



ORDINARY MEETING AGENDA

Tuesday 15 September 2026
commencing at 9:30 AM

Quilpie Shire Council Boardroom
50 Brolga Street, Quilpie

Ordinary Meeting of Council

8 September 2026

The Mayor and Council Members
Quilpie Shire Council
QUILPIE QLD 4480

Dear Members

Notice is hereby given that a Pre Meeting Briefing will be held in the Council Boardroom, on **Tuesday 15 September 2026**, commencing at **8.30 am**.

Notice is also hereby given that an Ordinary Meeting of the Quilpie Shire Council will be held at the Council Chambers, on **Tuesday 15 September 2026**, commencing at **9:30 AM**.

The agenda for the ordinary meeting is attached for your information

Yours faithfully

Justin Hancock
Chief Executive Officer





ORDINARY MEETING OF COUNCIL AGENDA

Tuesday 15 September 2026
Quilpie Shire Council Boardroom
50 Brolga Street, Quilpie

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- 1 OPENING OF MEETING**
- 2 ATTENDANCE**
- 3 APOLOGIES**
- 4 CONDOLENCES**
- 5 DECLARATIONS OF INTEREST**

6 RECEIVING AND CONFIRMATION OF MINUTES**6.1 ORDINARY MEETING OF QUILPIE SHIRE COUNCIL HELD ON TUESDAY 18 AUGUST 2026****IX: 279150****Author: Kathryn Muller, Executive Officer****Authorisers: Justin Hancock, Chief Executive Officer****Attachments: 1. Minutes of the Council Meeting held on 18 August 2026**

RECOMMENDATION

That the Minutes of the Council Meeting held on 18 August 2026 be received and the recommendations therein be adopted.



Ordinary Meeting of Council

MINUTES

Tuesday 18 August 2026

Quilpie Shire Council Boardroom
50 Brolga Street, Quilpie



**MINUTES OF QUILPIE SHIRE COUNCIL
ORDINARY COUNCIL MEETING
HELD AT THE QUILPIE SHIRE COUNCIL BOARDROOM, 50 BROLGA STREET, QUILPIE
ON TUESDAY, 18 AUGUST 2026 AT 9:30 AM**

1 OPENING OF MEETING

The Mayor declared the meeting open at 10:56am.

2 ATTENDANCE

Mayor Ben Hall, Deputy Mayor Roger Volz, Cr Lyn Barnes, Cr Tony Lander, Cr Milan Milosevic

In Attendance: Mr Justin Hancock (Chief Executive Officer), Ms Lisa Hamlyn (Director Community and Business Development), Mr Eng Lim (Director Infrastructure Services), Ms Sharon Frank (Director Corporate Services) (via Teams), Ms Mwewa Chisenga (Deputy Director Corporate Services), and Mr Brian Weeks (Deputy Director Infrastructure Services).

3 APOLOGIES

Nil

4 CONDOLENCES

Council expressed its condolences to the family of the late Leonard 'Wakka' Williams.

5 DECLARATIONS OF INTEREST

Chapter 5B of the *Local Government Act 2009* (the Act) requires councillors to declare any material personal interest (MPI) or conflict of interest (COI). Councillors must submit the Declaration in writing to the Chief Executive Officer before the Ordinary Meeting of Council.

Nil

6 RECEIVING AND CONFIRMATION OF MINUTES

6.1 SPECIAL MEETING OF QUILPIE SHIRE COUNCIL HELD ON TUESDAY 28 JULY 2026

RESOLUTION NO: (QSC210-08-26)

Moved: Cr Lyn Barnes

Seconded: Deputy Mayor Roger Volz

That the Minutes of the Special Council Meeting held on 28 July 2026 be received and the recommendations therein be adopted.

5/0

6.2 ORDINARY MEETING OF QUILPIE SHIRE COUNCIL HELD ON TUESDAY 28 JULY 2026

RESOLUTION NO: (QSC211-08-26)

Moved: Cr Milan Milosevic

Seconded: Cr Tony Lander

That the Minutes of the Council Meeting held on 28 July 2026 be received and the recommendations therein be adopted.

5/0

6.3 SPECIAL MEETING OF QUILPIE SHIRE COUNCIL HELD ON TUESDAY 4 AUGUST 2026**RESOLUTION NO: (QSC212-08-26)**

Moved: Deputy Mayor Roger Volz

Seconded: Cr Lyn Barnes

That the Minutes of the Special Council Meeting held on 4 August 2026 be received and the recommendations therein be adopted.

5/0

7 ITEMS ARISING FROM PREVIOUS MEETINGS

Nil

8 MAYORAL REPORT

Details / Meeting	Date	Location	Hall	Volz	Barnes	Lander	Milosevic
Special Meeting of Council	28/07/2026	Quilpie	1	1	1	1	1
Ordinary Meeting of Council	28/07/2026	Quilpie	1	1	1	1	1
DDSWQCOM	29-31/07/26	Goondiwindi	1				
Mr David Littleproud MP visit	30/07/2026	Quilpie		1	1		
Special Meeting of Council	4/08/2026	Quilpie	1	1	1	1	1
Councillor Briefing Session	4/08/2026	Quilpie	1	1	1	1	1
Mr Trevor Watts MP visit	4/08/2026	Quilpie	1	1	1	1	1
Out our back door - photography exhibition	14/08/2026	Quilpie	1				

Mayor Hall representation at the DDSWQCOM spoke to Dominique Lamb, Director of Community Affairs Brisbane 2032, around short term accommodation legacy projects to see infrastructure flow into the regions post Brisbane 2032.

9 COUNCILLOR PORTFOLIO REPORTS

Cr Roger Volz visited the Quilpie Sporting Clays annual 2-day event. Competitor numbers were up on previous events.

Cr Roger Volz also acknowledged Council's support of the Quilpie Golf Open which was a huge success for the Shire.

Cr Lyn Barnes spoke on the visit on David Littleproud and the ability to raise major advocacy items like the Western Enabling Network and Childcare. David Littleproud's office will respond to items raised.

Cr Tony Lander thanked the Shire Staff with the help at Wakka's funeral.

10 OPERATIONAL STATUS REPORTS

10.1 INFRASTRUCTURE SERVICES STATUS REPORTS

10.1.1 INFRASTRUCTURE SERVICES STATUS REPORT

EXECUTIVE SUMMARY

This report outlines the key activities and achievements of the Infrastructure Services Directorate for June 2026. It summarises the progress of major infrastructure projects, routine maintenance across the Shire, and the continuing delivery of flood-damage restoration works from the March 2025 rain event. Council operations have largely returned to business-as-usual, noting some delays of works impacted by the more recent February and June 2026 rain events.

RESOLUTION NO: (QSC213-08-26)

Moved: Cr Lyn Barnes

Seconded: Deputy Mayor Roger Volz

That Council note the report.

5/0

10.2 COMMUNITY AND BUSINESS DEVELOPMENT STATUS REPORTS

10.2.1 COMMUNITY AND BUSINESS DEVELOPMENT STATUS REPORT

EXECUTIVE SUMMARY

The Community and Business Development Directorate continued to progress several key recovery, resilience and community development initiatives during the reporting period. Significant effort has been directed towards advancing Exclusion Fence Restitution Program applications, supporting flood recovery activities through the commencement of dedicated recovery officers, and participating in the 2026 IGEM Disaster Management Plan Assessment. Opportunities are also being explored with Southern Queensland Landscapes to support catchment rehabilitation and pest weed management, while discussions with TMR regarding future stock grid management have resumed. In addition, preparations for the 2026-2027 swimming pool season in both Quilpie and Eromanga are well underway, with a strong focus on community engagement and service delivery.

RESOLUTION NO: (QSC214-08-26)

Moved: Cr Milan Milosevic

Seconded: Cr Tony Lander

That Council note the report.

5/0

10.2.2 PEST AND LIVESTOCK MANAGEMENT STATUS REPORT**EXECUTIVE SUMMARY**

During this reporting period, Council continued its biosecurity and local laws programs, with no wild dog scalps presented under the Wild Dog Bonus Program. A total of 16,400 kg of bait meat was distributed through the Wild Dog and Feral Pig Baiting Program, commons and reserves remained in good condition following recent rainfall and pest weed management activities included treatment of Coral Cactus and Parthenium infestations. Three additional wild dog control records were submitted to FeralScan, while local laws activities included the surrender of dogs with one to potentially be rehomed and ongoing distribution of cat traps to residents and businesses.

RESOLUTION NO: (QSC215-08-26)

Moved: Cr Lyn Barnes

Seconded: Deputy Mayor Roger Volz

That Council note the report.

5/0

10.2.3 DEPUTY DIRECTOR COMMUNITY AND BUSINESS DEVELOPMENT STATUS REPORT**EXECUTIVE SUMMARY**

For the month of July 2026, business development activities continued to focus on strengthening community partnerships through attending the Darling Downs South West Economic Development Forum and progressing funded initiatives such as the Quilpie Travel and Transport Precinct EOI. The Local Business Innovation Fund launched in early July. Further, identifying new wellbeing and service opportunities, enhancing access to information and support services, and coordinating community events that contribute to a connected and healthy Quilpie Shire.

RESOLUTION NO: (QSC216-08-26)

Moved: Cr Lyn Barnes

Seconded: Cr Tony Lander

That Council note the report.

5/0

10.3 CORPORATE SERVICES STATUS REPORTS**10.3.1 CORPORATE SERVICES STATUS REPORT - JULY 2026**

EXECUTIVE SUMMARY

Corporate Services activities in July 2026 spanned procurement of goods and services, rates and charges, information technology, stores and compliance administration, applications for grants and subsidies, finance operations, preparations for the 2025/26 financial statements, governance matters, and meetings attended by Corporate Services staff.

This report is provided for Council's information. No decision or resolution is required.

RESOLUTION NO: (QSC217-08-26)

Moved: Cr Tony Lander

Seconded: Cr Milan Milosevic

That Council note the report.

5/0

10.4 OFFICE OF THE CEO STATUS REPORTS**10.4.1 CHIEF EXECUTIVE OFFICER - MONTHLY STATUS REPORT****EXECUTIVE SUMMARY**

This report updates Council on key activities within the Chief Executive Officer's portfolio for the month of July 2026.

RESOLUTION NO: (QSC218-08-26)

Moved: Cr Lyn Barnes

Seconded: Deputy Mayor Roger Volz

That Council note the report.

5/0

The meeting was adjourned for lunch at 11:55am and resumed at 1:39pm.

11 INFRASTRUCTURE SERVICES**11.1 ACTIVE TRANSPORT FUND (TRANCHE 2) - GRANT APPLICATION**

EXECUTIVE SUMMARY

An application under the Active Transport Fund (Tranche 2) Program is presented to Council for support, to design and construct a footpath connecting the Quilpie Town Centre, the proposed Travel and Transport Precinct, Quilpie Airport and Baldy Top attraction.

The Active Transport Fund is an ongoing Australian Government program that funds bicycle and walking pathways addressing road safety, transport emissions or liveable communities. The program provides up to \$5 million per eligible project and requires a 50% co-contribution from Council, although officers will seek a higher Australian Government contribution given Quilpie's regional circumstances.

The proposed footpath supports Council's Corporate Plan objectives for community connection and a flourishing economy, aligns with the Quilpie Main Street Masterplan and the 2026 Quilpie Footpath Masterplan, and improves safety, tourism access and liveability. The total estimated project cost is \$540,000, with Council's co-contribution estimated at \$270,000 if the application is successful.

Applications close on 30 September 2026, with a funding outcome expected June 2027. If successful, Council will need to allocate up to \$270,000 in the 2027–28 budget to meet its co-contribution.

RESOLUTION NO: (QSC219-08-26)

Moved: Cr Lyn Barnes

Seconded: Cr Tony Lander

1. That Council supports an application under the Active Transport Fund (Tranche 2) Program, subject to Council budgeting up to \$270,000 in the 2027–28 financial year if the application is successful.

5/0

12 COMMUNITY AND BUSINESS DEVELOPMENT

12.1 COMMUNITY ASSISTANCE GRANT - QUILPIE SHOW AND RODEO

EXECUTIVE SUMMARY

The Quilpie Show Society (Quilpie Show and Rodeo) has submitted a Community Assistance Grant application to Council for the 2026 Quilpie Show, Rodeo and Tech and Ag Field Day scheduled to take place on 11 and 12 September 2026. This is the group's annual event, which attracts a large number of attendees and visitors to the Shire and is coordinated entirely by volunteers. The applicant has requested in-kind support comprising Bulloo Park fee waiver, one (1) skip bin, a generator, twenty (20) wheelie bins, portable lighting (if any available) and a Saturday morning rubbish collection. It is recommended that Council approve the application in full.

RESOLUTION NO: (QSC220-08-26)

Moved: Deputy Mayor Roger Volz

Seconded: Cr Milan Milosevic

1. That Council:

-
- (a) acknowledges the Community Assistance Grant application received from Quilpie Show Society; and
 - (b) approves in-kind support of:
 - (i) Bulloo Park fee waiver;
 - (ii) one (1) skip bin;
 - (iii) a generator;
 - (iv) twenty (20) wheelie bins;
 - (v) portable lighting (if any available); and
 - (vi) a Saturday morning rubbish collection.

5/0

12.2 REQUEST FOR ASSISTANCE - QUILPIE SHOW AND RODEO OFFICE REPAIRS AND RELOCATION

EXECUTIVE SUMMARY

The Quilpie Show Society (Quilpie Show and Rodeo) have submitted a letter to Council seeking assistance to repair and relocate the Quilpie Show and Rodeo Office located at Bulloo Park. The applicant has received a quote for the works and is requesting Council provide in-kind assistance by covering the labour component of the repair works totalling \$2,600.00. It is recommended that Council approve this request.

RESOLUTION NO: (QSC221-08-26)

Moved: Deputy Mayor Roger Volz

Seconded: Cr Milan Milosevic

- 1. That Council:
 - (a) acknowledges the request received from Quilpie Show Society (Quilpie Show and Rodeo); and
 - (b) approves the request to cover the labour costs of repairs to the rodeo office totalling \$2,600.00.

5/0

12.3 VALUE OF VISITOR INFORMATION CENTRE'S RESEARCH PROJECT

EXECUTIVE SUMMARY

This report presents a request from The Tourism Group for Quilpie Shire Council to support a University of Queensland research project examining the value and future role of Accredited Visitor Information Centres (AVICs) in Queensland.

Research undertaken in Western Australia and Victoria demonstrates that Visitor Information Centres contribute to visitor satisfaction, influence visitor expenditure, and support regional tourism outcomes. The proposed Queensland study, led by Professor Gabby Walters from the University of Queensland, seeks to quantify the economic and strategic value of AVICs and identify opportunities for Visitor Information Centres to remain relevant and effective in an increasingly digital tourism environment.

Council is requested to consider providing financial support of \$5,000 towards the research project and a letter of support. Participation in the study may provide evidence to support future tourism planning, visitor servicing, funding advocacy and strategic decision-making for Quilpie Shire Council and the wider Queensland Visitor Information Centre network.

RESOLUTION NO: (QSC222-08-26)

Moved: Cr Lyn Barnes

Seconded: Deputy Mayor Roger Volz

1. That Council:

- (a) note the request from The Tourism Group
- (b) agree to financially support the research to the value of \$5,000; and
- (c) provide a letter of support to The Tourism Group.

5/0

Mwewa Chisenga entered the meeting at 1:51pm.

13 CORPORATE SERVICES**13.1 FINANCIAL SERVICES REPORT MONTH ENDED 31 JULY 2026.****EXECUTIVE SUMMARY**

The purpose of this report is to present the monthly financial report to Council in accordance with section 204 of the Local Government Regulation 2012 (Qld) for the period ended 31 July 2026.

RESOLUTION NO: (QSC223-08-26)

Moved: Cr Lyn Barnes

Seconded: Cr Tony Lander

1. That Council:

- (a) receive and note the Monthly Finance Report for the period ending 31 July 2026.

5/0

14 OFFICE OF THE CEO**14.1 APPLICATION FOR A FULL POSTAL BALLOT - 2028 LOCAL GOVERNMENT QUADRENNIAL ELECTION****EXECUTIVE SUMMARY**

Council must decide, ahead of the 2028 local government quadrennial election on 25 March 2028, whether to apply for the election to be conducted by full postal ballot. Quilpie Shire Council has been approved for a full postal ballot at every quadrennial election since 2012, most recently in 2024.

The application process changed on 1 July 2026, when amendments made by the *Local Government (Empowering Councils) and Other Legislation Amendment Act 2026* (Qld) commenced. Council now applies directly to the electoral commissioner for a written recommendation, rather than applying to the Minister for Local Government and Water in the first instance. The electoral commissioner assesses the application against criteria set out in the *Local Government Electoral Act 2011* (Qld) and refers a recommendation to the Minister, who makes the final decision.

