to reach capacity by 2035. The Moranbah Landfill is expected to reach capacity by 2045 and is currently undergoing engineering assessment to determine the viability for the construction of a second cell.⁸ Mackay is the only council area with sufficient landfill capacity for local needs to 2062 at Hogan's Pocket Landfill. It is an engineered landfill, based on a bioreactor design which has the capability to recover commercial quantities of landfill gas to generate power.

The base case includes regulations set out in the following legislations:

- *Waste Reduction and Recycling Act 2008*
- *Environmental Protection Act 1994*
- *Local Government Act 2009.*

The following legislation act on initiatives in the following strategies and policies:

- Queensland Waste Management and Resource Recovery Strategy (2019)
- Queensland Resource Recovery Industries 10-Year Roadmap and Action Plan (2019)
- Mackay Regional Council Waste Management Strategic Plan 2014-2018
- Whitsunday Regional Council Waste Management Strategy 2016-2021
- Isaac Regional Council Waste Management Strategy 2020-2025
- Waste disposal levy
- Queensland Energy from Waste Policy (2021)
- Queensland Organics Strategy and Action Plan 2022-2032
- Queensland Plastic Pollution Reduction Plan
- Single-use plastic items ban
- Plastic bag ban
- Containers for Change - container refund scheme.⁹

The base case also includes committed and funded waste projects include those which are committed and funded subject to further analysis. PwC understands that the Mackay Regional Council is currently undertaking a revision of its Waste Management Strategic Plan 2014-2018.¹⁰ Whitsunday Regional Council is also undertaking a revision of their Waste Management Strategy 2016-2021.¹¹ Both these plans are not currently captured within this report as they are not complete or endorsed.

3.2 Solution descriptions

There are several solutions implemented as part of each package to enable resource recovery. These solutions are described in Table 3. Detail on which solutions are included in each package is provided in Section 3.3. Some solutions detailed in Section 3.3 are considered in sensitivity testing.

⁸ Stakeholder engagement with Isaac Regional Council, August 2022

⁹ This analysis does not account for the upcoming introduction (pending approval) from the State to include wine bottles and spirit bottles.

¹⁰ https://www.mackay.qld.gov.au/__data/assets/pdf_file/0009/273645/Waste_Services_Performance_Plan_2022_FINAL.pdf

¹¹ <https://www.whitsundayrc.qld.gov.au/downloads/file/1288/asset-management-strategy-2022-2026>

Table 3: Description of solutions

Category	Solution	Description
Organics	Food Organics and Garden Organics (FOGO) to open windrow composting including collection.	Councils provide FOGO bin to residents and implement FOGO kerbside collection for residential and commercial waste (in addition to self-haul green waste). This waste is transported to open windrow composting facilities (either in-region or a regional facility). Waste is processed in an open air environmental where the materials break down in the presence of oxygen into compost or other soil improver products that can be sold into landscaping and agricultural markets. It is noted that there remains uncertainty related to the Queensland Government requirements associated with FOGO processing and requirements to process this stream within a more expensive enclosed system. For the purpose of this assessment, it is assumed that an outdoor composting site can be located in an area where risks can be managed satisfactorily for the regulator.
	FOGO to anaerobic digestion (AD) including collection.	Councils provide FOGO bin to residents and implement FOGO kerbside collection for residential and commercial waste (in addition to self-haul). This waste is transported to a dry AD facility and processed into biogas and digestate. AD decomposes FOGO waste by anaerobic bacteria in the absence of oxygen (usually in a sealed tank). Biogas and digestate are collected, and secondary products can be sold and reused.
Kerbside recycling	Comingled kerbside (BAU or amended services)	Councils continue BAU comingled kerbside collection. Recovered recyclables are transported to a regional MRF either direct or via transfer stations for sorting and processing. Paper and cardboard, glass, plastics, and metals can be sent from the facility for reprocessing. The Mackay Regional Council owned and private sector operated MRF currently performs this function. This option assumes existing MRF contracts are either extended or a new regional MRF contract is agreed as contracts expire.
Residual (including feedstock location)	Landfill	Councils invest in additional landfill capacity as required. This could be the addition of new landfill cells within existing facilities, or the construction of new landfills. Landfills could be at a Council scale, or collaboratively deliver a regional landfill servicing all Councils in the region.
	Energy from Waste (EfW)/ Alternate Waste Treatment (AWT)/ Process Engineered Fuel (PEF)/ Refuse Derived Fuel (RDF)	EfW/AWT/PEF/RDF facility is developed in region. Residual waste generated within the region is provided as a feedstock. Energy recovery process is via incineration or thermal treatment. Energy is recovered from waste through a steam boiler and turbine as electricity, while heat, in the form of steam or hot water, may also be captured. Secondary materials are sold for reuse. EfW residual is disposed of in landfill. Recovery of incinerator bottom ash (IBA) may be a critical factor in the financial viability of an incinerator as 20% of input becomes bottom ash. Potential for this material to be used under an end-of-waste code once developed to avoid landfill cost
	Feedstock location (from within region)	PEF is an overarching term given to waste derived fuels, which includes RDF. In this option a PEF/RDF facility is developed. This process prepares waste into a manufactured fuel to allow the energy contained in non-recyclable plastics, cardboard, paper, textiles, and waste timber that would otherwise be destined for landfill to be harnessed. Greater Whitsunday C&I and C&D waste is either self-hauled to either transfer stations or the facility for processing. Additional C&I and C&D waste from out of region is attracted through pricing to achieve the required scale. Pre-treatment is required to remove contaminants. PEF is a combustion fuel produced after processing and is typically derived from the dry fraction of waste. It is considered a partially renewable energy source and is well suited to providing fuel for use in industrial facilities. Secondary material is sold to markets (either onshore or offshore).

Category	Solution	Description
Processing capacity	Local beneficiation (e.g., glass, tyres, etc)	A local beneficiation operation is established to process recyclable materials that are either sorted at the MRF or self-hauled to transfer stations by residents (non-council managed waste). Local beneficiation could be established at the MRF to reduce transportation costs. It is anticipated for this option that private industry would provide the solution (i.e., facilities to process and convert recyclate into feedstock for manufacturing) however Councils may play an important role in facilitation and providing feedstock to these facilities, which in turn will help progress regional resource recovery rates.

3.3 Options

Nine options packages were assessed at the multi-criteria assessment (MCA) workshop. Packages were assessed against their ability to meet the objectives of the project, using criteria including:

- Waste diversion and resource recovery
- Environmental impact
- Downstream economic impact
- Cost
- Community impact.

The packages are displayed in Figure 1.

Package	Package 1	Package 2	Package 3	Package 4	Package 5	Package 6	Package 6a	Package 7	Package 7a
Intervention level	Minimum intervention	Low intervention	Medium intervention A	Medium intervention B	Medium intervention C	High intervention A	High intervention A	High intervention B	High intervention B
Organics solution	-	FOGO to open windrow composting incl collection	FOGO organics to AD incl collection	FOGO to open windrow composting incl collection	FOGO to open windrow composting incl collection	FOGO to open windrow composting incl collection	FOGO to open windrow composting incl collection	FOGO to open windrow composting incl collection	FOGO to open windrow composting incl collection
Kerbside recycling solution	BAU commingled	BAU commingled	BAU commingled	Commingled kerbside (amended services)	Commingled kerbside (amended services)	Commingled kerbside (amended services)	Commingled kerbside (amended services)	Commingled kerbside (amended services)	Commingled kerbside (amended services)
Residual waste solution	Landfill	Landfill	Landfill	Landfill	Landfill	Landfill + ERW/AWT/PEF/ RDF (regional)	Landfill + send residual waste of out region	Landfill + ERW/AWT/PEF/ RDF (regional)	Landfill + send residual waste out of region
Feedstock location	In region	In region	In region	In region	In region	In region	In region	In region	In region
Processing capacity	Out of region	Out of region	Out of region	Out of region	Beneficiation locally e.g. plastic, tyres, solar panels etc.	Out of region	Out of region	Beneficiation locally e.g. plastic, tyres, solar panels etc.	Beneficiation locally e.g. plastic, tyres, solar panels etc.