This report recommends Council resolve to apply to the electoral commissioner for the 2028 election to be conducted by full postal ballot, and delegate authority to the Chief Executive Officer to lodge the application and respond to any further information request from the electoral commissioner, before the statutory deadline of 1 May 2027.

RESOLUTION NO: (QSC224-08-26)

Moved: Cr Lyn Barnes

Seconded: Deputy Mayor Roger Volz

1. That Council:

- (a) resolve to apply to the electoral commissioner, under section 45AA of the *Local Government Electoral Act 2011* (Qld), for a recommendation that the 2028 quadrennial election for Quilpie Shire Council be conducted by full postal ballot; and
- (b) delegate authority to the Chief Executive Officer to lodge the application and provide any further information the electoral commissioner reasonably requires under section 45AB(2), before the statutory deadline of 1 May 2027.

5/0

14.2 2026 CHRISTMAS SHUTDOWN PERIOD**EXECUTIVE SUMMARY**

This report recommends Council implement a two-week organisation-wide shutdown, excluding essential and critical services, from close of business Friday, 18 December 2026, with normal operations resuming on Monday, 4 January 2027. This report also presents two alternative shutdown options for Council's consideration.

RESOLUTION NO: (QSC225-08-26)

Moved: Cr Milan Milosevic

Seconded: Deputy Mayor Roger Volz

1. That Council implement an organisation-wide shutdown (excluding essential critical services) from close of business Friday, 18 December 2026, with normal operations resuming on Monday, 4 January 2027.

5/0

14.3 BUSINESS CONTINUITY PLAN - PAYROLL

EXECUTIVE SUMMARY

The Payroll Business Continuity Plan (BCP) is presented to Council for adoption, to ensure payroll continues during disruptions such as system failures, communication outages, cyber incidents, power outages, loss of facilities and personnel unavailability.

Payroll is a critical business function that must continue under all circumstances to ensure employees and Councillors receive accurate and timely pay. Disruptions to payroll can affect staff wellbeing, statutory obligations, financial governance and Council's reputation.

The plan applies the Prevention, Preparedness, Response and Recovery (PPRR) framework, incorporates lessons learned from previous disruptive events and supports the ongoing maturity of Council's broader business continuity arrangements. It establishes governance arrangements, recovery time objectives, activation triggers, scenario-based response actions and emergency payment procedures to ensure employees continue to receive income when normal payroll processing cannot occur. The plan also formalises backup payroll support arrangements with Murweh Shire Council and introduces controls for the temporary establishment of emergency cash reserves during elevated-risk periods.

The BCP strengthens Council's organisational resilience and supports implementation of improvement actions arising from the Queensland Audit Office's 2025 Closing Report, which identified limited evidence of business continuity plan testing. Adoption of the plan will provide a documented and testable framework for managing payroll disruptions while supporting Council's governance, audit and compliance obligations.

RESOLUTION NO: (QSC226-08-26)

Moved: Deputy Mayor Roger Volz

Seconded: Cr Tony Lander

1. That Council:
 - (a) adopts the Payroll Business Continuity Plan as presented; and
 - (b) authorises the Chief Executive Officer to make minor administrative amendments to the plan that do not materially alter its intent or operation.

5/0

14.4 SUBMISSION TO THE NATIONAL EMERGENCY MANAGEMENT AGENCY ON THE DISASTER MANAGEMENT REFORM DISCUSSION PAPER

EXECUTIVE SUMMARY

Council is asked to endorse the submission at Attachment 1 to the National Emergency Management Agency (NEMA) on the Disaster Management Reform Discussion Paper, and to authorise the Chief Executive Officer to lodge it by the 19 August 2026 deadline.

The submission applies the proposed 50:50 Commonwealth cost-sharing model to Council's actual disaster recovery history since 2018-19. It would have cost Council and the State \$21,396,748 more, or 22 per cent. In 2024-25 alone, the shortfall exceeded Council's entire annual rates revenue. By the end of the ten-year period, the cumulative shortfall equalled 2.67 years of that revenue.

The submission also identifies that the proposed 15 per cent betterment cap would have covered only \$13,218 of the \$734,534 Council actually required on its last two betterment projects, a 98 per cent shortfall, and that the eligibility of \$1,255,161 in Counter Disaster Operations funding remains unresolved under the proposed reforms. Without adequate betterment funding, Council's unsealed road network, comprising over 90 per cent of its approximately 2,054 kilometre road asset, remains exposed to repeated damage at increasing cost over time.

Council resolved on 16 June 2026, under resolution QSC118-06-26, to oppose the proposed changes to the Disaster Recovery Funding Arrangements (DRFA) and authorise preparation of this submission for endorsement prior to lodgement.

RESOLUTION NO: (QSC227-08-26)

Moved: Cr Lyn Barnes

Seconded: Deputy Mayor Roger Volz

1. That Council:

- (a) notes the submission prepared in response to Council resolution QSC118-06-26;
- (b) endorses the submission to the National Emergency Management Agency on the Disaster Management Reform Discussion Paper, as set out in Attachment 1; and
- (c) authorises the Chief Executive Officer to lodge the submission with the National Emergency Management Agency by 19 August 2026, including any minor administrative amendments required prior to lodgement.

5/0

15 CONFIDENTIAL ITEMS

Nil

16 LATE ITEMS**16.1 RFQL 02 26-27 FLOOD DAMAGE BLACKALL - ADAVALE ROAD PKG**

EXECUTIVE SUMMARY

This report recommends awarding RFQL 02 26-27 Flood Damage Blackall - Adavale Road Pkg to K.G Bowen & S.C Bowen, to support Council in the restoration of flood damaged areas of State-controlled Blackall - Adavale Road as outlined in this request.

The procurement was conducted through VendorPanel. K.G Bowen & S.C Bowen achieved the highest weighted score of 93/100 and demonstrates value for money having regard to price and proven experience.

RESOLUTION NO: (QSC228-08-26)

Moved: Cr Milan Milosevic

Seconded: Cr Tony Lander

That Council:

1. Award RFQL 02 26-27 Flood Damage Blackall - Adavale Road Pkg to K.G Bowen & S.C Bowen for an amount of \$684,371.00 including GST (\$622,155.45 excluding GST); and
2. Pursuant to section 257 of the *Local Government Act 2009* (Qld), delegate to the Chief Executive Officer the authority to negotiate, finalise and execute any and all matters associated with or in relation to this project and contract including without limitation any options and/or variations as per Council's procurement policy.

5/0

17 GENERAL BUSINESS

Councillors were invited to raise any matters they wished to discuss. Matters raised included:

Cr Lyn Barnes raised around the current Bulloo River Water Plan review. The CEO advised that a consultant will be engaged through the SWQROC to provide a response for Council and a SWQROC response with a submission planned for 18 September 2026.

Cr Lyn Barnes queried the progress of The Lake Access Road private arrangement. The CEO advised that Council met with the owners Monday 17 August 2026 and progressing discussions.

Cr Lyn Barnes queried when the mandatory training for elected members was due. It was agreed that Councillors would undertake the training at the Briefing Session held on 1 September 2026.

18 MEETING DATES

The next Ordinary Meeting of Quilpie Shire Council will take place on Tuesday 15 September 2026 in the Quilpie Shire Council Boardroom, 50 Brolga Street, Quilpie commencing at 9:30 AM.

There being no further business the Mayor declared the meeting closed at 2:23pm.

These Minutes are to be confirmed at the next Ordinary Meeting. In Accordance with the public notice of meetings published by Council, the next Ordinary Meeting will be held on Tuesday 15 September 2026 in the Quilpie Shire Council Boardroom, 50 Brolga Street, Quilpie commencing at 9:30 AM.

6.2 SPECIAL MEETING OF QUILPIE SHIRE COUNCIL HELD ON TUESDAY 1 SEPTEMBER 2026**IX: 279440****Author: Kathryn Muller, Executive Officer****Authorisers: Justin Hancock, Chief Executive Officer****Attachments: 1. Minutes of the Special Council Meeting held on 1 September 2026**

RECOMMENDATION

That the Minutes of the Special Council Meeting held on 1 September 2026 be received and the recommendations therein be adopted.



Special Meeting of Council

MINUTES

Tuesday 1 September 2026

Quilpie Shire Council Boardroom
50 Brolga Street, Quilpie



**MINUTES OF QUILPIE SHIRE COUNCIL
SPECIAL COUNCIL MEETING
HELD AT THE QUILPIE SHIRE COUNCIL BOARDROOM, 50 BROLGA STREET, QUILPIE
ON TUESDAY, 1 SEPTEMBER 2026 AT 8:30 AM**

1 OPENING OF MEETING

The Mayor declared the meeting open at 8.39am

2 ATTENDANCE

Mayor Ben Hall, Deputy Mayor Roger Volz, Cr Lyn Barnes, Cr Tony Lander, Cr Milan Milosevic

In Attendance: Mr Justin Hancock (Chief Executive Officer), Ms Lisa Hamlyn (Director Community and Business Development), Mr Eng Lim (Director Infrastructure Services), Ms Mwewa Chisenga (Deputy Director Corporate Services), Mr Corey Richards (Deputy Director of Community & Business Development), and Ms Kathryn Muller (Secretariat).

3 APOLOGIES

Nil

4 DECLARATIONS OF INTEREST

Chapter 5B of the *Local Government Act 2009* (the Act) requires councillors to declare any material personal interest (MPI) or conflict of interest (COI). Councillors must submit the Declaration in writing to the Chief Executive Officer before the Ordinary Meeting of Council.

Nil

5 INFRASTRUCTURE SERVICES

5.1 RFQL03 26-27 FLOOD DAMAGE CHEEPIE ADAVALE ROAD PACKAGE

EXECUTIVE SUMMARY

This report recommends awarding RFQL 03 26-27 Flood Damage Cheepie Adavale Road Pkg to The Trustee for the Mascott Earthmoving Trust, for the restoration of flood damaged areas of Cheepie Adavale Roads outlined in this request.

The procurement was conducted through VendorPanel. The Trustee for the Mascott Earthmoving Trust achieved the highest weighted score of 94/100 and demonstrates value for money having regard to price and proven experience.

RESOLUTION NO: (QSC229-09-26)

Moved: Deputy Mayor Roger Volz
Seconded: Cr Tony Lander

1. That Council:

- (a) Award RFQL 03 26-27 Flood Damage Cheepie Adavale Road Pkg to The Trustee for the Mascott Earthmoving Trust for an amount of \$2,573,987.46 including GST (\$2,339,988.60 excluding GST); and
- (b) Pursuant to section 257 of the *Local Government Act 2009* (Qld), delegate to the Chief Executive Officer the authority to negotiate, finalise and execute any and all matters associated with or in relation to this project and contract including without limitation any options and/or variations as per Council's procurement policy.

5/0

5.2 RFQL29 25-26 FLOOD DAMAGE KEEROONGOOLOO RD PKG

EXECUTIVE SUMMARY

This report recommends awarding RFQL29 25-26 Flood Damage Keeroongooloo Rd Pkg to The Trustee for the Mascott Earthmoving Trust, for the restoration of flood damaged areas of Springfield Road and Ray Road outlined in this request.

The procurement was conducted through VendorPanel. The Trustee for the Mascott Earthmoving Trust achieved the highest weighted score of 95/100 and demonstrates value for money having regard to price and proven experience

RESOLUTION NO: (QSC230-09-26)

Moved: Cr Lyn Barnes
Seconded: Cr Milan Milosevic

1. hat Council:
 - (a) Award RFQL29 25-26 Flood Damage Keeroongooloo Rd Pkg to The Trustee for the Mascott Earthmoving Trust for an amount of \$805,640.52 including GST (\$732,400.47 excluding GST); and
 - (b) Pursuant to section 257 of the *Local Government Act 2009* (Qld), delegate to the Chief Executive Officer the authority to negotiate, finalise and execute any and all matters associated with or in relation to this project and contract including without limitation any options and/or variations as per Council's procurement policy.

5/0

5.3 RFQL 01 26-27 QUILPIE AIRPORT UPGRADE MATERIAL SCREENING

EXECUTIVE SUMMARY

This report recommends not awarding RFQL01 26-27 Quilpie Airport Upgrade Material Screening request.

The procurement was conducted through VendorPanel with one non-conforming response received.

RESOLUTION NO: (QSC231-09-26)

Moved: Cr Milan Milosevic
Seconded: Deputy Mayor Roger Volz

MINUTES

1. That council resolve not to award RFQL01 26-27 Quilpie Airport Upgrade Material Screening.
5/0

6 LATE ITEMS

7 GENERAL BUSINESS

There being no further business the Mayor declared the meeting closed at 8.53am.

These Minutes are to be confirmed at the next Ordinary Meeting. In Accordance with the public notice of meetings published by Council, the next Ordinary Meeting will be held on Tuesday 15 September 2026 in the Quilpie Shire Council Boardroom, 50 Brolga Street, Quilpie commencing at 9:30 AM.

6.3 SPECIAL MEETING OF QUILPIE SHIRE COUNCIL HELD ON WEDNESDAY 9 SEPTEMBER 2026**IX: 279696****Author: Kathryn Muller, Executive Officer****Authorisers: Justin Hancock, Chief Executive Officer****Attachments: 1. Minutes of the Special Council Meeting held on 9 September 2026**

RECOMMENDATION

That the Minutes of the Special Council Meeting held on 9 September 2026 be received and the recommendations therein be adopted.



Special Meeting of Council

MINUTES

Wednesday 9 September 2026

Quilpie Shire Council Boardroom
50 Brolga Street, Quilpie



**MINUTES OF QUILPIE SHIRE COUNCIL
SPECIAL COUNCIL MEETING
HELD AT THE QUILPIE SHIRE COUNCIL BOARDROOM, 50 BROLGA STREET, QUILPIE
ON WEDNESDAY, 9 SEPTEMBER 2026 AT 8:30 AM**

1 OPENING OF MEETING

The Mayor declared the meeting open at 8.34am

2 ATTENDANCE

Mayor Ben Hall, Deputy Mayor Roger Volz, Cr Lyn Barnes, Cr Tony Lander (via phone), Cr Milan Milosevic

In Attendance: Mr Justin Hancock (Chief Executive Officer) (via teams), Ms Lisa Hamlyn (Director Community and Business Development), Mr Eng Lim (Director Infrastructure Services), Ms Sharon Frank (Director Corporate Services) and Ms Kathryn Muller (Secretariat).

3 APOLOGIES

Nil

4 DECLARATIONS OF INTEREST

Chapter 5B of the *Local Government Act 2009* (the Act) requires councillors to declare any material personal interest (MPI) or conflict of interest (COI). Councillors must submit the Declaration in writing to the Chief Executive Officer before the Ordinary Meeting of Council.

Nil

5 CONFIDENTIAL ITEMS

RECOMMENDATION

In accordance with the provisions of section 254J(3) of the *Local Government Regulation 2012*, that Council resolve to close the meeting to the public to discuss a confidential item that its Councillors consider is necessary to close the meeting.

In accordance with Section 254J(3) of the *Local Government Regulation 2012*, the following table provides:

- (a) the matter that is to be discussed; and
- (b) an overview of what is to be discussed while the meeting is closed.

Agenda Item	Reasons Matters to be discussed (to close the meeting under the <i>Local Government Regulation 2012</i>)	Overview
1.1 Employment of Chief Executive Officer	(a) the appointment, discipline or dismissal of the chief executive officer;	The purpose of this report is to consider employment matters related to the Chief Executive Officer.

MOVE INTO CLOSED SESSION

RESOLUTION NO: (QSC232-09-26)

Moved: Cr Milan Milosevic

Seconded: Deputy Mayor Roger Volz

That Council moves into closed session at 8.35 am.

5/0

MOVE OUT OF CLOSED SESSION

RESOLUTION NO: (QSC233-09-26)

Moved: Deputy Mayor Roger Volz

Seconded: Cr Tony Lander

That Council moves out of closed session and resumes the Special Meeting at 8.36am.

5/0

1.1 EMPLOYMENT OF CHIEF EXECUTIVE OFFICER**EXECUTIVE SUMMARY**

The purpose of this report is to consider employment matters related to the Chief Executive Officer.

RESOLUTION NO: (QSC234-09-26)

Moved: Cr Milan Milosevic

Seconded: Cr Lyn Barnes

1. That Council resolves:

- (a) to receive and accept the resignation of Justin Hancock, Chief Executive Officer with an effective date of 16 October 2026;
- (b) to appoint Ms Julie Reitano as the Interim Chief Executive Officer of the Quilpie Shire Council for a period of three months or until the role is filled, in accordance with section 195 of the *Local Government Act 2009* (Qld); and
- (c) pursuant to 257(1)(a) of the *Local Government Act 2009* (Qld), to delegate authority to the Mayor to finalise and execute the Council agreed contract of employment for the interim arrangement.

5/0

6 LATE ITEMS**7 GENERAL BUSINESS**

There being no further business the Mayor declared the meeting closed at 8.37am.

These Minutes are to be confirmed at the next Ordinary Meeting. In Accordance with the public notice of meetings published by Council, the next Ordinary Meeting will be held on Tuesday 15 September 2026 in the Quilpie Shire Council Boardroom, 50 Brolga Street, Quilpie commencing at 9:30 AM.

Unconfirmed

7 ITEMS ARISING FROM PREVIOUS MEETINGS

Nil

8 MAYORAL REPORT

Nil

9 COUNCILLOR PORTFOLIO REPORTS

Nil

10 OPERATIONAL STATUS REPORTS

10.1 INFRASTRUCTURE SERVICES STATUS REPORTS

10.1.1 INFRASTRUCTURE SERVICES STATUS REPORT

IX: 279549

Author: Eng Lim, Director Infrastructure Services

Authorisers: Justin Hancock, Chief Executive Officer

Attachments: 1. Proterra Group Monthly Progress Report - August 2026

KEY OUTCOME

Nil

EXECUTIVE SUMMARY

This report outlines the key activities and achievements of the Infrastructure Services Directorate for August 2026. It summarises the progress of major infrastructure projects, routine maintenance across the Shire, and the continuing delivery of flood-damage restoration works from the March 2025 rain event. Council operations have largely returned to business-as-usual, noting some delays of works impacted by the more recent February and June/July 2026 rain events.

ACTION ITEMS

Nil

OPERATIONAL UPDATE

General

Council crews have resumed normal operations following recent rain disruptions. Road crews continue to provide assistance to Transport and Main Roads (TMR) on state-controlled road networks as required.

Roads

- **New Lockabie Road:** The third concrete floodway is budgeted for delivery this financial year. Council is proceeding with the closure of the old Lockabie Road while officers are also working on shortlist of potential names for the new road.
- **Baldy Top Walking Path:** The foundation design work has been finalised. Due to recent wet weather, the bridge installation will likely commence in late September.

RMPC and TIDS works

- **RMPC:** One road crew has completed maintenance works on Quilpie to Thargomindah Road as per RMPC contract and moved to emergent works on Council roads before starting on Windorah Road.
- **Adavale–Blackall Road (TIDS):** Council road crew is planning for the works on the next TIDS section in the early months of 2027, progressing north from the Milo Road intersection for another 6 kilometres, in coordination with the TMR flood damage works also being performed by Council road crews.

Flood Damage Works

- **Council roads:** A detailed progress report for August 2026 is attached.
- **TMR roads:** Site works are progressing well on site with approximately 50% of the works completed. There is some additional works from TMR which will extend the current deadline of December 2026 to early 2027.

Concrete and Structures

- **Concrete footpaths in Quilpie:** Two footpath projects have been completed while planning for the remaining footpath projects is currently underway. Several footpath projects have been submitted for TMR funding and are awaiting the outcome of the funding announcement.
- **Eromanga pool:** The installation of the shed by a local contractor is now put on hold until early 2027 since the pool is now open.
- **Floodway program:** A select tender on various floodway improvements funded by Council budget this financial year has been released on 4 September to 12 prequalified civil contractors shortlisted from the Local Buy arrangement. This list included many who tendered for the Quilpie Airport upgrade project.

Council Buildings and Facilities

- **Renovation works:** Most works on 6 Neal St in Eromanga are completed with painting works remaining.
- **Community services storage shed:** Shed has been ordered waiting for delivery. Shed and concrete slab will be constructed by QSC carpenters.
- **Depot office redesign:** Physical works for the workshop office is completed and supervisors have moved to their new location.

Water and Sewerage

- **Drinking Water Quality Management Plan (DWQMP)**
 - A revised draft final DWQMP was submitted ahead of the deadline of 30 September, awaiting feedback.
 - The one-off testing for PFAS and *Naegleria fowleri* will be organised at a regional level for the six South West Queensland councils, with agreement by the regulator.

Town Services

In addition to routine activities such as mowing, watering, whipper-snipping, waste management, and cleaning of public amenities, the crew were heavily engaged supporting a high volume of community events and functions.

Activities included venue setup and pack-down, cleaning, delivery of tables, chairs and bins. The team supported several events and operations in July, including:

- Collective Dance activities at the Supper Room on four occasions
- Country Dance activity at the Supper Room on one occasion
- Standby Support workshop at the Supper Room
- Noosa Film workshop at the Supper Room
- Rainbow Gateway event at the Supper Room
- Gyrica Multi-purpose Centre.
- St Finbaar PNF Association in Bulloo Park
- Quilpie Shooting Club

- CCCOPE activities at the Eromanga and Adavale Town Halls.
- Kanga-ranga Do
- Funerals.

Aerodromes

- **Quilpie**

Two online meetings were held on 20 and 24 August between Council officers, the successful tenderer, Durack and key stakeholders such as Rex Airlines, TMR, Translink, Queensland Health and the Royal Flying Doctors Service (RFDS) to provide updates of the project.

- **Toompine**

The fencing installation under Remote Airports Upgrade Program (RAUP) Round 11 have been completed in March 2026. A final end of progress report is planned for submission with the final close-out payment expected in September.

Fleet and Workshop

Fleet maintenance program continues under business as usual, supporting a fleet of 322 vehicles and plant items, with the ongoing preventative maintenance program continuing to reduce reactive repairs and improve availability and operational readiness.

Workshop operations completed 11 light vehicle services, 5 heavy vehicle and plant services, 15 tyre repairs or replacements, 4 hydraulic repairs, 4 fabrication and welding tasks and 3 electrical diagnostic jobs. Significant maintenance activities included major servicing of fleet assets, component replacements, tyre renewals, safety improvements, and repairs to trucks, trailers and plant. Starlink installation across the fleet continued, with 13 additional vehicles fitted during the month and only two remaining installations outstanding.

The batching plant was returned to service following the successful installation of a replacement gearbox and has been operating satisfactorily since recommissioning. Cattle grid repairs at Eromanga No. 9 were completed, with further repairs programmed for Big Creek Road, Adavale-Charleville Road and Eulo Road.

Workshop office renovations commenced in August and was completed by 8 September. A new diagnostic scanner for cars and trucks was procured to enhance maintenance capabilities and fault diagnosis. To further improve fleet reliability, Council has commenced installing Redarc electrical isolation systems in Starlink-equipped vehicles to prevent battery drain and reduce the occurrence of vehicle jump-starts and related downtime.

WHS performance remained positive, with no lost time injuries (LTIs) or medical treatment injuries (MTIs) recorded during the month. Safety discussions with workshop staff focused on Chain of Responsibility obligations, arc flash awareness, and stored energy and pressure release hazards. Ongoing efforts to minimise unauthorised pedestrian movement through the workshop area have also resulted in reduced occurrences

Workshop expenditure remained within budget. Further process improvement is planned to include reporting of Fleet Utilisation Percentage in order to provide further insight into fleet usage and performance.

CONSULTATION (Internal/External)

Not applicable.

LEGAL IMPLICATIONS

Nil.

FINANCIAL AND REVENUE IMPLICATIONS

All activities are being delivered within Council's approved budget.

RISK MANAGEMENT IMPLICATIONS

Risks are being managed in accordance with Council's Risk Management Policy and Framework.



**MONTHLY PROJECT REPORT
AUGUST 2026**

**QUILPIE SHIRE COUNCIL
DRFA – FLOOD RESTORATION PROJECTS**

March 2025 Event - Emergent Works Completed

March 2025 Event - REPA Construction phase progressing

February 2026 Event - Emergent Work

June 2026 Event - Emergent Work

**QSC – DFRA MONTHLY PROJECT REPORT****August 2026****AMENDMENT, DISTRIBUTION and APPROVAL**

ISSUE	AUTHOR	REVIEWER	APPROVED FOR ISSUE		
			NAME	SIGNATURE	DATE
1	Peter Polizzi	David Bell	Peter Polizzi		3/09/26

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QSC – DFRA MONTHLY PROJECT REPORT

August 2026

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**QSC – DFRA MONTHLY PROJECT REPORT****August 2026****CONTRACT SUMMARY**

Contract Number	RFQL13 24-25
Principal Representative's Delegate	PROTERRA GROUP
Project Manager	Peter Polizzi
Target Date for Practical Completion of March 2025 event works	30 June 2027
Target Date for Practical Completion of 23/24 event works	30 December 2026

FINANCIAL STATEMENT

Description	Status	Percentage Completed
2026-February event works Submissions		
Emergent Works	Completed	100%
QSC Submissions 113,116,115,111,	Waiting for approval	1%

Description	Status	Percentage Completed
2025-March event works Submissions		
Emergent Works	Completed	100%
Completed submissions Sub 90,76,73,70,71,85	Completed	100%
QSC.0071;72;73;74;75;76;77;78;79;80;81;82;83;84;85;86;88 and QSC.0090.0106,103 2425 QSC.	Approved	47%

Event date	Percent Complete	Estimated Final Cost
4 January 2024	79%	\$12,852,077.00
March 2025	47%	\$80,000,000.00
Feb 2026	2%	\$8,600,000.00
June 2026	1%	\$1,900,000.00



QSC – DFRA MONTHLY PROJECT REPORT

August 2026

FINANCIAL STATEMENT

Description	Status	Percentage Completed
2026-February event works Submissions		
Emergent Works	Completed	100%
Submission Building in progress		33%

Description	Status	Percentage Completed
2026-June event works Submissions		
Emergent Works	Works started	85%
Emergent Work repair Ray Road Ch 42,000 to Ch 50,000 Now open.	Completed	100%



QSC – DFRA MONTHLY PROJECT REPORT

August 2026

FINANCIAL DISCUSSION

All funds for submissions approved by QRA have had the required upfront funds transferred to QSC.

For the November 2024 event, several roads were rolled over and reassessed, with the work being completed under current contracts as agreed with QRA. Costs to date on those submissions are being claimed in full from QRA.

VARIATIONS / SCOPE CHANGES

Stabilcorp Variations as per Council resolution (Flood Damage FD V1,V2,V4,V7; Council-funded Var V5 V6) are summarised in table below under section 6.2

PROGRAM

Following the March 2025 weather event, Proterra Group has progressed well with assessments across the network, and this section of the work is now complete. All known damages have been claimed under the QRA guidelines, except for the section on Adavale Charleville Rd Ch 75.000 that is a separate submission for this work that has been submitted to repair the damaged sections. The Ambathalla Road Gravel package has now been completed. The Quilpie seal package has also been completed, and construction has commenced on several roads, including the reconstruction of damaged sections on Pinkenetta Road and Tobermory Road.

Several screening packages have been awarded for material preparation. As material becomes available, physical works will commence following the tender process.

Heavy rainfall in June 2026 has delayed progress on current road packages. Site commencement for Old Thargomindah Road has not yet commenced. Tobermory Road, Ingeberry Road, Mulliana Road and (Kyabra Road Drainage package) has commenced work.

EMERGENT WORK - February 2026 Rain Event 100% complete.

EMERGENT WORK - June 2026 Rain Event

Following the June 2026 weather event, affected areas are being rectified to restore safe public access. Multiple locations were impacted, and repair works are progressing well. The June 2026 emergent works are approximately 28% complete. Ray Road remains closed from Ch 42,700 to Ch 50,000 due to flooding and limited access. Once the area is accessible, the remaining June 2026 emergent repair works will commence.

PROCUREMENT

6.1 UPCOMING TENDERS

- RFQL04 26-27 Mt Howitt Gravel Screening tender with closing date on the 4th of September 2026.

**QSC – DFRA MONTHLY PROJECT REPORT****August 2026****March 2025 Event Completed Road List**

Road Completed	Start Chainage	End Chainage	Sealed Road Gravel Road	Completion Date
Adavale Black Road	Ch 0.0	Ch 96.092	Seal and gravel Road	Nov 25 – March-26
Adavale Link Road	Ch 0.0	Ch 15.119	Gravel Road	October 2025
Adavale Airport Road	Ch 0.0	Ch 3.854	Gravel Road	October 2025
Adavale-Charleville Road	Ch 0.0	Ch 81.200	Seal and gravel Road	December 2025
Arranfield Road	Ch 0.0	Ch 4.300	Gravel Road	March 2026
Big Creek Road	Ch 0.0	Ch 61.400	Gravel Road	July 2025
Black Water Street Adavale	Ch 0.0	Ch 522	Seal and gravel Road	December 2025
Canaway Downs Road	Ch 0.0	Ch 36.400	Gravel Road	March 2026
Duck Creek Road	Ch 0.0	Ch 26.400	Gravel Road	July 2025
Humeburn Road	Ch 0.0	Ch 61.00	Gravel Road	July 2025
Mickinlay Street Adavale	Ch 0.0	Ch 1.44	Seal and gravel Road	October 2025
Mumberry Street	Ch 0.0	Ch .3	Seal and gravel Road	December 2025
Napoleon Road	Ch 0.0	Ch 27.500	Seal and gravel Road	December 2025
Nelson Street	Ch 0.0	Ch 1.1	Gravel Road	October 2025
Nickavilla Road	Ch 0.0	Ch 4.3	Gravel Road	October 2025
Nimboy Road	Ch 0.0	Ch 21.00	Gravel Road	November 2025
Old Charleville Road	Ch 0.0	Ch 96.000	Gravel Road	April 2026
Onion Creek Road	Ch 0.0	Ch 19.300	Gravel Road	April 2026
Patrica Park Road	Ch 0.0	Ch 10.600	Gravel Road	December 2025
Rosella Road	Ch 0.0	Ch .700	Seal and gravel Road	December 2025
Shepherd Street	Ch 0.0	Ch.3	Seal and gravel Road	December 2025
Trinidad Road	Ch 0.0	Ch 93.700	Gravel Road	April 2026
Wareo Road	Ch 0.0	Ch 35.400	Gravel Road	December 2025

**QSC – DFRA MONTHLY PROJECT REPORT****August 2026**

Road Completed	Start Chainage	End Chainage	Sealed Road Gravel Road	Completion Date
Ambathalla Road	Ch 0.0	Ch 47.100	Gravel Road	May 2026
Patrica Park Service Road	Ch 0.0	Ch 0.135	Seal Road	May 2026
Eromanga Dump Road	Ch 0.0	Ch 0.275	Seal Road	May 2026
Adavale Bore Road	Ch 0.0	Ch 0.033	Seal Road	May 2026
Adavale Link Road	Ch 1.700	Ch 1.800	Seal Road	May 2026
Coonaberry Creek Road	Ch 10.000	Ch 20.000	Seal Road	May 2026
Eulo Road	Ch 3.400	Ch 3.500	Seal Road	May 2026
Mt Margaret Road	Ch 6.000	Ch 21,932	Seal Road	May 2026
Ray Road	Ch 20,073	Ch 20,100	Seal Road	May 2026
Kyabra Road Various locations	Ch 1.700	Ch 84.000	Seal Road	May 2026
Boondoon Road	Ch 0.0	Ch 17.800	Gravel Road	May 2026
Cane Grass Road	Ch 0.0	Ch 6.500	Gravel Road	May 2026
Boran Road	Ch 0.0	Ch 8.1	Gravel Road	July 2026
Giberoo Road	Ch 0.0	Ch 1.8	Gravel Road	August 2026
Pinkenetta Road	Ch 0.0	Ch 28.4	Gravel Road	August 2026



QSC – DFRA MONTHLY PROJECT REPORT

August 2026

6.2 TENDERS/QUOTES AWARDED- March 2025 Event Works

Tender	Contractor	Total (incl GST) & Variation	Status	Award Date
RFQL01 25-26 FD Adavale Black Road Pkg	Travers	\$4,631,131.63	Completed	28th August 2025
RFQL04 25-26 FD Screening Tender – Old Charleville Rd Area	Tolbra Earthmoving and haulage	\$550,431.99	Completed	15th July 2025
RFQL05 25-26 FD Patricia Park Rd Pkg	APV Contracting	\$756,941.90	Completed	28th August 2025
RFQL14 25-26 FD Old Charleville Rd Pkg	SA Travers & SL Travers	\$2,806,443.68	Completed	28th October 2025
RFQL16 25-26 FD Napoleon Rd Pkg	APV Contracting	\$688,176.62	Completed	28th October 2025
RFQL17 25-26 FD Quilpie Screening -Part 1	Tolbra Earthmoving and haulage	\$1,752,341.02	80% complete	28th October 2025
RFQL20 25-26 FD Sealed Road Reconstruction - Pkg 1	Stabilcorp Pty Ltd	\$2,222,414.31	Completed	28th October 2025
RFQL21 25-26 FD Quilpie Screening-Part 3	APV Contracting	\$2,204,367.41	80% complete	19th November 2025
RFQL22 25-26 FD Quilpie Screening-Part 4	APV Contracting	\$1,813,047.56	51% complete	19th November 2025
RFQL22 25-26 FD Quilpie Screening-Part 4 Variation 01	APV Contracting	Original contract value \$1,813,047.56 V1 \$202,898.12 New Contract value \$2,015,945.67	45% complete	30th April 2026
RFQL06 25-26 Flood Damage	APV Contracting	\$1,666,108.62	Completed	17th December 2025