Figure 1: Options packages

The three packages that scored the highest (illustrated above) were assessed in the economic appraisal and are:

- Package 2 - Low intervention
- Package 5 - Medium intervention C
- Package 7a - High intervention B.

It is important to note that each Council is different in geographic area, population, resource recovery capability and local economic drivers. The proposed packages are regional solutions, however, are not 'one size fits all'. In addition to the proposed regional solutions, Councils can:

- Maintain existing service and other non-red bin activities such as self-haul etc.

- Opt-in (or -out) of proposed solutions for certain waste streams if it is not commercially feasible/viable, in favour of a more local solution
- Collaborate as a region on problem solving (e.g., disaster waste, problem wastes)
- Deliver regional education campaigns to improve community understanding and behaviour
- Provide feedstock to regional facilities, such as the regional MRF
- Collaborate for transport solutions or hub and spoke style models
- Participate in regional solutions in the future once sufficient capacity/demand is achieved locally
- Investigate opportunities to work with industry to facilitate or support non-council managed waste for example, tyres, plastic and glass.

The analysis is predicated on a number of assumptions, including:

- For each package, it is assumed that the waste infrastructure (e.g., FOGO processing and beneficiation facilities) is located at an appropriate location in the Mackay LGA (to be determined in the future) near the MRF, to estimate required transport costs. It is assumed that some waste will be transported outside of the GW region to the Townsville EfW facility. All decisions tested in this analysis are subject to detailed business case and future Council consideration.
- The package descriptions below are incremental to 'business as usual' waste management and resource recovery practices.

3.3.1 Package 2 – low intervention B

As a low intervention option, Package 2 involves the introduction of kerbside FOGO collection, transported to a processing facility for composting. All other waste streams are managed as per the base case. It is assumed that Isaac and Whitsunday LGAs do not provide new organics services. The package and its components are outlined in Table 4.

Table 4: Package 2 implementation (commencing operations)

	Isaac	Mackay	Whitsunday
Kerbside FOGO collection	-	2026	-
FOGO education	-	2026	-

3.3.2 Package 5 – medium intervention C

As a medium intervention option, Package 5 incorporates the Package 2 FOGO solution, an improved recycling collection, as well as local beneficiation of collected recyclables. The package and its components are outlined in Table 5.

Table 5: Package 5 implementation (commencing operations)

	Isaac	Mackay	Whitsunday
Kerbside FOGO collection	-	2026	-
FOGO Education	-	2026	-
Recycling education	2025	2025	2025
Local beneficiation	2029	2029	2029

3.3.3 Package 7a – high intervention B

As the highest intervention option, this package provides a solution for all headline waste streams. It incorporates transporting residual waste outside of the region to the Townsville EfW facility, in addition to the FOGO and kerbside recycling solutions and local beneficiation included in Packages 2 and 5. The package and its components are outlined in Table 6.

Table 6: Package 7a implementation (commencing operations)

	Isaac	Mackay	Whitsunday
Kerbside FOGO collection	-	2026	-
FOGO Education	-	2026	-
Recycling education	2025	2025	2025
Local beneficiation	2029	2029	2029
Send residual waste out of region	2036	2036	2036

4 Costs

The costs of the packages that form part of the economic analysis include capital, lifecycle and operating costs of new infrastructure as well as education costs, transport and collection costs.

4.1 Capital expenditure

Owing to the preliminary nature of the analysis, assumptions have been made regarding the technology, scale and location of resource recovery facilities and requirements in GW. Sensitivity testing will utilise different technologies to understand how this effects the economic analysis.

The estimated capital costs (CAPEX) for the facilities were provided by SLR, using industry benchmarks, information from Councils, and supplemented with desktop research. Detailed cost estimates were not undertaken for the analysis and the costs do not include land acquisition or site preparation. A description of key cost inclusions in the core scenario is presented in Table 7.

Table 7: Capital cost inclusions

Capital cost item	Description
FOGO facility	Organic waste (kerbside and self-hauled) will be collected from the Mackay LGA and transported to a regional facility to be processed. Location: Mackay LGA Technology: Open windrow composting Scale: 30,000 tonnes per annum (tpa)
Transfer/bulking station infrastructure	New transfer stations/bulking stations may be required to sort waste in each Council area prior to be transported to the regional facilities. Allowance has been made for one station per Council (i.e., three stations). Location: Isaac, Mackay, Whitsunday - exact location within LGA not specified. Technology: Surface infrastructure amendments to provide new pads, storage locations, access roads and other enabling infrastructure. Cost estimates for these sites may vary depending on existing infrastructure, scale, complexity (i.e., if developed on landfill or new site) as well as specific mobile or fixed plant required. Scale: up to 10,000 tpa at each station
Bin provision	New kerbside organics will require provision of bins to households. Provision for collection vehicles has not been included as the procurement and operating model for these new services is unknown (i.e. it has been assumed these are incorporated as part of a contracted bin lift cost (detailed in the operating costs)). Location: Councils introducing kerbside FOGO collection Inclusions: 240L GO bin, FO kitchen caddy
Beneficiation facilities	Local beneficiation facilities have been assumed to include: <ul style="list-style-type: none"> • Glass processing • Paper processing • Plastics processing. For the purpose of this analysis, it is assumed that these facilities are located in Mackay.

Capital cost item	Description
Lifecycle costs	Lifecycle costs represent the cost of owning and maintaining a facility. The lifecycle costs have been estimated at 2.5% of CAPEX annually.
Landfill conversion to resource recovery facility	Conversion of Kelsey Creek landfill into a resource recovery facility. Location: Mackay LGA
MRF upgrades	Upgrades to existing MRF located in Mackay.

A summary of the capital costs is presented in Table 8. The CAPEX total below includes one-off non-infrastructure costs such as bin provisions for new services.

Table 8: Capital costs (\$2023, real, millions)

Component	Package 2	Package 5	Package 7a
FOGO facility	\$2.85	\$2.85	\$2.85
Transfer/bulking station	-	\$3.75	\$3.75
MRF upgrade	-	\$7.00	\$7.00
Landfill conversion to resource recovery centre	-	\$15.00	\$15.00
Bin provision (for new services)	\$2.02	\$2.02	\$2.02
Beneficiation facilities	-	\$23.97	\$23.97
Total CAPEX	\$4.87	\$54.59	\$54.59

4.2 Operational Expenditure

The estimated operating costs (OPEX) for the facilities were provided by SLR, using industry benchmarks, information from Councils, and supplemented with desktop research. Detailed operating cost estimates were not undertaken for the analysis. Table 9 presents the operating costs over the life of the project. The OPEX total below includes non-infrastructure costs such as bin collection and transport costs.

Table 9: Operating costs (\$2023, real, millions)

Component	Package 2	Package 5	Package 7a
FOGO facility	\$46.05	\$46.05	\$46.05
Transfer/bulking station	-	\$116.48	\$213.12
MRF	-	\$25.60	\$25.60
Bin collection costs	\$97.01	\$97.01	\$97.01
FOGO education	\$13.38	\$13.38	\$13.38
Recycling education	-	\$17.29	\$17.29

Component	Package 2	Package 5	Package 7a
Transport costs	-	\$0.97	\$89.62
EfW Facility	-	-	\$271.66
Beneficiation facilities	-	\$97.20	\$97.20
Total OPEX	\$156.45	\$413.98	\$870.95

Additional detail on the methodology for different components of OPEX is presented in the sections below.