QSC – DFRA MONTHLY PROJECT REPORT

August 2026

Tender	Contractor	Total (incl GST) & Variation	Status	Award Date
RFQL25 25-26 Flood Damage	APV Contracting	\$930,316.20	Completed	17th December 2025
RFQL27 25-26 Flood Damage Trinidad Road	APV Contracting	\$3,311,064.25	Completed	29th January 2026
RFQL20 25-26 Variations 1 & 2	Stabilcorp Pty Ltd	\$561,488.73	Completed	29th January 2026
RFQL20 25-26 - Various Variations	Stabilcorp Pty Ltd	Original: \$2,222,414.3 V04– \$61,821.08 V05– \$119,664.00 V06 – \$15,308.00 V07– \$180,443.20 V08 - \$105,079.28 New Contract: \$3,148,196.43	Completed	29th January 2026
RFQL23 25-26 Ambathalla Road Pkg	SA Travers & SL Travers	\$2,883,040.18	Completed	17th February 2026
NVP-01 Kyabra Road Drainage Pkg	Stu Bowen	\$923,421.25	97% complete	10th March 2026
Arranfield Road Pkg	Stu Bowen	\$131,360.00	Completed	Quote
RFQL30-25-26 Tobermory Road Gravel Pkg	APV Contracting	\$7,357,623.90	11% complete	18th March 2026
RFQL37-25-26 Pinkenetta Road Pkg	SA Travers & SL Travers	\$1,225,215.72	Completed	5th May 2026
RFQL39 25-26 Flood Damage Old Thargomindah Road Pkg	SA Travers & SL Travers	\$1,923,723.00	Work has not commenced.	16th June 2026

**QSC – DFRA MONTHLY PROJECT REPORT****August 2026****6.3 GRAVEL SCREENING**

RFQL17 was awarded to Tolbra Earthmoving and Haulage, where works have commenced on Hell Hole Gorge and is ongoing currently.

RFQL21 was awarded to APV Contracting, and work has started near Toompine.

RFQL22 was awarded to APV Contracting. Work commenced Jan 2026.

RFQL06 was awarded to APV Contracting. Work commenced Jan 2026. Completed.

6.4 ROAD PACKAGES

NPV-01 Kyabra Drainage Pkg was awarded to Stu Bowen work has completed.

RFQL30 25-26 Tobermory gravel package was awarded to APV Contracting. Work has commenced.

RFQL37 25-26 Pinkenetta Road package was awarded to SA Travers & SL Travers.

Work has been completed. May 2026

RFQL39 25-26 Flood Damage Old Thargomindah Road Package awarded to SA Travers & SL Travers Work has not commenced due to recent rainfall which has impacted this road.

6.5 WATER ISSUES

Recent rain falls from the February/June rain event (2026) will help with this issue.

A program is in place to signpost approved water sources that are subject to agreements between local landowners and Quilpie Shire Council (QSC).

The current works program for March 2025 will be tendered to secure access to water resources until sufficient rainfall occurs. Where water sources are unavailable, water cartage will be required as the only viable option to support the works program.

QRA LIAISON

Since the March 2025 event, officers from the Queensland Reconstruction Authority (QRA) have visited Quilpie on several occasions to assist Council in fast-tracking damage assessments and progressing funding approvals associated with that event.

The latest meeting was held on 3rd of September 2026 Online between Regional Liaison Officer RLO, Jai Green with Justin Hancock (CEO), Eng Lim (Director, Infrastructure Services) and Peter Polizzi (Project Manager, Proterra Group) via Online Teams meeting to review progress and discuss outstanding submissions. The March 2025 program is currently progressing well however we have had a lot of recent rainfall weekly of up to 50mm per week which is now delaying progress on various sites and has caused the June 2026 Rain Event activation. The June 2026 Rain Event value is currently being assessed.

Council has also kept QRA informed of the recent June 2026 rainfall event and its impacts, ensuring early visibility of potential damage and funding implications.

**QSC – DFRA MONTHLY PROJECT REPORT****August 2026****EMERGENT WORK - February 2026 Rain Event completed.**

On 11th February 2026, Quilpie Shire experienced a significant rainfall event, with some locations recording more than 180mm overnight. Storms and heavy rainfall impacted multiple areas across the Shire and surrounding regions.

Since Quilpie Shire does not have a local weather radar, it has been challenging to accurately determine the precise locations and intensity of rainfall across the network. The event resulted in temporary road closures, with access to Adavale, Quilpie, and Thargomindah cut off due to flooding.

Council crews have been working closely with Proterra to inspect, document, and prioritise damage across the affected road network. Engagement is ongoing with impacted landholders to identify the most severely affected areas and ensure works are undertaken to rectify hazards and restore safe access as quickly as practicable.

Council continues to provide regular updates to the community regarding affected roads and locations via the Council dashboard, social media platforms, and direct phone communication.

The Emergent work for Feb 2026 has now been completed. We are now assessing the volume of REPA works to repair the damaged to the assets.

EMERGENT WORK - June 2026 Rain Event.**Weather and Impact Overview**

Between 9th of June and 2nd of July 2026, the Quilpie Shire experienced heavy, consistent rainfall. This severe weather impacted multiple areas across the Shire and surrounding regions. Because the region lacks a local weather radar, accurately tracking the precise location and intensity of the rain proved difficult. The consistent downpour resulted in widespread temporary road closures

Council Action and Inspections

Council crews have partnered closely with Proterra to inspect, document, and prioritise damage across the affected road network. Our teams are actively engaging with impacted landholders. This helps us identify the most severely affected areas so we can clear hazards and restore safe access as quickly as possible. Currently road repairs are under way for the following roads: Ray Road, Old Charleville Road, Big Creek Road, Duck Creek, Wareo Road, Trinidad Road, Humeburn Road, Telephone Bore Road, Cooma Road, Congie Road, Corowa Road, Boondook Road, Coonaberry Creek. We are waiting for water levels to recede on several remaining roads. Once accessible, emergent work repairs will begin immediately. Ray Road is now open from Ch 42,700 to Ch 50,000 June 2026 Emergent work repair has made this area accessible.

Community Updates

We remain committed to keeping the community informed. We provide regular updates on affected roads and locations via the following channels.

- [Quilpie Shire Council Dashboard](#)
- Quilpie Shire Council's [Official Facebook Page](#)
- Direct phone communication.



QSC – DFRA MONTHLY PROJECT REPORT

August 2026

Photo Below of Ray Road flood damage-Rain event 9th June 2026.



Photo Below of Ray Road of Ray Road Emergent work repair by Stu Bowen.





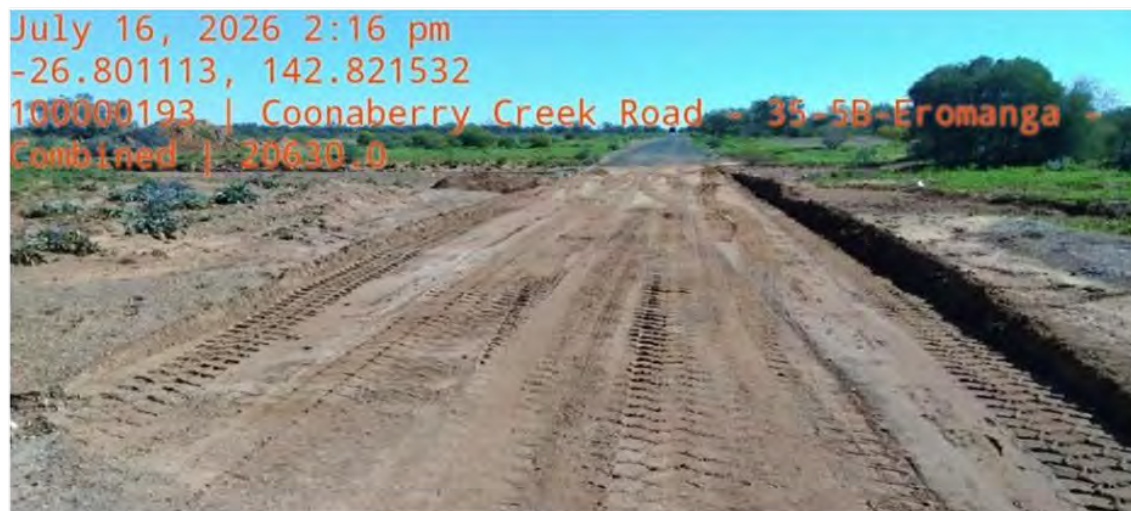
QSC – DFRA MONTHLY PROJECT REPORT

August 2026

Photo below of Emergent work June 2026 Damage on Coonaberry Creek Road.



Photo below of Emergent work June 2026 Repairs completed on Coonaberry Creek Road by APV.





QSC – DFRA MONTHLY PROJECT REPORT

August 2026

Photo Below of Emergent work June 2026 Damage completed on Adavale-Black Road.



Photo Below of Emergent work June 2026 repair completed by Stu Bowen on Adavale-Black Road.



**QSC – DFRA MONTHLY PROJECT REPORT****August 2026**

RFQL21 25-26 -APV Gravel Screening Pkg. Photos below of APV Screening on Telephone Bore Road Ch 24.



RFQL22 25-26- Gravel Screening Pkg by APV on Congie Road. Photos below.



**QSC – DFRA MONTHLY PROJECT REPORT****August 2026**

RFQL22 25-26- Gravel Screening Pkg by APV on Corowa Road. Photos below



**QSC – DFRA MONTHLY PROJECT REPORT****August 2026****RFQL 17 25-26 Tolbra - Screening Works**

Photos below show Tolbra completed screening on Gooyea Road.



Photos below show Tolbra completed screening on Milo Road Ch 01





QSC – DFRA MONTHLY PROJECT REPORT

August 2026

Photo below show damage on Tebin Road from March 2025 event.



Photo below show completion of work on Tebin Road from Quilpie Shire Council.





QSC – DFRA MONTHLY PROJECT REPORT

August 2026

Kyabra Drainage package, Photo below of damage on Kyabra Road in 2025.



Photo Below shows restoration of Kyabra Road by Stu Bowen in August 2026.





QSC – DFRA MONTHLY PROJECT REPORT

August 2026

RFQL37 25-26 Pinkenetta Road package. Photo below show damage on Pinkenetta Road.



Photo below of completion on Pinkenetta Road by Masoff Earthmoving.



**QSC – DFRA MONTHLY PROJECT REPORT****August 2026**

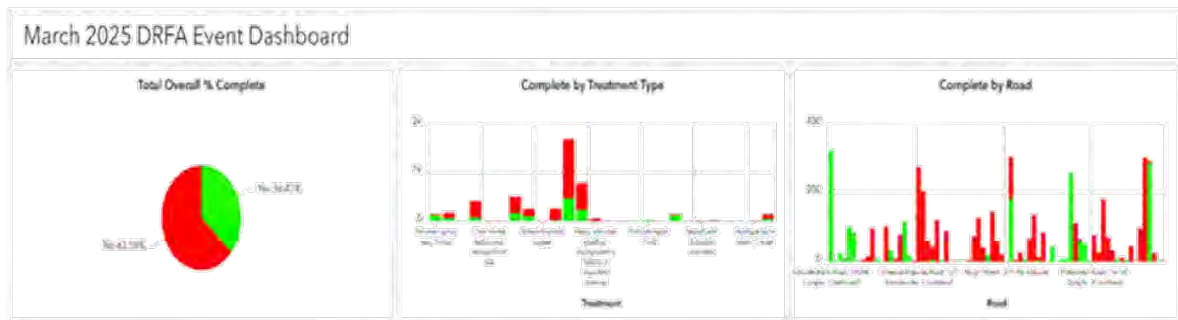
Photo below of Ingeberry Road. APV has commenced work.





August 2026

<https://proterrapg.maps.arcgis.com/apps/dashboards/691f6bb3309545ee95f9d5177b299597>



Quilpie Shire Council
Flood Works Reporting
Map 1 of 1

Legend

- Localities
- State Controlled Roads
- Works Completed under contract

QUILPIE Shire

PROTERRA GROUP

These drawings are to guide the attention of the Council and are not to be used for any other purpose. The Council is not responsible for any errors or omissions in the drawings. The Council is not responsible for any damage or loss resulting from the use of these drawings. The Council is not responsible for any damage or loss resulting from the use of these drawings.

10.2 COMMUNITY AND BUSINESS DEVELOPMENT STATUS REPORTS

10.2.1 DEPUTY DIRECTOR COMMUNITY AND BUSINESS DEVELOPMENT STATUS REPORT

IX: 279682

Author: Corey Richards, Deputy Director of Community and Business Development

**Authorisers: Lisa Hamlyn, Director Community and Business Development
Justin Hancock, Chief Executive Officer**

Attachments: Nil

KEY OUTCOME

Nil

EXECUTIVE SUMMARY

For the month of August, business development activities continued to focus on strengthening investment attraction, economic development and community partnerships through the Quilpie Travel and Transport Precinct EOI, attendance at the TSBE Surat Basin Energy Summit, and progression of the Destination Management and Economic Development Plan. The Local Business Innovation Fund closed its first round with eleven applications received from local businesses. Health and wellbeing initiatives also progressed through community engagement, Census promotion, planned service opportunities, local events and health promotion programs that support a connected and healthy Quilpie Shire.

ACTION ITEMS

There are no outstanding action items arising from previous Council resolutions in relation to this report.

OPERATIONAL UPDATE

Business Development

[Quilpie Travel and Transport Precinct \(QTTP\) EOI](#)

The Quilpie Travel and Transport Precinct (QTTP) was released on VendorPanel as a public EOI on 6 July 2026 and closed on 17 August 2026. At the time of closing over 7000 organisations had been sent the EOI. From this, three submissions have been submitted and under review by the evaluation panel currently. The desired outcome from the process is to test the market for investors and developers. The QTTP represents a unique regional opportunity and aligns with Quilpie Shire's vision for the Q1000 and Western Enabling Network (WEN) sealing in the future; all projects are set to increase business and the wider regional economy centred in Quilpie Shire.

[2026 Census Campaign](#)

The 2026 Census Campaign headed by Quilpie Shire had varied results, with the feedback from travellers and community that the profile had been raised and communication relating to the benefits of completing the Census was a contributing factor to their engagement with the process. Deputy Director Community and Business Development, Corey Richards had pop-ups within the community on Census morning and delivered census material to Adavale as the population had not received their Census documents. Additional Council led mailbox drops and social media campaigns were undertaken for the lead up and post Census. The results of the national count are expected to be published between July and October 2027.

TSBE Surat Basin Energy Summit

Deputy Director Community and Business Development Corey Richards attended the Surat Basin Energy Summit hosted in collaboration between Toowoomba and Surat Basin Enterprise (TSBE) and Western Downs Regional Council. Quilpie Shire attended to gain additional insight to the advocacy, future development and transition in the Surat Basin and understand the state of capital investment and the industry in this area. Additionally, gaining an understanding of economic pressures from policy and how the industry and community is collaborating.

Destination Management and Economic Development Plan – Project Update

The Destination Management and Economic Development Plans are continuing to progress with the in-region consultations held from 24 August 2026 to 28 August 2026. Significant community engagement occurred with businesses and the community through both face-to-face interactions, surveys, and pop-up sessions across the shire. The Situational Analysis has been finalised and will be circulated to Councillors in future briefing sessions. The fortnightly project update meetings are on track, and the project is on track to be completed by the end of Quarter 2, 2026/27 FY. Initial draft documents are being prepared for completion in late October.

Local Business Innovation Fund

The Local Business Innovation Fund (LBIF) launched on 1 July 2026 with correspondence being released for eligible businesses within the Quilpie Shire. Round one of the grant program closed on 28 August 2026. Council received eleven (11) applications, which are being reviewed and assessed by the assessment panel in September. With the total application projects valuing ~ \$280,000.