4.2.1 Infrastructure costs

The proposed packages include the ongoing operation of resource recovery infrastructure in GW. The inputs used to quantify the operating costs of these facilities are displayed in Table 10.

Table 10: Infrastructure operating cost input assumptions

Infrastructure	Input	Assumption
FOGO facility	\$105/tonne 30,000tpa facility	Utilising annual waste projections for FOGO provided by Arcadis
Transfer/bulking station	\$60/tonne 10,000tpa facility (each station)	Utilising annual waste projections for FOGO/recyclables provided by Arcadis
MRF	\$170/tonne 10,000 - 25,000tpa facility	Using annual waste projections for recyclables provided by Arcadis MRF operation costs calculated based on new recycling volumes above BAU (resulting from education and expanded collection)
EfW facility	\$225/tonne	Utilising annual waste projections for residual waste provided by Arcadis. Assumes IBA and other residual waste is diverted from landfill, otherwise can be significant (+\$10 million p.a.)
Beneficiation facilities	Glass: \$1.75 million p.a Paper: \$0.35 million p.a Plastic: \$1.5 million p.a	Utilising annual waste projections for recovered recyclable products. <i>Provided by Arcadis</i>

4.2.2 Bin collection costs

The proposed packages include the introduction or expansion of kerbside FOGO and/or recycling services. The inputs used to quantify costs are displayed in Table 11.

Table 11: Collection cost inputs

Component	Input	Assumption
Kerbside bin provision	FOGO service: Mackay	Based on defined options and waste flow data

Component	Input	Assumption
	Recycling service: Expansion of services for Whitsunday. Isaac and Mackay already have a service coverage equivalent to MSW bin.	
Kerbside collection cost (\$/bin lift)	Major cities: \$1.23 Inner regional: \$1.95 Outer regional: \$2.72	Inner regional – Whitsunday Outer regional – Isaac <i>Provided by Arcadis</i> \$1.60 – Mackay <i>Based on advice received from Mackay Regional Council</i>
Households (new/additional)	FOGO service (weekly): <ul style="list-style-type: none"> Isaac: 0 households Mackay: 38,867 households Whitsunday: 0 households 	Number of new household collection services to match current kerbside MSW collection coverage in each LGA. No new kerbside recycling services are expected at this stage.

4.2.3 Education costs

The proposed packages include provision for education regarding the introduction of organics and expanded recycling collections to households that do not already offer this service. The inputs used to quantify costs are displayed in Table 12.

Table 12: Education cost input assumptions

Component	Input	Assumption
Ongoing collection support – weekly collection (FOGO)	\$8.00/household	Cost per household to deliver education campaigns and initiatives for a change in kerbside collection
Ongoing collection support – fortnightly collection (comingled recycling)	\$8.00/household	Cost per household to deliver education campaigns and initiatives for a change in kerbside collection as well as catchall for all other avoidance and engagement activities.

4.2.4 Transport costs

Transporting recovered materials to be reprocessed will result in an increase in transport costs, measured through increased kilometres travelled from LGAs to the regional processing facilities. The transport costs for the collection routes have not been calculated. Transport modelling was not undertaken for this analysis therefore transport costs were calculated using standard national methodology. A summary of the annual transport costs is displayed in Table 13.

Table 13: Annual transport costs (\$2023, real)

Component	Input	Assumption
Bulk transport cost by road	\$0.147/tonne/km	Source: SLR
Cost for local transport	\$0.45/tonne/km	Source: SLR

Component	Input	Assumption
Kilometres travelled to Mackay MRF/FOGO facility	From Moranbah Resource Recovery Centre, Isaac: 156km From Kelsey Creek Landfill, Whitsunday: 146km	Assumed start location is existing landfill in each LGA and regional facilities are location proximate to Mackay MRF
Kilometres travelled to (hypothetical) Townsville EfW facility (with road transport)	From Moranbah Resource Recovery Centre, Isaac: 493km From Hogan's Pocket Landfill, Mackay: 391km From Kelsey Creek Landfill, Whitsunday: 253km	Assumed start location is existing landfill in each LGA and regional facility is proximate to potential Townsville EfW facility

4.3 Summary of costs

A summary of the costs over the life of the project for each option is displayed in Table 14. The costs of the project were calculated over the lifetime of the project with two distinct periods:

- Construction period
- Operational period.

CAPEX is calculated as only occurring in the construction period. The CAPEX total below does not encompass one-off non-infrastructure costs such as bin provisions, which are categorised separately within the transport and bin costs component. OPEX, transport costs, education, and bin collection costs are calculated as only occurring in the operational period. The OPEX total below does not include non-infrastructure expenses such as transport and bin collection costs, which are categorised separately within the transport and bin costs component.

Table 14: Summary of costs (\$2023)

Cost	Real	PV
Package 2		
CAPEX	\$2.85	\$2.49
Lifecycle costs	\$2.15	\$0.72
OPEX	\$59.43	\$19.33
Transport and bin costs	\$50.53	\$17.92
Total	\$114.95	\$40.46
Package 5		
CAPEX	\$52.57	\$35.69
Lifecycle costs	\$36.13	\$10.99
OPEX	\$316.00	\$98.41
Transport and bin costs	\$51.49	\$18.21
Total	\$456.20	\$163.30
Package 7a		
CAPEX	\$52.57	\$35.69
Lifecycle costs	\$36.13	\$10.99
OPEX	\$684.31	\$180.92
Transport and bin costs	\$140.15	\$41.44
Total	\$913.16	\$269.04

5 Benefits

5.1 Overview of benefits

Table 15 provides an overview of the identified benefits and disbenefits in each category, and notes whether they can be monetised for inclusion in the CBA.

Table 15: Overview of benefits

Benefits/disbenefits	Description	Monetised
Benefits		
Reduction in waste to landfill	Value of airspace at landfill as a proxy for deferred investment in expanding landfill	Yes
Increased resource recovery and reuse	Value of beneficiated products (recyclables and FOGO)	Yes
Energy and environmental benefits	Value of carbon saved from redirecting residual waste to EfW (rather than remaining in landfill)	Yes
Avoided cost of levy	Reduced waste to landfill will reduce to ongoing cost of the residual waste levy for Council	No
Reduction in environmental impacts (leachate, landfill, fires etc)	Reduced volumes of waste in landfill owing to higher resource recovery	No
Reduction in illegal dumping	Reduction in illegal dumping as residents have more options for resource recovery and disposal	No
Improved waste management practices	Provision of waste management education and additional waste management solutions resulting in improved household and industry practices	No
Increased downstream industry capacity and resulting economic activity in GW	Manufacturing and processing activity in the region owing to the increase in feedstock available for local beneficiation	No
Better informed community	Resulting from waste management education	No
Increase in local skilled jobs	Increase in jobs in GW across multiple industries	No
Improved value for money of waste management (environmental, social, economic)	More sustainable waste management will lead to improved long-term outcomes for Council and the community through reduced fees and better environmental outcomes	No
Development of local circular economies for recovered materials	Access to beneficiated materials provides opportunity for development of local circular economies	No
Ability to meet State and Federal targets	Increased diversion rates and use of secondary raw materials with reduced volumes of waste to landfill	No
Disbenefits		
Negative environmental externalities	Increase in transport emissions as a result of a transporting waste	Yes
Impact to rate payers	Increase in rates for householders due to costs associated with package implementation. This is not monetised as an economic benefit - however a high-level analysis has been undertaken in Section 6.3.	No

5.1.1 Monetisable benefits

Value of airspace at landfill

The implementation of the packages proposed in the Regional Waste Management Plan will incentivise community and industry to improve waste management practices by providing additional solutions for resource recovery through Council and industry led services.