Health and Wellbeing Programs

Community Service Coordinator Updates July 2026

- Enhanced community wellbeing initiatives by exploring opportunities for a Chair Yoga program in Quilpie, receiving positive stakeholder feedback and progressing discussions on potential local delivery.
- Continued coordination of key community engagement initiatives, including a planning meeting with TRACC to be held on 14 September 2026 in preparation for the upcoming *Just a Farmer* community screening.
- Option 2 (concise):

Health Promotions Update

Program	Attendance
Wheelie Walk and wiggle	18
Youth Group	32
Craft and Chat	12
Healthy Minds	32
Healthy Ageing Series Online	5
Afterschool Craft	21

- Noosa Film Academy in collaboration with Queensland Mental Health Commission (QMHC) undertook filming in community across both Quilpie State College and St Finbarr's School as well as engaging with the seniors at the Gyrica Gardens Multi Purpose Centre. Filming was conducted as part of a mental health awareness campaign, with a community Red Carpet screening held at the hall attracting 102 attendees. The initiative was coordinated by Health Promotions Officer Michelle Donohue.

CONSULTATION (INTERNAL/EXTERNAL)

Chief Executive Officer

Executive Leadership Team

Director Community and Business Development

Council Staff

Community

Program Stakeholders

Local, State and Commonwealth Governments

LEGAL IMPLICATIONS

No legal impacts are noted that are relevant to this report.

FINANCIAL AND REVENUE IMPLICATIONS

Programs within this directive operate within the 2026-2027 Quilpie Shire Council budget.

RISK MANAGEMENT IMPLICATIONS

Programs are delivered in accordance with Council's Enterprise Risk Management Policy (G.11) and Framework (G.11-A).

10.2.2 COMMUNITY AND BUSINESS DEVELOPMENT STATUS REPORT

IX: 279684

Author: Lisa Hamlyn, Director Community and Business Development

Authorisers: Justin Hancock, Chief Executive Officer

Attachments: Nil

KEY OUTCOME

Nil

EXECUTIVE SUMMARY

The reporting period saw continued progress across community development, recovery and operational programs. The Exclusion Fence Restitution Program remains active, with ongoing support being provided to applicants and 156.8 km of fencing repaired to date. Community health advocacy continues through the Community Advisory Network, particularly in relation to dental services and allied health access. The Quilpie and Eromanga swimming pool seasons are underway, with operators engaging proactively with local communities and user groups. Council has also progressed disaster management planning, executed a new lease with the Quilpie QCWA, and continued supporting residents impacted by the March 2025 flood event through recovery initiatives and community engagement activities.

ACTION ITEMS

Condolences

Formal condolences from Council were forwarded to the families of Robyn Cherry, Lenny Morris, Jill Pegler and Kerrod Gorringer.

OPERATIONAL UPDATE

Exclusion Fence Restitution Program

Table 1 EFRP Statistics

Program Statistics (August)

Item	QSC / SWQROC	Totals
Total Expressions of Interest (EOI's) received	71	71
Number of EOI's that did not proceed	29	29
Number of Applications in draft	29	29
Number of Applications completed	13	13
Total number of applications fully acquitted	0	0
Total number of km repaired	156.8	156.8

Program Officers are providing targeted support to applicants with draft applications, helping them complete and progress the necessary portal documentation to enable preliminary and progress payments.

The Exclusion Fence Recovery Project Officers will be present at the Quilpie Show to promote the program, liaise with current applicants, and connect with landholders who may be eligible to access funding opportunities.

A DPI Taskforce project meeting will be held on Friday 11 September 2026.

Community Advisory Network (CAN)

A Community Advisory Network meeting was held at the Quilpie MPHS on Monday 7 September 2026. Meeting agenda items and discussion included:

- Dental health continues to be a key community health priority, recognising that inadequate access to oral health services can result in wider health complications. Advocacy for improved access remains ongoing.
- CAN Forum & Staff Awards will be held in Charleville on 27 October 2026. The CAN Chair and Director of Nursing will attend to advocate for local healthcare needs, including emerging service gaps associated with the introduction of the *Thriving Kids* program. Concerns have been raised that some children (under 8) are no longer eligible for NDIS support, resulting in reduced access to allied health services, with some now receiving support through schools only once per term.
- NDIS - introduction of new laws and changes for participants
- Community Health Nurse reported that she currently has 27 clients who receive regular support services within the Shire.
- MPHS is preparing for accreditation expected to occur within the next few weeks.
- One spare MPHS bed currently.

Swimming Pools

Quilpie

The new pool lessees, LeisureSafe, commenced operations for the 2026/27 swimming season on Monday 7 September and have been proactive in preparing for a busy period of community use. Since taking over management of the facility, LeisureSafe has been engaging with local schools, community groups and organisations to coordinate bookings and discuss opportunities to utilise the pool. Early engagement has focused on supporting school swimming programs, learn-to-swim initiatives and community recreation opportunities, ensuring the facility continues to meet the needs of residents and visitors alike. Council looks forward to working collaboratively with LeisureSafe to deliver a safe, well-managed and vibrant aquatic facility for the Quilpie community.

Eromanga

All About Aquatics will commence operations for the Eromanga Swimming Pool season on 28 September 2026. In preparation for the season, the operator has actively engaged with the local community to seek feedback on preferred opening hours and has worked to accommodate these preferences wherever practical. The pool timetable has been developed using a seasonal approach, allowing operating hours and programming to be adjusted throughout the season in response to community demand, weather conditions and operational requirements. This flexible approach aims to maximise accessibility and ensure the facility continues to meet the recreational and wellbeing needs of Eromanga residents and visitors.

IGEM – (Office of the Inspector - General of Emergency Management)

The Chief Executive Officer, Director of Community & Business Development, and Community Recovery Officers met with the Charleville District Disaster Management Group (DDMG) Executive Officer and the Roma/Charleville Emergency Management Coordinator to undertake the assessment of Council's Local Disaster Management Plan. The meeting provided an opportunity to review current arrangements, discuss areas for improvement, and ensure the Plan remains aligned with contemporary disaster management requirements and regional coordination processes.

QCWA

The lease agreement between Council and the Quilpie QCWA has now been formally executed, providing certainty for the continued occupation and use of the facility until 30 June 2030. The agreement reflects the ongoing partnership between Council and the QCWA, recognising the important role the organisation plays in supporting community wellbeing, social connection and local initiatives. Execution of the lease secures Council's tenure for the next four years and provides a clear framework for the management and use of the premises throughout the lease term.

Community Recovery

Community Recovery Officers have continued to play an active role in supporting residents and landholders impacted by the March 2025 Flood and Associated Rainfall Event, with a strong focus on building relationships and strengthening partnerships across the recovery network. Significant effort has been directed towards collaborating with government agencies, non-government organisations, service providers and community groups to improve access to recovery services and ensure affected community members are aware of the support available to them. Officers have also been engaging directly with impacted residents to better understand ongoing recovery needs and identify opportunities for community-led initiatives.

A number of recovery and wellbeing activities are currently being planned across the Shire to encourage community connection, resilience and ongoing recovery. As part of these efforts, Community Recovery Officers will have a presence at both the Quilpie Ag Day and the Quilpie Show, providing information about available support services, promoting recovery programs and engaging with community members in an informal and accessible setting. These events will provide valuable opportunities to connect with residents, gather feedback and continue fostering strong community partnerships throughout the recovery process.

Table 2 Meeting and Events – August

Date	Type	Title	Location
03 August	Meeting	EFRP – PLG	TEAMS
03 August	Meeting	TMR – Grid Management Program	TEAMS
03 August	Meeting	Strategic Management Team Weekly Catch Up	TEAMS
04 August	Meeting	Councillor Briefing Session	Boardroom
05 August	Meeting	CRRO / CRRSO Community Recovery Weekly Catch Up	TEAMS
06 August	Meeting	Local Government Playbook Champions – Meeting 2	TEAMS
06 August	Meeting	Nathan Rose – Imperial Hotel	Boardroom
10 August	Meeting	EFRP – PLG	TEAMS
10 August	Training	New AV Equipment Operation	Boardroom
10 August	Meeting	Strategic Management Team Weekly Catch Up	TEAMS
10 August	Meeting	Aspire – AI Demonstration	TEAMS
11 August	Meeting	IGEM – Local Disaster Management Plan Assessment	Depot Training Room
11 August	Meeting	Scope of Works Planning – New Business System	Boardroom
13 August	Meeting	Infrastructure Catch Up	Office
13 August	Meeting	Community Recovery Program	TEAMS
14 August	Meeting	DPI Exclusion Fencing Taskforce	TEAMS
17 August	Meeting	Local Laws Review Project	Boardroom
17 August	Meeting	Quilpie Care Collective Program	TEAMS
17 August	Meeting	Strategic Management Team Weekly Catch Up	TEAMS
17 August	Meeting	Mental Health Consumer Advisory Committee	TEAMS

Date	Type	Title	Location
18 August	Meeting	Ordinary Council Meeting	Boardroom
19 August	Meeting	Post Ordinary Meeting – Staff Meeting	Office
19 August	Meeting	Capital Catch Up	Office
19 August	Meeting	CRRO / CRRSO Community Recovery Weekly Catch Up	TEAMS
24 August	Meeting	EFRP – PLG	TEAMS
24 August	Meeting	Strategic Management Team Weekly Catch Up	TEAMS
26 August	Meeting	CRRO / CRRSO Community Recovery Weekly Catch Up	TEAMS
26 August	Meeting	Community Town Hall (SWHHS)	TEAMS
31 August	Meeting	EFRP – PLG	TEAMS
31 August	Meeting	Quilpie Community Advisory Committee	MPHS
31 August	Meeting	Strategic Management Team Weekly Catch Up	TEAMS

Table 3 Upcoming Meetings and Events – September

Date	Type	Title	Location
01 September	Meeting	Special Meeting of Council	Boardroom
01 September	Meeting	Councillor Briefing Session	TEAMS
02 September	Meeting	EFRP – Project Management Meeting	TEAMS
02 September	Meeting	DPI / QSC – Project Projection Meeting	TEAMS
02 September	Meeting	Quilpie Housing & Prosperity Summit Planning Meeting	Boardroom
03 September	Event	Welcome BBQ - LeisureSafe	Bicentennial Park
07 September	Meeting	EFRP – PLG	TEAMS
07 September	Meeting	Strategic Management Team Meeting	TEAMS
09 September	Meeting	Special Meeting of Council	Boardroom
09 September	Meeting	LBIF Program – Application Review	Boardroom
09 September	Meeting	Dept. Communities – Community Recovery	TEAMS
10 September	Meeting	Cascade	TEAMS
10 September	Event	R U OK Day – Morning Tea	Office
11 September	Event	Quilpie Show Ag Day	Bulloo Park
14 September	Meeting	EFRP – PLG	TEAMS
14 September	Meeting	Strategic Management Team Meeting	TEAMS
15 September	Meeting	Council Meeting	Boardroom
16 September	Workshop	Child Safeguarding Workshop	Eromanga
16 September	Meeting	Charleville Area Bushfire Management Committee	TEAMS
17 September	Workshop	Child Safeguarding Workshop	Quilpie
21 September	Meeting	EFRP – PLG	TEAMS
21 September	Meeting	Strategic Management Team Meeting	TEAMS
23 September	Meeting	Community Recovery	TEAMS
23 September	Meeting	Community Town Hall	TEAMS
28 September	Meeting	EFRP – PLG	TEAMS
28 September	Meeting	Strategic Management Team Meeting	TEAMS

CONSULTATION (Internal/External)

Chief Executive Officer

Executive Leadership Team

Deputy Director Community and Business Development

Council Staff

Community

Program Stakeholders

Local, State and Commonwealth Government representatives

LEGAL IMPLICATIONS

No legal impacts are noted that are relevant to this report.

FINANCIAL AND REVENUE IMPLICATIONS

Programs within this directive operate within the 2025-2026 Quilpie Shire Council budget.

RISK MANAGEMENT IMPLICATIONS

Programs are delivered in accordance with Council's Enterprise Risk Management Policy (G.11) and Framework (G.11-A).

10.3 CORPORATE SERVICES STATUS REPORTS

10.3.1 CORPORATE SERVICES STATUS REPORT - AUGUST 2026

IX: 279551
Author: Mwewa Chisenga, Deputy Director of Corporate Services
Authorisers: Sharon Frank, Director Corporate Services
 Justin Hancock, Chief Executive Officer
Attachments: Nil

KEY OUTCOME

Key Outcome: 9. Finances and Resources

Key Initiative: 9.3 Financial planning
 9.4 Financial accountability
 9.5 Financial policies and processes

EXECUTIVE SUMMARY

Corporate Services activities in August 2026 spanned procurement of goods and services, rates and charges, information technology, stores and compliance administration, applications for grants and subsidies, finance operations, preparations for the 2025/26 financial statements, governance matters, and meetings attended by Corporate Services staff.

This report is provided for Council's information. No decision or resolution is required.

ACTION ITEMS

For information only.

OPERATIONAL UPDATE

Procurement of Goods and Services

- Prepared expenditure by area reporting and Quilpie area spend analysis – monthly and year to date reporting.

Table 1 Tenders and requests for large quotes

Tenders and Requests	Status
RFQL29 25-26 Flood Damage Keeroongooloo Rd Pkg	Evaluated
EOI 01 26-27 The Development and Operation of the Quilpie Transport and Travel Precinct	Evaluated
RFQL01 26-27 Quilpie Airport Upgrade Material Screening	Evaluated
T02 26-27 Quilpie Rural Residential and Industrial Subdivision Civil Works	Evaluated
RFQL02 26-27 Flood Damage Blackall- Adavale Road Pkg	Evaluated

Tenders and Requests	Status
RFQL03 26-27 Flood Damage Cheepie Adavale Road Pkg	Evaluated
Register Of Prequalified Suppliers Of Mobile Plant And Equipment for Wet And Dry Hire 2026-2028	Evaluated
RFQL04 26-27 Screening of material for 2025 flood damage works	Evaluated
RFQL 05 26-27 Supply & delivery 1 (one) Mobile Horizontal Waste Shredder	Evaluated
T13 25-26 Quilpie Airport Upgrade	Awarded

Number of purchase orders: 112

Estimated value: \$749,159.39

Expenditure by area reporting

The table and graphs below provide an overview of Council's expenditure on goods and services, categorised by the locations where the businesses operate. Expenditure within the Quilpie Shire encompasses all businesses within the region, highlighting the importance of every business to our community and local economy.