Within each package, there will be an opportunity for the community to increase resource recovery by utilising new household collection services and for industry to reduce waste through the provision of new waste processing facilities. This will reduce the volume of waste deposited at landfill, increasing the available airspace and potentially prolonging the life of the asset. To reflect the value of the saved landfill airspace to the economy, the value of the airspace has been calculated.

Assumptions

The estimated benefit of the value of airspace at landfill relies on a number of industry level benchmarks and assumptions, including:

- Waste volume projections across each LGA have been forecast by Arcadis
- The introduction of FOGO education and composting capability in GW will incentivise the community in all LGAs to separate waste at the household level, using a new bin collection service that will reduce volumes of organic household waste going to landfill. The analysis assumes capture of Food and Garden Organics in the same FOGO stream rather than individual streams.
- The introduction of an amended recycling collection service (to meet current service coverage of MSW kerbside waste collection) coupled with waste education in GW will incentivise the community to improve waste separation behaviour at the household level that will reduce volumes of recyclable materials going to landfill
- Transporting waste outside of the GW region to the Townsville EfW facility will utilise volumes of residual waste that are unable to be recycled, reducing the volumes of waste going to landfill however, landfill will still be required for residual wastes.
- The value of the benefit can be represented through the value of the gate fees at each landfill. Landfill gate fees typically cover the costs of operation, overheads, mobile plant and equipment, labour depreciation costs of roads and building and other fixed assets and profit.¹² It is assumed that the gate fees also account for future post-closure management, rehabilitation and long-term monitoring and replacement of the asset.

Table 16 lists the assumptions used to calculate the total landfill airspace benefit to Councils in GW.

Table 16: Value of airspace benefit input assumptions

Input	Assumption	Source
Gate fees at landfill (\$2023)	\$190	As gate fees differ across material streams within each municipality, a general commercial rate was used across the region.
Waste volumes	Baseline current residual waste volume projections extrapolated to 2055 Forecast residual waste volume projections based on intervention package implemented	Arcadis: GW WMP Options Model v1.7 Waste projections are based on QWDS data and Council validation and also consider projected population growth and capture rates of waste streams

¹² MRA Consulting Group (2015). What is air worth? How to price a landfill. Accessed at <https://mraconsulting.com.au/what-is-air-worth-appropriately-pricing-landfills/>

Approach to monetise

Using these assumptions, the value of landfill airspace has been calculated for each relevant Package. The following equations were used to calculate the avoided cost at each landfill over the appraisal period:

$$\text{Baseline residual waste volumes} - \text{projected landfill volumes with intervention} - \\ = \text{waste volume diverted from landfill}$$

$$\text{Waste volume diverted from landfill} * \text{landfill gate fee} = \text{value of airspace saved}$$

The results of these calculations for each LGA were summed to calculate the total benefit under each package.

Value of recovered and reprocessed products

Increased collection services and waste education in GW is expected to result in better waste management practices and subsequent volumes of sorted materials that can be reprocessed for use. The implementation of reprocessing facilities, such as composting or glass/plastic/paper beneficiation plants are able to turn diverted waste volumes into secondary raw products that have value. As such, this benefit represents the avoided cost of making each product from raw materials.

Assumptions

The estimated benefit of the value of reprocessed products relies on a number of industry level benchmarks and assumptions, including:

- The increase in kerbside collection of organic and recyclable materials, as well as improved education regarding resource recovery in GW will incentivise the community to separate waste and provide enough feedstock for use as secondary raw materials
- Industry will be incentivised to invest in the region and establish reprocessing operations, most likely in a larger LGA such as Mackay, close to the location of sorted feedstock
- The value of the benefit can be represented through the value (sale price) of the product after it has been reprocessed.

Input assumptions are presented in Table 17.

Table 17: Value of reprocessed product input assumptions

Input	Assumption	Source
Waste volumes	Forecast volume of materials diverted through improved kerbside collection Forecast residual waste projections based on Package implemented	Arcadis: GW WMP Options Model v1.7 Waste projections are based on QWDS data and Council validation and also consider projected population growth and capture rates of waste streams
Product value	Compost: \$30/t Glass sand: \$72/t Plastic pellets: \$350/t Paper: \$160/t	Compost: Industry benchmarking based on previous projects has indicated a compost sale price of \$30 - \$120, depending on the quality of the compost. \$30 has been used as a base product value, with sensitivity testing at \$120. Glass: Department of Environment and Energy 2019 ¹³

¹³ Department of the Environment and Energy (2019). Assessment of Australian recycling infrastructure – Glass packaging. Accessed at <https://www.agriculture.gov.au/sites/default/files/documents/assessment-australian-recycling-infrastructure-glass-packaging.pdf>

Input	Assumption	Source
		Plastic and paper: Department of Agriculture 2019 ¹⁴
Conversion factor	Compost: 0.5 Glass, plastic, paper 0.8 Used to determine the loss in material volume after waste has been processed	Industry benchmarking

Approach to monetise

Using these assumptions, the value of landfill airspace has been calculated for each relevant Package. The following equation was used to calculate the avoided cost at each landfill over the appraisal period:

*Projected waste volume for each stream * conversion factor * \$/tonne = value of product*

Environmental benefit

The diversion of residual waste (transported to Townsville EfW facility) from landfill generates a carbon saving benefit due to the reduction of greenhouse gases associated with these resource recovery practices.

Assumptions

The estimated benefit of the value of avoided carbon emissions relies on a number of industry level benchmarks and assumptions, including:

The value of these benefits can be represented through the current price of an Australian Carbon Credit Unit (ACCU) given that the avoided carbon emissions could be sold as credits.

Table 18: Value of energy and environmental benefit input assumptions

Input	Assumption	Source
Waste volumes	Forecast residual waste projections based on the Package implemented, and extrapolated to 2055 Forecast FOGO diverted waste projects based on the Package implemented, and extrapolated to 2055	Arcadis: GW WMP Options Model v1.7 Waste projections are based on QWDS data and Council validation and also consider projected population growth and capture rates of waste streams
Value of energy	Conversion factor = 621.92kWh/tonne Energy price = \$0.195/kWh	Industry benchmarks ^{15 16}
Value of CO ₂ -equivalent	FOGO landfill CO ₂ -e emissions factor: 1.85 FOGO compost CO ₂ -e emissions factors: CH ₄ : 0.021	Landfill emissions factor is the average of emissions factors for food waste and garden waste

¹⁴ Department of Environment and Energy (2019). Recycling market situation: Summary review. Accessed at <https://www.dceew.gov.au/sites/default/files/documents/recycling-market-review-paper.pdf>

¹⁵ Global Syngas Technology Council. Waste to Energy Gasification. Accessed at <https://globalsyngas.org/syngas-technology/syngas-production/waste-to-energy-gasification/>

¹⁶ Renewable and Sustainable Energy Reviews Journal (2019). An evaluation of the potential of waste to energy technologies for residual solid waste in New South Wales, Australia. Accessed at <https://cdn.revolutionise.com.au/cups/bioenergy/files/4reyuetqtzsbch5.pdf>

Input	Assumption	Source
	N ₂ O: 0.025	Australian Department of industry, Science, Energy and Resources: National Greenhouse Accounts Factors. 2021
Price of carbon	ACCU = \$31.00/t of carbon	Clean Energy Regulator ¹⁷

Approach to monetise

Using these assumptions, the value of avoided carbon emissions has been calculated for each relevant benefit and Package. The following equations were used to calculate the value of carbon emissions saved over the appraisal period:

Compost facility:

$$(Volume\ of\ diverted\ FOGO * landfill\ CO_2-e\ emissions\ factor) - (Volume\ of\ diverted\ FOGO * compost\ CO_2-e\ emissions\ factor) = CO_2-e\ saved\ from\ FOGO\ composting$$

$$CO_2-e\ saved\ from\ FOGO\ composting * price\ of\ carbon = total\ carbon\ savings\ from\ FOGO\ composting$$

The cost of emissions associated with transporting waste to the composting facility is captured in the environmental externality disbenefit, outlined in Section 5.1.2 and is therefore not factored into this benefit's monetisation.