Graph 1 Expenditure by area – August 2026

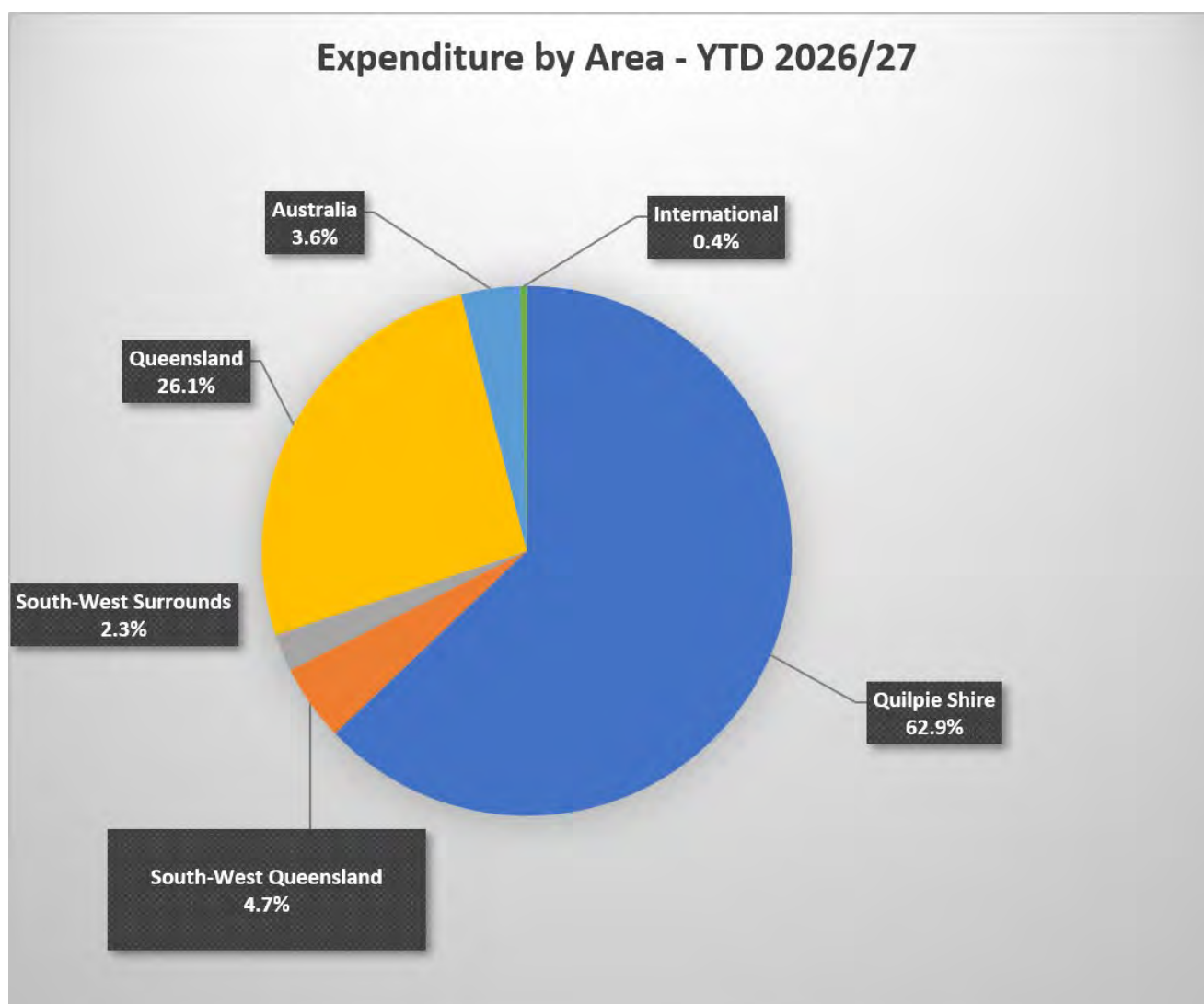


Table 2 Procurement of goods and services 2026/27

July to August 2026

Expenditure By Area

Area	July	%	August	%	%	2026/27 YTD Total	YTD %
Quilpie Shire	1,529,524	55.1%	2,041,285	70%		3,570,809.13	62.9%
South-West Queensland	138,589	5.0%	126,722	4%		265,311.38	4.7%
South-West Surrounds	108,209	3.9%	21,002	1%		129,211.10	2.3%
Queensland	840,087	30.2%	643,968	22%		1,484,054.55	26.1%
Australia	137,687	5.0%	66,912	2%		204,598.69	3.6%
International	23,143	0.8%	-	0%		23,143.26	0.41%
TOTAL PAYMENTS FOR GOODS AND SERVICES BY AREA	\$ 2,777,239	100%	2,899,889	100%		5,677,128.11	100%

	July	August	YTD
TOTAL PAYMENTS	10,983,436	3,681,292	14,664,728.21
Less:			
Government Agency	34,331	16,834	51,165.77
Tax Payments	150,763	104,761	255,524.88
Internal Adjustments - Quilpie Shire Council	-	-	-
Investment Movements	7,800,000	-	7,800,000.00
NAB Purchase Card	55,909	57,778	113,687.15
Superannuation	85,004	84,674	169,677.39
Local Government Arrangement	80,189	517,356	597,544.91
	<u>8,206,197</u>	<u>781,403</u>	<u>8,987,600.10</u>
NET CREDITOR PAYMENTS	\$ 2,777,239	\$ 2,899,889	5,677,128.11

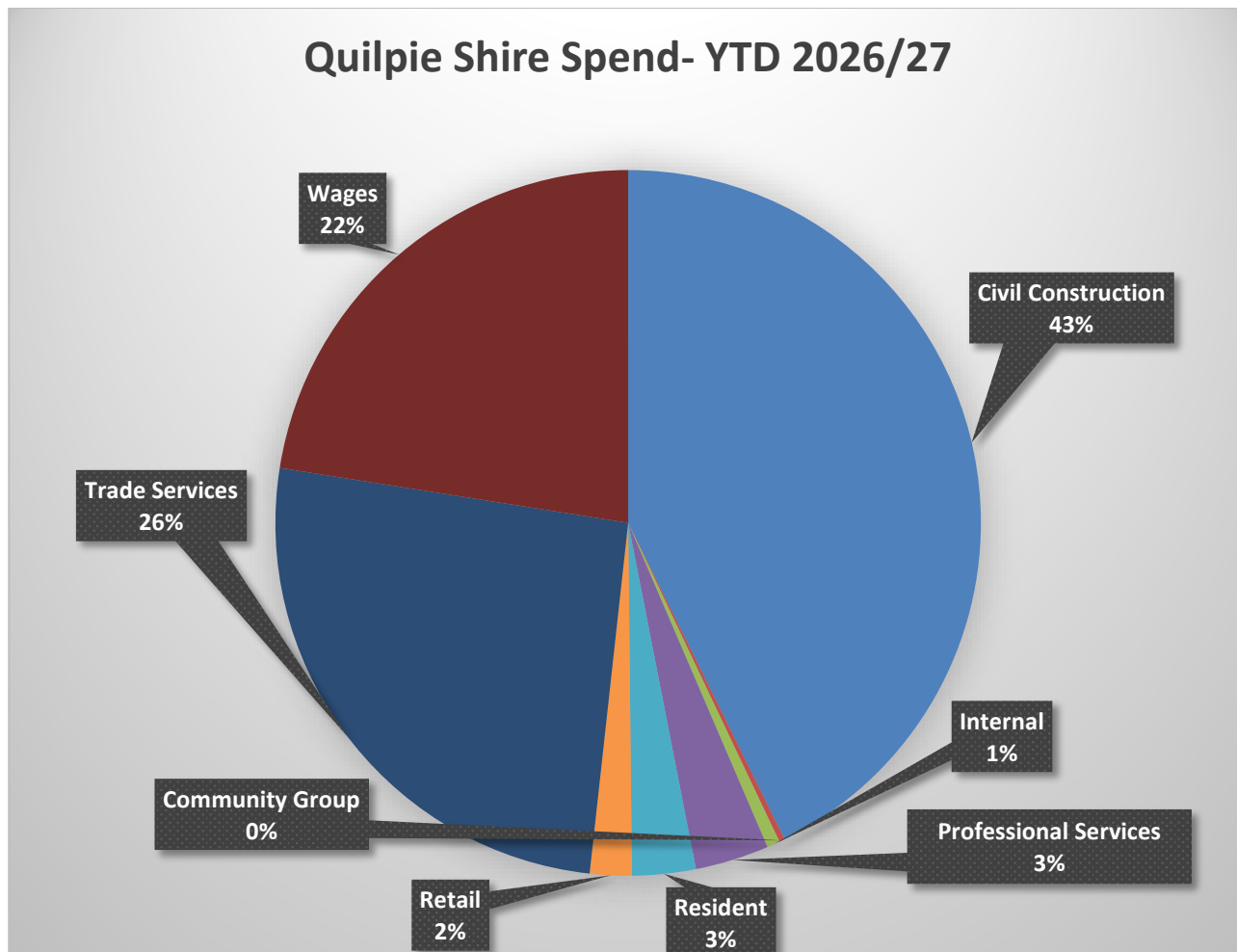
Table 3 Expenditure by area - definitions

Expenditure by Area - Definitions	
Area	Area Definition
Quilpie Shire	Procurement of good and/services from suppliers operating within the Quilpie Shire.
South-West Queensland	Procurement of good and/services from suppliers operating within the other five South West Queensland Council areas which include Balonne, Bulloo, Maranoa, Paroo and Murweh.
South-West Surrounds	Procurement of good and/services from suppliers operating in local government areas that surround South West Queensland council areas - Banana, Barcoo, Blackall-Tambo, Central Highlands, Goondiwindi, Longreach and Western Downs.
Queensland	Procurement of good and/services from suppliers operating within the rest of Queensland (excluding suppliers operating from Quilpie Shire, South-West Queensland and South-West Surrounds areas).
Australia	Procurement of good and/services from suppliers in NSW, Victoria, ACT, SA, WA, NT and Tasmania.
International	Procurement of good and/services from international suppliers i.e. from outside Australia.
Exclusions:	
Government Agency	Includes the Queensland Government, a government entity, a corporatised business entity or another local government; or another Australian government or an entity of another Australian government; or a local government of another State.
Australian Taxation Office	Taxation Obligations - PAYG, GST, FBT
Internal Adjustments - Quilpie Shire Council	Example between QSC General and Trust Accounts
Investment Movements	Queensland Treasury Corporation and Term Deposits
National Australia Bank Purchase Card Payment	NAB is not the supplier of the goods or service. Council uses NAB to transact the purchase.
Superannuation	Includes Council and individual contributions
Local Government Arrangement	LGAQ, Local Government Mutual Insurance Scheme, Local Government Workcare

Quilpie Shire spend analysis reporting

The tables below provide a *general spend analysis of the purchase of goods and services from within the shire (e.g. civil construction, trade services, retail, professional services, community groups, wages and salaries, residents)*.

Graph 3 Quilpie Shire spend analysis – August 2026



Rates and charges

- First half year Rates levy issued 25 August 2026
- EML charges changed for extractive mining (small scale mining)
- Bin and vacant land audit completed

Information technology

- VIC Public WiFi setup
- Further upgrades to the network at the Depot, Library and VIC
- Preparations for Shire Networks shut down
- Preparing information for Aspire AI integration
- Replacement of laptops due
- New Governance Printer Installed and Setup
- General IT support

- Continuing with onboarding of outdoor staff to the network and training in Outlook and Phriendly Phishing.

Stores

- Review and deactivation of inactive stores items
- Maintaining store stock levels and issuing store items ongoing

Compliance administration

- Building and planning enquiries and compliance correspondence
- Liaison with Planner, Building Certifier and EHO
- Draft removal or relocation of a building policy
- General records duties and assistance
- Block 3 – Diploma of LG Planning classes
- Website updates
- Pre-lodgement meetings

Customer Service

- Managing Council's social media platforms
- General customer service duties

Applications for grants and subsidies

Table 4 Competitive grant funding application submissions 2025/26

Funding Program	Funded By	Project	Subsidy Request	Status
Local Government Battery Collection	Queensland Government: Department of the Environment, Tourism, Science and Innovation	The project will install permanent fireproof battery collection boxes at four waste facilities to safely manage problem batteries and includes community awareness activities about the new collection points.	Funding request: \$80,000 Total project cost: \$100,000 Council in-kind support valued at \$20,000	Application Successful
Resource Recovery Boost Fund (Stream 1 – Small)	Queensland Government: Department of the Environment, Tourism, Science and Innovation	The project will procure a mobile horizontal grinder and material handling attachment (rotating grab / grapple bucket) for existing council loader or excavator and the construction of a concrete waste processing bay.	Funding request: \$654,000 Total project cost: \$730,000 Council in-kind support valued at \$20,000	Application successful
Regional Tech Hub	Regional Tech Hub Grant	Quilpie Connectivity Catch-ups – Quilpie, Eromanga	Funding requested: \$1,000	Application successful Planning in progress
Lit Up	Australia Reads	Literacy Program being delivered in collaboration with schools	Funding Requested	Application successful

Funding Program	Funded By	Project	Subsidy Request	Status
2026 Australia Day Community Events Grants Program	National Australia Day Council	Australia Day Awards and Community Connect Events being held Friday 23 January 2026 and Monday 26 January 2026	Funding Request: \$10,000.00 Total Project cost: \$17,740.00 Council contribution: \$7,740.00	Application successful
Cat C - Community Health and Wellbeing Package (CRO) (CRRSO)	Department of Families, Seniors, Disability Services and Child Safety	Employment of Community Recovery and Resilience Officer Employment of Community Recovery Rebuild Support Officer Associated activities	Funding Request: \$927,000.00 CRRO - \$669,000 CRRSO -\$258,000	Application Successful
Early Intervention Aged Care (EIAC) Program	WQPHN Western Qld Primary Health Network	Employment and activities relating to Health and Wellbeing for Seniors	Funding Request: \$150,000.00	Application Successful
Arts Queensland	Regional Arts Development Fund (RADF)	Funding to boost local arts and cultural activities	Funding Request: \$26,250.00 (25-26) *multi-year funded Council in kind contribution: \$5,000.00	Application Successful
Care Collective South-West Primary Care Pilot Program	Queensland Health	Employment of Community Services Coordinator (PT)	Funding Request: \$95,040.00	Application Successful
Active Transport Grant Program 2026/27	Queensland Government Department of Transport and Main Roads	Application 1: Planning Project category – preparation of Walking Network Plan (WNP) Application 2: Design & Construct – Footpath sections on Gyrica Street and Chulungra Street	Funding Request: \$37,500 Council contribution: \$12,500 Total project cost: \$50,000 Funding Request: \$232,500 Council Contribution: \$77,500 Total project cost: \$310,000	Application Submitted
Safer Local Roads & Infrastructure Program (SLRIP)	Federal Government Department of Infrastructure, Transport, Regional Development Communications and the Arts (DITRDCA)	Construction of a new rest area on the Diamantina Development Road (93B) next to the intersection with Kyabra Road	Funding request: \$1,840,000 Council contribution: \$230,000(26/27) and \$230,000 (27/28) Total project cost:\$2.3m	Application submitted
Residential Activation Fund (RAF) – Round 2	Queensland Government Department of State Development, Infrastructure, and Planning	Quilpie Sewage Treatment Plant	Total project cost: \$13,173,197 Funding request: \$11,861,191 Council Contribution: \$1,312,006	Application unsuccessful

Funding Program	Funded By	Project	Subsidy Request	Status
Residential Activation Fund (RAF) – Round 2	Queensland Government Department of State Development, Infrastructure, and Planning	Powerhouse Residential Estate - Stage 2 (Trunk Infrastructure)	Total project cost: \$6,387,944 Funding request: \$6,002,455 Council Contribution: \$385,489	Application Successful
Disability Standards Upgrade Program (DSUP)	Queensland Government Department of Transport and Main Roads	Retrofitting accessibility requirements for Quilpie Airport terminal building	Total project cost: \$153,750 Funding request: \$78,750 Council Contribution: \$75,000	Application Successful

Finance

- Prepared the monthly Finance Report – for the prior month.
- Undertook the grant and contract assessment – monthly review with revenue recognition and adjustments for contract assets and contract liabilities as required. Some new grants that have been approved and received are still being assessed for the correct accounting treatment under the accounting standards.
- Reconciled the work in progress and capital expenditure.
- Processed monthly journals.
- Manage investments as required.

Preparations for financial statements 2025/26

- External Auditors onsite from 3 August to 18 August 2026
- Reviewed financial statements plan for 2025/26
- Coordination and collation of external audit requests for information
- Processing and reconciling general ledger accounts in preparation of final year external audit
- Collation and preparation of draft financial statements for 2025/26

Governance

- Review and updating policy register
- Presentation to council of policies for adoption

Meetings

[Table 6 Meetings](#)

Date	Meeting
3 Aug	Onsite meeting with External Auditors
5 Aug	Onsite meeting with External Auditors – IT general controls
6 Aug	Onsite meeting with External Auditors and CEO
10 Aug	Aspire AI Demo
11 Aug	Scope of work planning – New Business System
14 Aug	Meeting with External Auditors and CEO – update
17 Aug	Local Laws Review project
17 Aug	Review IT Managed Service Provider (MSP) tender requirements
19 Aug	Meeting with Genesis Accounting
21 Aug	Meeting with AMP Consultant
27 Aug	Civica Training – Job costing

CONSULTATION (Internal/External)

Chief Executive Officer

Corporate Services Team

Directors

LEGAL IMPLICATIONS

None noted.

FINANCIAL AND REVENUE IMPLICATIONS

In accordance with Council's adopted 2026/27 budget.

RISK MANAGEMENT IMPLICATIONS

Low, in accordance with Council's Risk Management Policy.

10.4 OFFICE OF THE CEO STATUS REPORTS

10.4.1 CHIEF EXECUTIVE OFFICER - MONTHLY STATUS REPORT

IX: 279574

Author: Justin Hancock, Chief Executive Officer

Authorisers: Justin Hancock, Chief Executive Officer

Attachments: Nil

KEY OUTCOME

Nil

EXECUTIVE SUMMARY

This report updates Council on key activities within the Chief Executive Officer's portfolio for the month of August 2026.

ACTION ITEMS

- Nil

OPERATIONAL UPDATE

- **Monthly meetings:** Key meetings held in August 2026 are listed in Table 1.
- **Planned meetings:** Strategic, governance, and community engagement meetings are scheduled from September to December 2026. See Table 2 for the full schedule.
- **Advocacy:** The Western Enabling Network (WEN) advocacy document has been finalised, shared with partnering Councils and placed online. Advocacy work was undertaken at the WQAC Conference. This project has also been adopted as one of the priority transport projects advocated for by the Darling Downs and South West Queensland Council of Mayors.

Table 1 Monthly meetings

Date	Event	Location
4 August	Special Meeting of Council	Quilpie
4 August	Councillor Briefing Session	Quilpie
4 August	Meeting with Trevor Watts MP	Online
5 August	TMR/ SWQROC Regulated Air Services	Online
6 August	TMR Annual Disaster Management Preseason Exercise	Online/ Roma
6 August	QRA Monthly Meeting	Online
6 August	WQAC – Housing Solutions	Online
7 August	LGMA Board Meeting	Brisbane
11 August	LDMP Plan Assessment	Quilpie
13 August	TMR Catch Up	Online

Date	Event	Location
13 August	ENHM Stage 3 - PWG fortnightly meeting	Online
14 August	Audit Close Out Meeting	Quilpie
14 August	DNRMMRRD and Quilpie and Bulloo Shires	Online
14 August	Santos & QSC Catch Up	Quilpie
17 August	Local Laws Review	Online
18 August	Queensland Opal Miners Association Inc. Meeting	Quilpie
18 August	Special Commiss. for Regional and Rural Qld Meeting	Online
18 August	Meeting with OGF Board	Online
18 August	Ordinary Council Meeting	Quilpie
19 August	Post-Ordinary Meetings	Quilpie
19 August	SWHHS Meeting	Quilpie
24 August	Department of Resources Meeting	Brisbane
24 August	Meeting with Minister Dale Last	Brisbane
24 August	Meeting with Biosecurity Queensland	Brisbane
25 August	OQTA Meeting	Brisbane
25 August	SWQROC F2F (including meeting of the SWQRWC)	Brisbane
25-27 August	Western Queensland Alliance of Councils Assembly	Brisbane
27 August	Meeting with Architectus	Brisbane
27 August	Meeting with Minister Nicholls	Brisbane

Table 2 Planned meetings: August – December 2026

Date	Event	Location
1 September	Councillor Briefing Session	Quilpie
1 September	Meeting with State Development	Online
3 September	Meeting with Truckit	Quilpie
3 September	DPI Disaster Information Session	Online
3 September	QRA Monthly Meeting	Online
8 September	Meeting with Sparrowly	Online
8-10 September	LGMA Annual Conference	Gold Coast
9 September	Special Meeting of Council	Quilpie
10 September	ENHM Stage 3 - PWG fortnightly meeting	Online

Date	Event	Location
11 September	Local Government Remuneration Commission Session	Online
11 September	Quilpie Show – Public Holiday	
15 September	Ordinary Council Meeting	Quilpie
24 September	ENHM Stage 3 - PWG fortnightly meeting	Online
1 October	QRA Monthly Meeting	Online
5 October	King's Birthday	
6 October	Councillor Briefing Session	Quilpie
6 October	QTC Dinner	Quilpie
8 October	TMR Catch Up	Online
8 October	ENHM Stage 3 - PWG fortnightly meeting	Online
12 October	Councillor Workshop – Draft Planning Scheme Amendment Update	Quilpie
12-13 October	Quilpie Housing Summit	Quilpie
18 October	DDSWQCOM Meeting	Cairns
19 October	SWQROC AGM	Cairns
19-21 October	LGAQ Annual Conference	Cairns
22 October	ENHM Stage 3 - PWG fortnightly meeting	Online
27 October	Ordinary Council Meeting	Quilpie
29 October	QRA Monthly Meeting	Online
30 October	Charleville DDMG Meeting	Online
3 November	Councillor Briefing Session	Quilpie
5 November	DLGWV - COI Workshop	Quilpie
5 November	ENHM Stage 3 - PWG fortnightly meeting	Online
6 November	DLGWV – CSV Meeting	Quilpie
12 November	TMR Catch Up	Online
17 November	Ordinary Council Meeting	Quilpie
19 November	ENHM Stage 3 - PWG fortnightly meeting	Online
23-24 November	SWQROC F2F (including mtg of the SWQRWC)	Thargomindah
26 November	QRA Monthly Meeting	Online
1 December	Councillor Briefing Session	Quilpie
3 December	ENHM Stage 3 - PWG fortnightly meeting	Online

Date	Event	Location
14 December	SWQROC (including meetings of the SWRRTG and SWQWSA)	Online
15 December	Ordinary Council Meeting	Quilpie
17 December	ENHM Stage 3 - PWG fortnightly meeting	Online

CEO leave and acting appointment

Council has approved annual leave for CEO Justin Hancock from 11 September until 4 October 2026 (inclusive). Under clause 3.2 (Appointment of an Acting CEO) of Policy G.117 Appointment of Acting Chief Executive Officer:

- The CEO may appoint a Director to the role of Acting CEO, at the CEO's discretion, subject to officer performance and dependent on availability and operational requirements.
- The CEO must make the appointment in writing.
- The CEO may only appoint a Director as Acting CEO for periods of leave up to four weeks.
- Where the CEO appoints a Director as Acting CEO, the CEO must advise all Elected Members in writing of the appointment and the period it covers.

In accordance with the policy, the CEO will appoint Director Infrastructure Services Mr Eng Lim as Acting CEO for the period 11 September 2026 until 4 October 2026 (inclusive).

CONSULTATION (Internal/External)

Councillors

LEGAL IMPLICATIONS

There are no legal implications associated with this report.

FINANCIAL AND REVENUE IMPLICATIONS

There are no financial or revenue implications associated with this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

11 INFRASTRUCTURE SERVICES

11.1 ASSET MANAGEMENT PLAN (AMP) - BUILDINGS AND OTHER STRUCTURES (2026)

IX: 279567
Author: Eng Lim, Director Infrastructure Services
Authorisers: Justin Hancock, Chief Executive Officer
Attachments: 1. Asset Management Plan - Buildings & Other Structures (2026)

KEY OUTCOME

- | | | |
|------------------------|-----|--|
| Key Outcome: | 1. | Land and Housing |
| Key Initiative: | 1.1 | Land development, housing construction and refurbishment |
| Key Outcome: | 4. | Development |
| Key Initiative: | 4.1 | Planning and building |
| Key Outcome: | 7. | Community Services and Facilities |
| Key Initiative: | 7.2 | Community facilities |
| Key Outcome: | 9. | Finances and Resources |
| Key Initiative: | 9.2 | Council facilities |
| | 9.3 | Financial planning |

EXECUTIVE SUMMARY

In accordance with the *Local Government Act 2009* and Council Resolution QSC293-12-24 in late 2024, Council has undertaken a review of the Asset Management Plan (AMP) for Buildings and Other Structures following the completion of the 2025 asset revaluation. The review leverages the comprehensive building valuation and condition assessment undertaken in 2025, providing an updated asset inventory, condition data, replacement costs and useful life information.

The updated AMP establishes an evidence-based framework for managing, maintaining and renewing Council's building assets over the long term and ensures alignment with Council's Long-Term Financial Plan, and serves as a critical strategic tool to support informed decision-making, financial sustainability and advocacy for external funding where required.

The report recommends adoption of the revised Buildings and Other Structures Asset Management Plan as part of Council's ongoing commitment to sustainable asset management and compliance with legislative requirements.

RECOMMENDATION

1. That Council adopts the Asset Management Plan – Buildings and Other Structures (2026)

BACKGROUND

The *Local Government Act 2009*, particularly Section 104(5)(ii), requires that all Queensland councils develop and adopt long-term asset management plans that are aligned to a long-term financial plan covering a minimum timeframe of ten years. These plans are crucial in allowing Council to meet the challenges of securing asset, financial and community sustainability.

At the 17 December 2024 Council Meeting, Council adopted the updated Asset Management Plans which includes the overarching Assessment Management Strategy and the corresponding Asset Management Plans (AMP) related to each asset class. Refer Resolution QSC293-12-24 below.

RESOLUTION NO: (QSC293-12-24)

Moved: Cr Roger Volz

Seconded: Cr Tony Lander

That Council adopt the updated Asset Management Plans as follows:-

- a) Asset Management Strategy
- b) Asset Management Plan – Transport Services (Roads)
- c) Asset Management Plan – Water Infrastructure
- d) Asset Management Plan – Sewerage Infrastructure
- e) Asset management Plan – Building & Other Structures
- f) Asset Management Plan – Plant & Equipment
- g) Asset Management Plan – Other Infrastructure

5/0

Figure 1 Extract from Council Meeting Minutes - Resolution QSC293-12-24 (December 2024)

In that report, it was recommended that *“the asset management plans should have a minor review every year to ensure that it still aligns with the long-term financial forecast and a major review every 5 to 10 years to ensure that all the technical data is correct”*, where *“it is planned to have major review of the technical data be undertaken during 2025”*.

REPORT

In 2025, Australis Group, a certified practising valuer, was appointed for a comprehensive revaluation of Council-owned buildings and other structures for the purposes of Financial Reporting as of 30 June 2025. A valuation report for these assets had been prepared in accordance with the Australian Accounting Standards (including AASB 13 and AASB 2022-10). As part of their inspection regime, they were tasked to include asset condition assessment.

This revaluation exercise provided a strong and accurate financial baseline for these building assets, from which an Asset Management Plan (AMP) can use to establish a forward-looking management plan. The valuation process will have already collected a substantial amount of information about these assets, including:

- asset identification;
- componentisation;
- replacement costs;

- useful lives;
- remaining useful lives;
- depreciation;
- asset condition information

The Director Infrastructure Services, in coordination with the Director and Deputy Director Corporate Services, leveraged on the work already undertaken by Australis to develop and prepare a revised AMP for Buildings and Other Structures with the assistance of a consultant from CT Management.

Undertaking this AMP following the recent 2025 revaluation provides an opportunity to leverage the updated asset data and financial valuation to develop a robust, evidence-based lifecycle management and renewal strategy, linking the condition, service requirements and remaining useful lives of Council's buildings and other structures to future capital investment requirements and feeds into Council's Long-Term Financial Plan.

For Quilpie Shire specifically, given the relatively small rate base, large geographic area and constrained capital resources, the revised AMP can help Council demonstrate why some buildings should receive priority investment, including through active advocacy while others may warrant a different lifecycle, utilisation or renewal strategy. That makes the AMP a useful decision-making and financial sustainability tool which feeds into the Long-Term Financial Plan.

OPTIONS

Option 1 (Recommended)

That Council adopts the Asset Management Plan – Buildings and Other Structures (2026).

Option 2

That Council does not adopt Asset Management Plan – Buildings and Other Structures (2026) and retain the older 2024 version.

CONSULTATION (Internal/External)

Director Corporate Services

Deputy Director Corporate Services

Infrastructure Services directorate

INTERESTED PARTIES

Council officers, community members and visitors

Note: The identification of interested parties is provided on a best endeavours basis by Council Officers and may not be exhaustive

LEGISLATION / LEGAL IMPLICATIONS

Local Government Act 2009 (Qld)

POLICY IMPLICATIONS

Council's Corporate Plan 2026 - 2031

Council's Asset Management Strategy (2024)

FINANCIAL AND RESOURCE IMPLICATIONS

The revised AMP provides Council with an improved understanding of the current condition, remaining useful life, lifecycle requirements and future renewal needs of its building assets. The Plan identifies potential future maintenance, renewal, upgrade and replacement requirements which can be incorporated into Council's annual budget and Long-Term Financial Plan as appropriate.

Adoption of the Plan does not, in itself, commit Council to the expenditure identified within the long-term forecasts. Rather, it provides an evidence-based framework to inform future investment decisions and prioritisation of available funds. The Plan may also strengthen Council's ability to demonstrate asset need when applying for external grants and other funding opportunities.

The Plan should also assist Council in identifying the potential gap between the level of investment required to sustainably manage its building portfolio and the funding currently available.

Implementation of the revised Plan will require ongoing staff resources to maintain the building asset register, undertake periodic condition assessments, monitor asset performance, review lifecycle requirements and update renewal forecasts.

Additional specialist resources may be required periodically for building condition, structural, fire, accessibility, mechanical, electrical and other specialist assessments. These requirements will be managed through Council's existing operational planning, procurement and budget processes.

The Plan will be reviewed periodically to ensure that the level of asset management activity remains proportionate to the value, risk and criticality of Council's building portfolio. The leadership team will need to periodically review service levels and future facility requirements.

ASSET MANAGEMENT IMPLICATIONS

Adoption of the revised AMP will establish a more consistent lifecycle management framework for Council's building assets. It will improve the linkage between asset condition, service requirements, risk, maintenance, renewal and long-term financial planning, and intended to achieve the following outcomes:

- Clearer asset ownership and accountability
- A more reliable and current building asset register
- Improved understanding of asset condition and remaining useful life
- Identification of critical building assets and components
- Defined maintenance and renewal strategies
- Better identification and management of asset-related risks
- Improved understanding of service levels and community expectations
- A prioritised building renewal program

RISK MANAGEMENT IMPLICATIONS

Council will manage risks in accordance with G.11 Enterprise risk management policy and G.11-A Risk Management Framework. The revised AMP is expected to move Council from a largely reactive approach to a risk-based, planned approach to managing its building asset portfolio.

Risk Name & Description <i>What could happen and why?</i>	Current Controls <i>Are there current controls for the risk</i>	Impacts <i>Impact if the risk eventuates</i>	Risk Assessment			Risk Treatment <i>Depending on risk rating - additional controls / mitigation strategy to be implemented (to reduce risk rating)</i>
			Likelihood	Consequence	Risk Rating	
			<i>Refer to risk calculator provided below for measures</i>			
Building failure	Maintenance schedules and inspections	Loss of building functionality and potentially significant repair costs	Unlikely	Major	High	Prioritise critical defects and renewal works; undertake planned inspections

Deferred maintenance	Annual maintenance budget	Increased cost due to inflation or accelerated deterioration	Possible	Moderate	High	Establish preventative maintenance priorities; monitor maintenance backlog
Inadequate renewal funding	10-year renewal forecast via LTFP	Assets deteriorate beyond acceptable service levels and future costs increase	Possible	Moderate	High	Regularly validate asset data, condition, useful life, components and replacement costs

HUMAN RIGHTS CONSIDERATION

Section 4(b) of the *Human Rights Act 2019* requires public entities to act and make decisions in a way compatible with human rights. The *Human Rights Act 2019* requires public entities to only limit human rights in certain circumstances. The human rights protected under the *Human Rights Act 2019* are not absolute. This means that the rights must be balanced against the rights of others and public policy issues of significance.

Consideration of the 23 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.

The intent of the revised Asset Management Plan for Buildings and Other Structures is consistent with the principles of equity, transparency, and community safety, and supports the delivery of the relevant infrastructure without limiting the human rights of any individual.



ASSET MANAGEMENT PLAN – BUILDINGS & OTHER STRUCTURES

Quilpie Shire Council
September 2026



Document Control		Buildings & Other Structures Asset Management Plan			
Document ID :					
Rev No	Date	Revision Details	Author	Reviewer	Approver
V1	3 June 2025	Update to reflect Quilpie Shire Council available information	Eng Lim		
V2	June 2026	Major Update	Ruwan Jayarathne	Eng Lim	
V3	September 2026	Financial Data Update/Council Feedback	Ruwan Jayarathne		Eng Lim

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1.0 EXECUTIVE SUMMARY

1.1 Purpose of the Plan

This Asset Management Plan (AMP) provides a strategic framework for the management of Quilpie Shire Council's Buildings and Other Structures portfolio. The Plan supports informed decision-making by documenting the assets that provide building-related services, the levels of service Council seeks to deliver, the risks associated with asset ownership, and the funding required to operate, maintain and renew these assets over time.

The primary objective of the Plan is to ensure that Buildings and Other Structures continue to support Council operations, community services and economic development in a sustainable, affordable and risk-informed manner.

1.2 Asset Description

The Buildings and Other Structures portfolio comprises a diverse range of assets that support Council operations, community activities, tourism, recreation, emergency services and residential accommodation across the Shire.

The portfolio includes:

- Administration and Civic Facilities;
- Community Halls and Facilities;
- Emergency Services Facilities;
- Operational, Depot and Airport Facilities;
- Public Amenities;
- Residential and Aged Care Accommodation;
- Sheds, Shelters and Ancillary Structures;
- Sport, Recreation and Event Facilities; and
- Tourism and Cultural Facilities.

The portfolio contains approximately 298 parent assets and 975 asset components with a total replacement value of approximately \$88.3 million.

1.3 Levels of Service

Council's Buildings and Other Structures portfolio supports a broad range of community and operational services. These assets are expected to be safe, functional, accessible and fit-for-purpose while being managed in a financially sustainable manner.

Customer and technical levels of service are currently being delivered through Council's operational and maintenance activities. A future improvement action identified in this AMP is the formal review and adoption of building-specific customer and technical service levels.