5.1.2 Monetisable disbenefits

Environmental externalities

Changes to the pattern and distance of travel by freight vehicles results in reduced urban amenity and increased costs to the environment by increasing the total distance travelled for waste transportation. Table 19 displays the assumptions used to calculate the environmental disbenefit.

Table 19: Environmental externalities input assumptions

Input	Assumption	Source
Environmental impacts	Environmental impact (\$2021)	<i>Australian Transport Assessment and Planning Guidelines PV5, 2021¹⁸</i>
	Air pollution	
	Climate change	
	Well-to-tank emissions	
	Noise	
	Soil and water	
	Nature and landscape	
	Urban effects	
	Biodiversity	
	Total	
		\$/1000 tkm
		\$12.39/tkm

¹⁷ Australian carbon credit units (ACCUs). Accessed at [https://www.cleanenergyregulator.gov.au/Infohub/Markets/Pages/qcmr/september-quarter-2022/Australian-carbon-credit-units-\(ACCUs\).aspx](https://www.cleanenergyregulator.gov.au/Infohub/Markets/Pages/qcmr/september-quarter-2022/Australian-carbon-credit-units-(ACCUs).aspx)

¹⁸ Australian Transport Assessment and Planning Guidelines (2021). PV5 Environmental parameter values. Accessed at <https://www.atap.gov.au/sites/default/files/documents/pv5-multi-modal-update.pdf>

Input	Assumption	Source
Waste volumes	Forecast volume of organics and recyclable materials diverted through improved kerbside collection and self-haul volumes	Arcadis: GW WMP Options Model v1.7 Waste projections are based on QWDS data and Council validation and also consider projected population growth and capture rates of waste streams
Kilometres travelled to Mackay MRF/FOGO facility	From Moranbah Resource Recovery Centre, Isaac: 156km From Kelsey Creek Landfill, Whitsunday: 146km	Assumed start location is existing landfill in each LGA and regional facilities are location proximate to Mackay MRF (with Mackay assumed as a central point to inform this analysis, actual location will depend on a detailed business case)
Kilometres travelled to Townsville EfW facility	From Moranbah Resource Recovery Centre, Isaac: 493km From Hogan's Pocket Landfill, Mackay: 391km From Kelsey Creek Landfill, Whitsunday: 253km	Assumed start location is existing landfill in each LGA and regional facility is proximate to Townsville EfW facility

Approach to monetise

Using these assumptions, the value of transport emissions has been calculated for each package. The following equations were used to calculate the annual transport emissions over the appraisal period:

$$\text{Volumes of waste} * \text{kilometres traveled} * \$\text{tkm} = \text{environmental impact}$$

5.1.3 Non-monetisable benefits

New upstream and downstream economic activity attracted to the region

Development of new waste sorting and processing infrastructure in GW will provide economic stimulus to the regions where infrastructure is developed, as well as Queensland more broadly. Increasing resource recovery services available in GW will require increased inputs throughout the supply chain, which may encourage businesses to establish in GW to be closer to the market.

New upstream and downstream industrial activity in GW will increase the resilience of the region through increased diversity of services and will decrease reliance on suppliers based elsewhere. This will improve efficiency for business and industry within GW, potentially reduce logistics costs and further stimulate job growth in GW.

Increased Gross Regional Product (GRP)

The whole of the GW is expected to benefit from improving waste management and the development of new waste industries due to increased GRP. GRP is a measurement of the total final value of goods produced in a region. GW is a major contributor to the state and national economy, generating \$27.1 billion in GRP in 2021. The investment in resource recovery infrastructure and associated downstream industry activity is expected to support an increase in GRP, through stimulating the demand for resource recovery services and encouraging private investment in the region.

An increase in resource recovery services may provide better offerings for businesses and greater diversity in waste management options. This may increase the attractiveness of GW to private investors, however, the impact on the cost of resource recovery may be a deterrent for some investors.

Increased jobs

Investment in resource recovery infrastructure across GW is expected to create direct jobs as well as indirect jobs in upstream and downstream industries during construction and operations. Industries that will be positively impacted include:

- Waste management: there may be an increase in jobs across the waste industry in waste management and resource recovery services, compliance and enforcement, data analysis and monitoring, waste collection, infrastructure operations and maintenance across the public and private sector.
- Materials production/manufacturing: increased volumes of secondary raw materials may lead to an increase in demand for recycled materials and inputs in the supply chain from businesses that are seeking to increase sustainability of their operations. The input materials can be sourced locally from newly established and expanded businesses within GW, requiring an increase in production and manufacturing jobs in the region to cater for the increased demand of such goods.
- Logistics: indirectly, the project will increase jobs in transport and logistics companies as waste services and transportation requirements are expanded across GW.

Meeting Queensland resource recovery targets

Most LGAs within GW have set targets to work towards a circular economy and reduce waste disposal in landfills. The GW recovery rates are reported in the Queensland Waste and Resource Recovery Infrastructure Report as approximately 38% for MSW – outperforming the state average of 32%, 21% for C&I – underperforming compared to the state average of 47%, and 59% for C&D – in line with the state average of 51%. To reach and maintain State targets, upgrades to infrastructure, policy and initiatives are required at both an individual Council and regional level. Organics processing in the region is also limited to mulching at Council landfills. Currently, the region has a single MRF in Mackay which may be insufficient to process all current and emerging waste streams efficiently and will require further refurbishing and upgrades in two years' time.¹⁹ Without a fundamental shift in policy or investment in infrastructure, State and Federal targets will not be met.

¹⁹ Stakeholder engagement with Mackay Regional Council, August 2022

6 CBA results

This section consolidates the costs and benefits to present the headline BCR and economic NPV.

6.1 Summary of costs and benefits

Table 20 summarises the total discounted incremental costs and benefits for the Project, based on the estimation of project benefits and costs relative to the base case. Incremental costs are dominated by capital expenditures. The incremental benefits are dominated by the value of landfill airspace.

Table 20: CBA summary (\$2023, millions, discounted at 7%)

Expenditure item	Package 2	Package 5	Package 7a
Costs			
CAPEX	\$2.49	\$35.69	\$35.69
Lifecycle costs	\$0.72	\$10.99	\$10.99
OPEX	\$19.33	\$98.41	\$180.92
Transport and collection costs	\$17.92	\$18.21	\$41.44
Total costs	\$40.46	\$163.30	\$269.04
Benefits			
Value of airspace at landfill	\$15.13	\$15.38	\$99.13
Value of compost	\$2.12	\$2.12	\$2.12
Value of carbon savings (FOGO)	\$3.96	\$3.96	\$3.96
Value of beneficated products	-	\$13.01	\$13.01
Value of energy and carbon savings (EfW)	-	-	\$8.18
Environmental disbenefit	-	-\$0.06	-\$1.28
Total Benefits	\$21.20	\$34.40	\$125.11
NPV	-\$19.26	-\$128.90	-\$143.93
BCR	0.52	0.21	0.47

Figure 2 displays the resulting residual waste from each package, compared to the residual waste under a business-as-usual scenario. The increasing waste volumes are a result of increasing population growth in the region.



Figure 2: Residual waste from package implementation

The economic analysis results indicate that Package 2 is the preferred option, owing to more even ratio of costs to benefits relative to the other options. This can be attributed to lower associated capital and operating costs incurred during the implementation of solutions in comparison to the other options. However, it is key to note that Package 7a results in more resources diverted out of landfill (airspace available) due to local beneficiation facilities and transporting a proportion of waste generated in GW to an existing EfW facility outside of the region, if one exists by 2035.

While the economic analysis results result in negative NPVs and BCRs lower than one, this does not mean the project is not economically viable. The economic analysis has been undertaken from a regional perspective, assuming that all Councils are involved in each component where viable. However, as discussed in Section 3.3, there is scope for Councils to 'opt-out' of some components of the packages. This would reduce capital costs, costs for transfer/bulking infrastructure, collection and transport costs as well as operating costs where they are dependent on throughput.

It is recommended that further analysis is undertaken by Councils with detailed cost estimates of infrastructure as this is a key driver of economic viability.

6.1.1 No beneficiation scenario

It is likely the local beneficiation will be undertaken by the private sector and as such, a scenario assessment was undertaken to exclude the costs and benefits of local beneficiation, to understand the effect that this component has on the economic results.

Noting beneficiation is not included in Package 2 in the core scenario, the headline economic results excluding beneficiation are presented in Table 21.

Table 21: No beneficiation scenario results (\$2023, PV)

Expenditure item	Package 2	Package 5	Package 7a
Total costs	\$40.46	\$113.23	\$218.97
Total benefits	\$21.20	\$21.39	\$112.10
NPV	-\$19.26	-\$91.83	-\$106.87
BCR	0.52	0.19	0.51

6.2 Sensitivity analysis

This section presents a range of sensitivity and scenario analyses applied to the default economic analysis results. Several analyses have been undertaken to assess the responsiveness of the economic modelling results with respect to changes to key parameters and assumptions.

The analysis in this section is focused on specific alternative scenarios for key assumptions, reflecting different outcomes for Project performance or impact. Table 22 outlines the results from the sensitivity testing undertaken.

Table 22: Sensitivity analysis (\$2023, millions)

Sensitivity		Package 2	Package 5	Package 7a
Core	NPV	-\$19.26	-\$128.90	-\$143.93
	BCR	0.52	0.21	0.47
4% discount rate	NPV	-\$26.69	-\$188.08	-\$227.31
	BCR	0.56	0.22	0.47
10% discount rate	NPV	-\$14.71	-\$93.60	-\$97.93
	BCR	0.49	0.20	0.45
20% increase in CAPEX	NPV	-\$19.90	-\$138.23	-\$153.27
	BCR	0.52	0.20	0.45
20% decrease in CAPEX	NPV	-\$18.62	-\$119.56	-\$134.59
	BCR	0.53	0.22	0.48
20% increase in OPEX	NPV	-\$23.13	-\$148.58	-\$168.89
	BCR	0.48	0.19	0.43
20% decrease in OPEX	NPV	-\$15.39	-\$109.22	-\$118.97
	BCR	0.58	0.24	0.51
20% increase in transport costs	NPV	-\$19.26	-\$128.96	-\$155.19
	BCR	0.52	0.21	0.45
20% increase in bin collection costs	NPV	-\$19.57	-\$129.21	-\$144.24
	BCR	0.52	0.21	0.46

Sensitivity		Package 2	Package 5	Package 7a
In-vessel composting technology (40,000tpa) used instead of open windrow	NPV	-\$85.38	-\$195.02	-\$210.06
	BCR	0.20	0.15	0.37
Compost sale price increased to \$120	NPV	-\$12.91	-\$122.55	-\$137.58
	BCR	0.68	0.25	0.49
FOGO facility \$60/tonne used instead of \$105/tonne	NPV	-\$12.91	-\$122.55	-\$137.58
	BCR	0.62	0.22	0.48

6.3 Effect on households

To understand the impacts on individual stakeholders such as Queensland Government, Local Government or the private sector, a detailed financial and commercial analysis should be undertaken. A financial and commercial assessment would assess the financial viability of the proposed options packages from the viewpoint of the owner of the infrastructure or initiative, such as Councils or the State. It would consider only those cashflows which directly impact the owner. An economic and financial assessment examine different measures of project viability, and neither should be considered in isolation.

For the purpose of this analysis, a high-level assessment of the effect that each package would have on households at a regional level (i.e., not individual Councils) was undertaken using:

- Estimated costs (excluding beneficiation costs)
- The number of serviced households within the coverage area
- The expected reduction in levy payment (for each LGA) due to reduction in residual waste going to landfill
 - This analysis also took into account the reduction in annual payments from 1 July 2023, as per Table 23.

Table 23: Annual payment percentage from 1 July 2023²⁰

Financial Year	Mackay	Isaac and Whitsunday LGAs
2022-23	105%	105%
2023-24	95%	100%
2024-25	85%	100%
2025-26	70%	100%
2026-27	60%	100%
2027-28	50%	100%

²⁰ Queensland Government. Waste levy charges from 1 July 2022. <https://www.qld.gov.au/environment/management/waste/recovery/disposal-levy/about/from-1-july-2022>

Financial Year	Mackay	Isaac and Whitsunday LGAs
2028-29	40%	100%
2029-30	30%	100%
2030-31	20%	100%

Table 24 presents the approximate costs to households in the region over the life of the analysis as well as an approximate annual cost.

Table 24: Cost to households (\$PV, 2023)

	Package 2	Package 5	Package 7a
Total costs over appraisal period (\$millions)	40.46	113.23	118.14
Total levy benefit over appraisal period (\$millions)	12.02	12.02	16.07
Annual cost per household (\$/hh)	49.78	77.67	150.21
Annual levy reduction per household (\$/hh)	14.79	8.25	67.97
Approximate net annual cost per household (\$/hh)	34.99	69.42	82.24*

*The EfW component of Package 7a is implemented in 2036, and due to the cost to households being an annualised cost a large portion of the associated OPEX is incurred onwards from 2036 to the end of the appraisal period.

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Appendix D:

Cost estimate for Plan Implementation

Table AD-1 Indicative Cost Estimate (costs in millions)

Item	2024	2025	2026	2027	2028	2029	2030	2031	Total to FY31
Regional Implementation									
Project Manager (RWG)	0.25	0.26	0.26	0.27	0.28	0.28	0.29	0.30	2.18
Administrative & Legal	0.10	-	-	-	-	-	-	-	0.10
Develop detailed implementation Plan	0.05	-	-	-	-	-	-	-	0.05
Review & update RWRRMP	-	-	-	-	0.10	-	-	-	0.10
Meetings (Council FTE requirement)	0.02	0.02	0.03	0.03	0.03	0.03	0.03	0.03	0.21
Council contribution to actions	0.02	0.02	0.03	0.03	0.03	0.03	0.03	0.03	0.21
Sub-total PM & Plan Management	0.45	0.31	0.31	0.32	0.43	0.34	0.35	0.35	2.86
Regional Education Strategy									
Education Strategy (and updates)	0.05	-	0.02	-	0.02	-	0.02	0.00	0.10
FOGO implementation, MRC only	Captured under Organics Costs below (\$2.49M over period)								0.00
Kerbside Education & Other	Captured under MRR Solution Costs below (\$4.98M over period)								0.00
Sub Total – Regional Education	0.05	0.00	0.02	0.00	0.02	0.00	0.02	0.00	0.10
Regional Organics Solution									
Administration, business cases, PM	0.20	0.20	0.08	0.08	0.08	0.08	0.08	0.08	0.88
FOGO education costs (new service MRC)	0.15	0.31	0.32	0.33	0.33	0.34	0.35	0.36	2.49
One off investment (bins) (MRC)	-	-	3.10	-	-	-	-	-	3.10
Collection costs (new, MRC)	-	-	1.62	1.66	1.70	1.74	1.78	1.83	10.33
Processing Costs (inc CAPEX)	-	-	4.89	2.07	2.09	2.12	2.15	2.17	15.49
Sub-total - FOGO implementation, MRC only	0.35	0.51	10.0	4.13	4.21	4.28	4.36	4.45	32.29
Community composting	0.10	0.10	0.11	0.11	0.11	0.11	0.11	0.12	0.87
Roll out of compost bin program	-	0.10	-	-	-	-	-	0.10	0.20
Material flow analysis - organics	0.01	0.02	-	-	-	-	0.01	-	0.04
Sub-Total: Programs & R&D	0.11	0.22	0.11	0.11	0.11	0.11	0.13	0.22	1.11
Total – Organics Solution	0.46	0.73	10.1	4.24	4.32	4.40	4.49	4.67	33.40
Material recycling & recovery solution									
Kerbside Education & Other Education	0.57	0.58	0.60	0.61	0.63	0.64	0.66	0.68	4.98
Small-scale infrastructure improvements	-	-	1.00	1.00	1.00	0.25	0.25	0.25	3.75
Community circular economy programs	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.40
Household Hazardous Waste CRCs	-	-	0.20	0.20	0.20	0.20	0.20	-	1.00
Supplementary funding for waste audit	0.45	0.46	0.47	0.48	0.50	0.51	0.52	0.53	3.93
Mackay MRF upgrades	-	-	3.50	3.50	-	-	-	-	7.00
Kelsey Creek RRF establishment	-	-	-	-	-	-	10.00	5.00	15.00
Total: Material recovery & recycling	1.07	1.10	5.82	5.85	2.38	1.65	11.68	6.51	36.06
Residual Waste (excluding EfW)									
Progress & implement R&D into problematic wastes	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.80
Total: Residual Waste Management	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.80
TOTAL IMPLEMENTATION COST	2.13	2.23	16.36	10.51	7.24	6.49	16.63	11.63	73.22

All costs presented in Million \$ based at 2023 rates, IRC: Isaac Regional Council, MRC: Mackay Regional Council, WRC: Whitsunday Regional Council

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MEETING DETAILS

Ordinary Meeting

Wednesday 24 January 2023

AUTHOR

Beau Jackson

AUTHOR POSITION

Acting Head of Advocacy and External Affairs

10.25

**QUEENSLAND BEEF CORRIDORS CONTRIBUTION TO
PROGRAM MANAGER ROLE**

EXECUTIVE SUMMARY

The purpose of this report is to seek endorsement from Council for the Chief Executive Officer and Mayor to engage in discussions and enter agreement on the joint funding for Program Manager Role or similar for Queensland Beef Corridors (QBC) program. The original advocacy campaign has concluded and new investment is being requested to fund the management of the Queensland Beef Corridors road program.

OFFICER'S RECOMMENDATION

That Council:

- 1. Authorises Chief Executive Officer in consultation with the Mayor to negotiate, execute and vary an agreement with Central Highlands Development Corporation on behalf of Queensland Beef Corridors.***
- 2. Endorses payment of a relevant contribution commensurate the contributions of the other member councils up to \$35,000 (ex GST).***

BACKGROUND

Queensland Beef Corridors is a collective of seven councils advocating for significant road investment on behalf of the people driving one of our core industries, beef agriculture, our councils. Specifically, the collective Councils are advocating for infrastructure investment to improve the roads that form part of the beef supply chain – Queensland Beef Corridors.

The agricultural sector is one of the Isaac Region's largest industries. The region's cattle herd is the second largest in Queensland and a significant driver for the prosperity of our rural communities.

Isaac Regional Council believes that investing in beef corridors and critical freight networks will improve supply chains and unlock potential economic and social growth.

The Program Manager role will be integral to ensuring the continuation and delivery of the QBC program. The Program Manager will work across all levels of government and private industry to maintain existing funding commitments and develop relevant materials to support the Queensland Beef Corridors steering group. Key functions of the Program Manager will be:

- Support delivery of QBC as a program of works.
- Innovative approach to program governance that aligns with other major initiatives such as IFR
- Identify and develop approach to strategic procurement risks such as sourcing gravel
- Program prioritisation.
- Supply chain / industry engagement.

Historical Participation and support for Queensland Beef Corridors

At the Ordinary Council Meeting on Wednesday 29 September 2021, Council endorsed via resolution 7514 the High-Level Road Map and participation in QBC. Below is a copy of the items resolved.

- Endorse continued participation in the Queensland Beef Corridors Group;
- Endorse payment of a relevant contribution commensurate with the costs noted in Option 2 of the Queensland Beef Corridors Road Map for project management of the Queensland Beef Corridors Group by Central Highlands Development Corporation approximated at \$8,500 plus GST for continued collaborative development of the Queensland Beef Corridors Road Map;
- Authorise the Mayor and/or Chief Executive Officer to provide correspondence setting out Council's feedback on the Queensland Beef Corridors High Level Roadmap to Queensland Beef Corridors Group;
- Endorse the Mayor, Chief Executive Officer and Director of Engineering and Infrastructure as the key Council leads for the Queensland Beef Corridor Group.

In November 2023, confirmation of successful Federal Funding was received with circa \$183 Million in funding for Beef Corridors in the Isaac Region over the next ten years. The proposed Beef Corridors Program Manager employed by Central Highlands Development Corporation will coordinate the ongoing engagement with the Commonwealth Government, Queensland Transport and Main Roads and the member councils of QBC ensuring that the next phase of the program is delivered in a timely manner.

IMPLICATIONS

- Road infrastructure
- Social Sustainability of nearby communities
- Council's operational budget – Advocacy and External Affairs

CONSULTATION

- Chief Executive Officer
- Director of Planning, Environment and Community Services
- Director of Engineering and Infrastructure
- Director of Corporate, Governance and Financial Services
- Manager Galilee & Bowen Basin Operations • Galilee & Bowen Basin Operations

BASIS FOR RECOMMENDATION

Endorsement of the recommendation will allow important progress to occur on executing the relevant agreements and secure Council's continued support of the region's Agriculture Industry.

ACTION ACCOUNTABILITY

The Head of Advocacy and External will be responsible for preparing and supporting the Chief Executive Officer and Mayor in negotiating and executing the agreement.

KEY MESSAGES

Council is committed to supporting Isaac region agricultural sector through its advocacy efforts. By investing in this program Council is working to secure better roads for the region's primary producer, transport operators and community.

Report prepared by:

BEAU JACKSON

Acting Head of Advocacy and External Affairs

Date: 17 January 2023

Report authorised by:

KEN GOULDTHORP

Chief Executive Officer

Date: 17 January 2023

ATTACHMENTS

- Confidential Attachment 1 - Collaborative Funding for QBC Program Manager - Concept
- Confidential Attachment 2 - Letter to Beef Corridors Group – Feedback on Roadmap
- Confidential Attachment 3 - Queensland Beef Corridors High Level Roadmap

REFERENCE DOCUMENT

- Nil

PAGES 929 TO 984 HAVE INTENTIONALLY BEEN REMOVED DUE TO CONFIDENTIAL REASONS

MEETING DETAILS	Ordinary Meeting Wednesday 24 January 2024
AUTHOR	Ken Gouldthorp
AUTHOR POSITION	Chief Executive Officer

12.1

OFFICE OF THE CHIEF EXECUTIVE OFFICER INFORMATION BULLETIN – JANUARY 2024

EXECUTIVE SUMMARY

The Office of the Chief Executive Officer Information Bulletin for January 2024 is provided for Council review.

OFFICER'S RECOMMENDATION

That Council:

1. *Notes the Office of the Chief Executive Officer Information Bulletin for January 2024.*

BACKGROUND

The attached Information Bulletin for January 2024 provides an operational update for Council review on the Office of the Chief Executive Officer including Head of Advocacy and External Affairs and Head of People and Capability.

IMPLICATIONS

Any specific implications or risks will be outlined in the Information Bulletin.

CONSULTATION

Office of the Chief Executive Officer
Advocacy and External Affairs
Brand Media and Communications
People and Capability

BASIS FOR RECOMMENDATION

This is an information only report.

ACTION ACCOUNTABILITY

Information only report.

KEY MESSAGES

Operational update to Elected Members.

OFFICE OF THE CHIEF EXECUTIVE OFFICER

Report prepared by:

KEN GOULDTHORP
Chief Executive Officer

Date: 17 January 2024

Report authorised by:

KEN GOULDTHORP
Chief Executive Officer

Date: 17 January 2024

ATTACHMENTS

- Attachment 1 – Office of the CEO Information Bulletin – January 2024

REFERENCE DOCUMENT

- Nil

DATE: January 2024

OFFICE OF THE CHIEF EXECUTIVE OFFICER

CEO HIGHLIGHTS

- A number of potential issues were escalated over the Christmas close down period, but were ultimately addressed by operational staff, including:
 - Water Services at Middlemount and Carmila
 - Disaster Management/Storm Events
 - Dysart Office Flooding
 - Alternate access for Adani during closure of the Access Road.
- Adani are scheduled to file their response to the Supreme Court action by 16 February 2024.
- Subsequent to the CEO Briefing to Council prior to Christmas, revised arrangements for Advocacy staffing are being progressed and a temporary (12 week) appointment to the Manager Engaged Communities is being negotiated while external recruitment for a permanent employee takes place.
- Since returning in January, the main focus has been preparation of matters for the January Ordinary Meeting being the last meeting of Council prior to the care taker period.

EXECUTIVE COUNCIL SUPPORT

COUNCILLOR HELPDESK ENQUIRIES:

A summary of Councillor Helpdesk enquiries is detailed in *Confidential Attachments 1a and 1ab – Councillor Helpdesk Enquiries up to 17 January 2024*.

MEETINGS AND EVENTS:

Details of Operational and Councillor commitments are included in *Confidential Attachment 1b – Event and Meeting Schedule – 22 January 2024 to 16 March 2024*.

ADVOCACY AND EXTERNAL AFFAIRS

ADVOCACY ACTIVITY:

- BHP Peak Downs Mine Continuation Project meeting with Council.
- Vitrinite Housing Agreement and Social Investment Policy negotiations and workshop.
- Country University Centres board selection and funding applications finalised.

-
- Early work of Isaac Regional Council Social Infrastructure Prospectus has commenced.
 - Engagement with Widi First Peoples for the handover of traditional artwork to be used in tourism signage.
 - Queensland Government Budget advocacy work and submissions.
 - Submission to the Queensland Energy Bill finalised.
 - Nebo Depot native title work and submissions finalised.
 - Road and Asset naming policy finalised.
 - Gravel Pits and associated infrastructure Barada Kabalbara Yetimarala native title claim response prepared and submitted to the governing body for determination.

BRAND, MEDIA AND COMMUNICATIONS ACTIVITY

- Shop Isaac Christmas Competition
- Media announcement regarding Mayor Anne Baker's retirement.
- Nebo Masterplan support and revised collateral prepared.
- Annual Report finalised and associated materials prepared.
- Phase 2 signage project continues with Economy & Prosperity, incorporating Councillor feedback.
- Waste campaign filming and design underway for new Darling Dave campaign.

DECEMBER 2023 ACHIEVEMENTS:

- 15 speeches and 5 media release
- 39 public notices
- 13 media enquiries
- Preparation for the December edition of Isaac News sent to all residents.
- 4RFM and ABC Tropical North Monthly Talkback segment preparations for the Mayor

SOCIAL AND COMMUNICATION CHANNEL INFORMATION

- Facebook
 - 11,232 page followers
- LinkedIn
 - 4,994 followers
- Instagram
 - 1,109 followers
- Twitter
 - 538 followers

PEOPLE AND CAPABILITY

Recruitment Update

For the month of December 2023, the People and Capability Team successfully recruited and onboarded 13 new and existing employees:

Position Title	Work Location	FTE
Waste Management Officer	Dysart	1
Leading Hand	St Lawrence	1
Overseer – Parks & Recreation	Dysart	1
Frontline Service Officer	Middlemount	2
Strategic Sourcing Officer	Moranbah	1
Community Relations Officer	Nebo	1
Hospitality Casual	Dysart	1
Casual Pool Lifeguard	Moranbah	2
Labourer	Moranbah	1
Roller Plant Operator	Dysart	1
Labourer	Nebo	1

There were seven (7) employee separations for the Month of December 2023:

Directorate	Position Title	Work Location
Engineering & Infrastructure	Labourer	Clermont
Water & Waste	Water & Wastewater Operator in Training	Glenden
PECS	Casual Swim Teacher	Moranbah
Engineering & Infrastructure	Labourer	Clermont
Engineering & Infrastructure	Leading Hand	Nebo
PECS	Plumbing Inspector	Moranbah
Water & Waste	Projects & Contracts Coordinator Waste Services	St Lawrence

PEOPLE AND CAPABILITY LEARNING & DEVELOPMENT UPDATE:

Figure 1.0 Estimated Data - Employee Training December 2023

Directorate	OCEO	E&I	PECS	W&W	CGFS
Number of Employees – December 2023	1	14	3	2	5

Figure 2.0 Estimated Data – Training Separated by Gender.

Women	Men
12	13

Figure 3.0 Estimated Data - Total Hours of Training - December 2023

Training Course	Hours
Apprentice Block Training	72.00
Apprentice Practical Assessment	4.00
Authorised Persons	10.00
Certificate III in Business (Records & Info)	16.00
Certificate IV in Community Development	8.00
Diploma of Leadership & Management	8.00
Diploma of Business & Leadership	8.00
Excel Training- Foundation, Intermediate, Advanced	7.00
Lead Auditor in OHS ISO	56.00
Mental Health First Aid	36.00
Plant Training - Practical	30.00
Provide CPR	4.00
Provide CPR/LVR	4.00
Provide First Aid	23.00
White/Construction Card	8.00
Total	294.00

FINANCIAL REPORT:

People and Capability is tracking to budget for the month of December 2023.

DEVIATION FROM BUDGET AND POLICY:

Nil

Report authorised by:

KEN GOULDTHORP

Chief Executive Officer

Date: 17 January 2024

ATTACHMENTS

- CONFIDENTIAL Attachment 1a and 1ab – Councillor Helpdesk Enquiries to – January 2024
- CONFIDENTIAL Attachment 1b - Event and Meeting Scheduled - 22 January 2024 to 16 March 2024
- CONFIDENTIAL Attachment 1c – People and Performance – Establishment Report – 31 December 2023

PAGES 991 TO 1002 HAVE INTENTIONALLY BEEN REMOVED DUE TO CONFIDENTIAL REASONS