1.4 Future Demand

Future demand for Buildings and Other Structures will be influenced by:

- population and demographic changes;
- community expectations;
- economic development opportunities;
- tourism growth;

- regulatory and compliance requirements;
- workforce accommodation requirements;
- climate resilience considerations; and
- changes in technology and service delivery models.

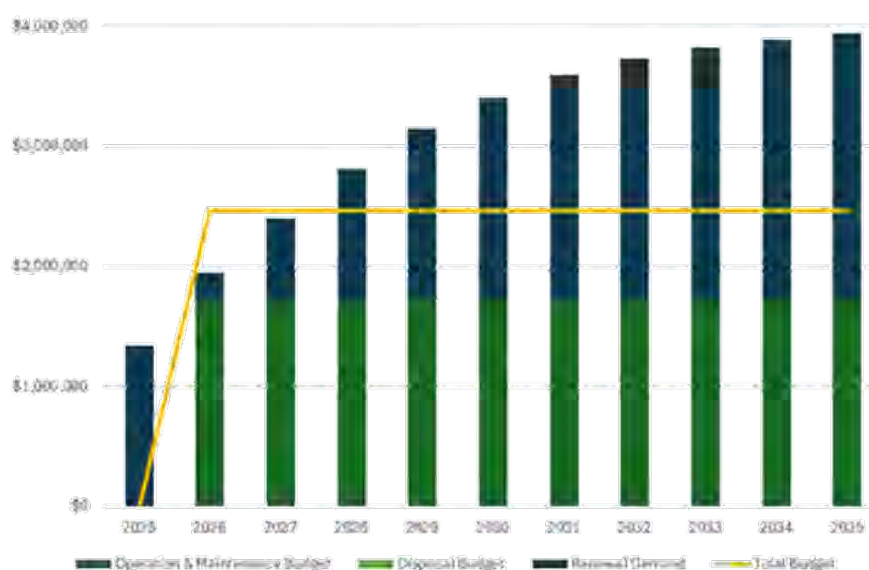
1.5 Lifecycle Management Plan

The lifecycle management strategy outlined in this AMP seeks to optimise the whole-of-life performance of the portfolio through a combination of operations, maintenance, renewal and risk management activities.

Lifecycle modelling undertaken using the 2025 valuation data identified:

- an estimated renewal backlog of approximately \$1.35 million;
- forecast renewal demand of approximately \$15.44 million over 2026–2035, or \$16.78 million including the opening backlog;
- operations and maintenance funding of approximately \$17.27 million over the ten-year period;
- renewal funding of approximately \$7.42 million over the ten-year period; and
- approximately \$27.85 million of new and upgrade expenditure identified in Council's 2026/27 capital program.

As detailed budget information is currently available for 2026/27 only, the 2026/27 operations, maintenance and renewal funding levels have been assumed to continue across the ten-year planning period for modelling purposes. No funded disposal expenditure has been identified.



Lifecycle Costs Forecast and Planned Budgets

Note: Council's 2026/27 capital program includes approximately \$27.85 million for new Buildings & Other Structures assets. This expenditure is excluded from Figure to avoid distorting the lifecycle profile for the existing asset portfolio and is addressed separately in the Acquisition Plan.

1.6 Asset Condition and Risks

The current condition profile indicates that approximately 93.2% of the portfolio replacement value is rated Fair or better, while approximately 6.8% is rated Poor or Very Poor. Overall, the portfolio is considered to be in generally serviceable condition, although a number of assets and components have been identified for future renewal, refurbishment or further investigation.

The condition profile highlights the importance of ongoing renewal planning, condition monitoring and risk-based prioritisation. Renewal decisions should continue to consider asset condition, criticality, functionality, service importance, compliance requirements and affordability.

Key risks associated with the portfolio include:

- asset deterioration and service disruption;
- safety and compliance risks;
- increasing maintenance requirements;
- funding constraints;
- loss of functionality of critical facilities; and
- long-term sustainability of ageing assets.

1.7 Financial Summary

The Buildings and Other Structures portfolio has:

- a replacement value of approximately \$88.3 million;
- a written down value of approximately \$59.6 million;
- accumulated depreciation of approximately \$28.7 million; and
- annual depreciation of approximately \$1.88 million.

Over the next ten years, Council has identified lifecycle funding of approximately \$24.7 million compared with forecast lifecycle and renewal demand of approximately \$34.0 million.

The AMP identifies:

- an Asset Renewal Funding Ratio of 44%; and
- a Lifecycle Funding Ratio of 73%.

These indicators suggest that renewal demand exceeds currently identified funding levels and that ongoing prioritisation of renewal expenditure will be required.

1.8 Improvement Plan

This AMP identifies a number of improvement actions aimed at strengthening asset management practices and supporting future decision-making. Key priorities include:

- reviewing and adopting formal building service levels;
- improving renewal prioritisation processes;
- validating high-risk and poor-condition assets;
- improving asset data and criticality information;
- reconciling condition, valuation and renewal modelling outcomes;
- developing an asset disposal and rationalisation framework; and
- strengthening integration between asset management planning and long-term financial planning.

The AMP should be reviewed annually and comprehensively updated following future revaluations, condition assessments or significant changes to service requirements.

2.0 INTRODUCTION

2.1 Background

Quilpie Shire Council is located in South West Queensland and covers approximately 67,415 square kilometres, an area comparable in size to the State of Tasmania. The Shire includes the communities of Quilpie, Eromanga, Adavale, Cheepie and Toompine and is characterised by its remote location, dispersed population, strong community identity and significant agricultural, tourism and resource-based industries.

Council plays a critical role in delivering and maintaining infrastructure and community services across the region. Due to the geographic scale of the Shire and the remoteness of many facilities, Council's buildings and structures assets are essential to supporting local government operations, community wellbeing, recreation, emergency response, tourism, economic activity and service accessibility.

The Buildings and Other Structures Asset Management Plan (AMP) has been developed to support the sustainable management of Council's building-related assets over the long term. The AMP provides a framework for understanding the current asset portfolio, associated risks, lifecycle requirements, service expectations and future investment needs.



Figure 1: Quilpie Shire Council Area

The AMP aligns with Council's broader strategic planning framework, including:

- Quilpie Shire Council Corporate Plan 2026–2031;
- Council's Asset Management Policy 2024;
- Council's Asset Management Strategy 2024;
- Council's Long Term Financial Planning (LTFP); and
- Annual Budget processes

Council's Corporate Plan identifies the importance of well-planned, managed and affordable infrastructure to support growth, liveability, economic development and community wellbeing across the Shire. The Operational Plan further recognises the role of asset management planning in supporting sustainable service delivery and long-term financial sustainability.

Council's Asset Management Policy recognises that assets are fundamental to service delivery and that effective asset management is critical to achieving strategic, financial and operational sustainability.

The Buildings and Other Structures asset portfolio includes a diverse range of facilities and supporting structures used to deliver Council services and community outcomes. These assets include administrative buildings, community facilities, depots, public amenities, emergency service buildings, sporting and recreation-related buildings, tourism facilities, airport buildings, operational structures and associated infrastructure components.

Managing these assets presents several challenges common to remote and regional local governments, including:

- large distances between facilities;
- constrained local contractor and supplier availability;
- environmental and climatic impacts;
- ageing infrastructure;
- fluctuating funding availability;
- increasing community expectations; and
- the need to balance affordability with sustainable service delivery outcomes.

This AMP supports informed decision-making by identifying the current condition and performance of Council's buildings and structures assets, projected renewal requirements, lifecycle management considerations and key improvement actions required to strengthen asset management practices over time.

2.2 Principles, Goals and Objectives of Asset Management

Asset management provides a structured approach to managing assets so that they continue to support service delivery, community outcomes and long-term financial sustainability.

The principles of asset management, consistent with the ISO 55000 series of standards, are:

- **Value** – assets exist to provide value to the organisation and its stakeholders. Asset management decisions should consider the value that assets provide over their full lifecycle.
- **Alignment** – asset management aligns financial, technical and operational decisions with Council's strategic objectives, service delivery needs and long-term planning framework.
- **Leadership** – leadership, commitment and accountability are essential to achieving effective asset management outcomes across the organisation.

Council's goal in managing infrastructure assets is to deliver agreed levels of service in the most cost-effective manner for current and future communities.

The key objectives of infrastructure asset management are to:

- define levels of service and monitor performance;
- understand and manage the impacts of growth, changing demand and community expectations;
- apply lifecycle planning to identify cost-effective strategies for managing assets over the long term;
- identify, assess and manage asset-related risks;
- support informed decision-making on operations, maintenance, renewal, upgrade and disposal;
- align asset planning with Council's Long-Term Financial Plan and annual budget processes; and
- improve asset management maturity over time.

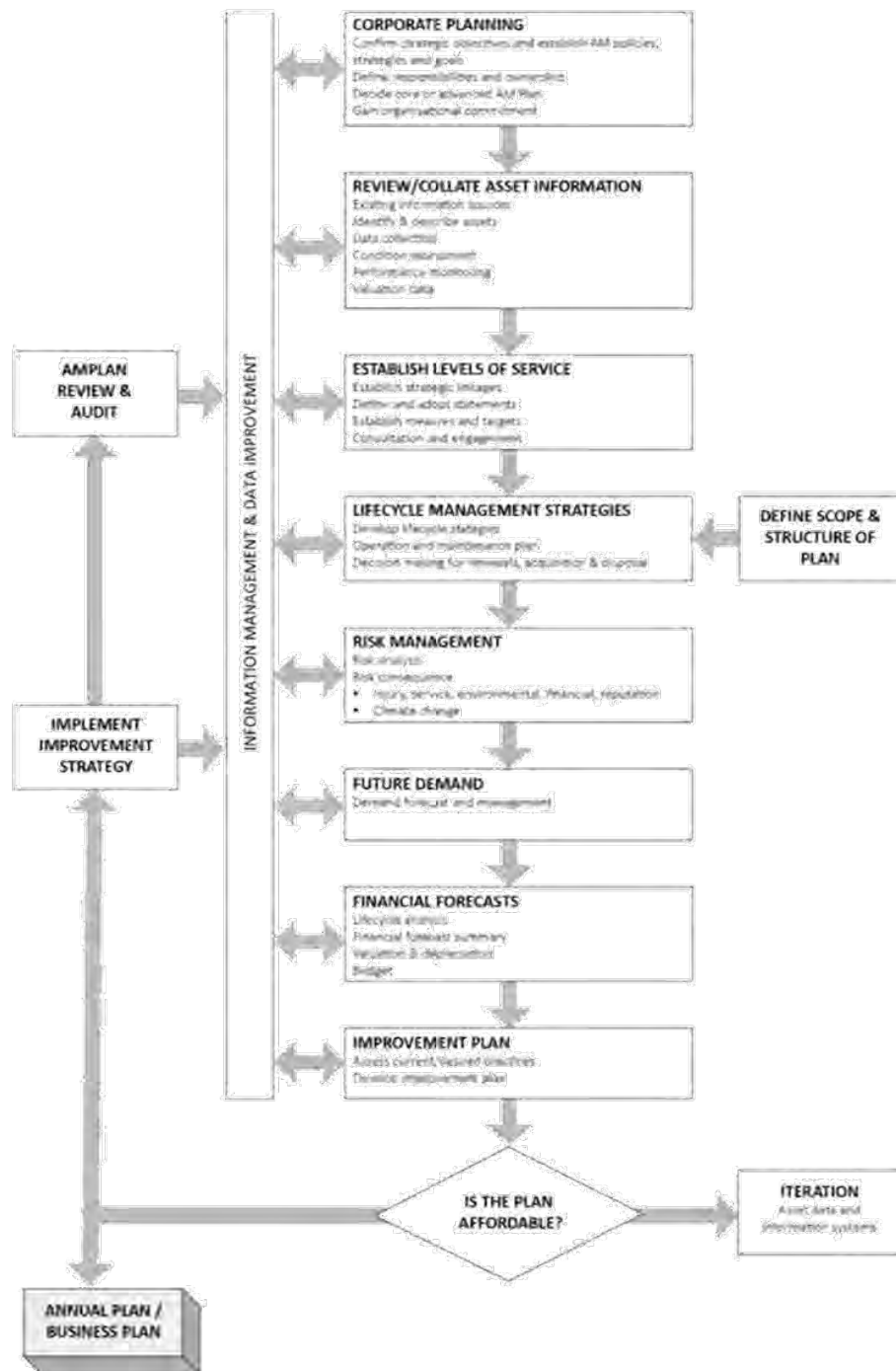
The key elements of this Asset Management Plan are:

- Levels of service – the services and performance standards provided by the asset portfolio;
- Future demand – factors that may influence future service needs and asset requirements;
- Risk management – key asset-related risks and proposed management responses;
- Lifecycle management – how assets will be operated, maintained, renewed, upgraded and disposed of;
- Financial summary – the expenditure required to support defined service outcomes;
- Asset management practices – the systems, data, processes and responsibilities used to manage the assets;
- Monitoring and review – how the plan will be monitored and updated; and
- Improvement planning – actions to improve asset data, planning, decision-making and asset management maturity.

This Asset Management Plan has been prepared with reference to ISO 55000:2024, the International Infrastructure Management Manual and Council's Asset Management Policy.

Road Map for preparing an Asset Management Plan

Source: IPWEA, 2006, IIMM, Fig 1.5.1, p 1.11



2.3 Key Stakeholders

Key stakeholders in the preparation and implementation of this AM Plan are shown in Table 2.1.

Key stakeholder	Role in the Asset Management Plan
Quilpie Shire Councillors	Represent current and future community interests; approve the AMP; set service, risk and cost levels within available resources; approve budgets and monitor asset management outcomes.
Chief Executive Officer	Overall accountability for implementing Council's Asset Management Strategy and Policy; ensures compliance, organisational performance reporting, and reliable information for Council decision-making.
Director Infrastructure Services	Lead role in infrastructure asset planning including the AMPs, works delivery, maintenance coordination and technical input for buildings and other structures; ensures operational requirements, risks and renewal priorities are reflected in the AMP.
Director Corporate Services	Maintains financial asset information, including asset register, revaluation, useful life, depreciation and capitalisation records; manages LTFP and annual budget process in coordination with Director Infrastructure Services; financial sustainability reporting; provide customer service and governance functions.
Director, Community and Business Development	Engages communities with regards to community facility, community expectations, liaison with occupiers regarding Levels of Service, plus the interpretation of the needs of end users and any changes required
Deputy Director Infrastructure Services / Works and Operations staff	Provide local knowledge of asset condition, utilisation, maintenance issues, access constraints and practical delivery requirements; support inspections, maintenance planning and works prioritisation.
Community members, facility users and local businesses	Provide feedback on service needs and expectations, particularly for public-facing facilities, halls, amenities, tourism facilities and community buildings.
Lessees, user groups and community organisations	Provide input on building use, functionality, maintenance issues, event requirements and future demand where facilities are leased or used by community groups.
Emergency services and essential service agencies	Provide input where buildings support emergency response, disaster recovery, aerodrome access, health, RFDS or community resilience functions.
State and Federal Government / funding bodies	Provide funding, compliance requirements and strategic direction for grant-funded buildings, community infrastructure and resilience-related projects.
Utility and telecommunications providers	Provide input where services such as power, water, sewerage, communications and NBN affect building functionality, reliability and service continuity.

Table 1: Key Stakeholders in the AM Plan

2.4 Building & Other Structures Asset Summary

The table below provides a summary of the Buildings and Other Structures portfolio by service area. The table shows the number of parent assets and asset components included in the current asset dataset and provides the basis for reporting, lifecycle modelling and renewal forecasting within this Asset Management Plan.

Service Area	Parent Asset	Asset Components	Gross Replacement Cost
Administration & Civic Facilities	8	35	\$5,058,100
Community Halls & Facilities	16	80	\$13,620,200
Emergency Services Facilities	11	22	\$906,600
Operational, Depot & Airport Facilities	13	30	\$4,324,250
Public Amenities	35	162	\$5,052,350
Residential & Aged Care Accommodation	62	296	\$26,878,700
Sheds, Shelters & Ancillary Structures	116	160	\$15,326,100
Sport, Recreation & Event Facilities	22	104	\$3,540,550
Tourism & Cultural Facilities	15	86	\$13,561,900
Total	298	975	\$88,268,750

Table 2: Asset Summary

3.0 Strategic Alignment

3.1 Council Planning Context

This Asset Management Plan has been prepared to support Quilpie Shire Council's documented planning and reporting arrangements, including the Corporate Plan, Operational Plan, Annual Budget, 10-Year Financial Plan, Annual Report and Asset Management Policy.

Council's Annual Report states that the Corporate Plan is Council's overarching plan. It guides the Operational Plan and Annual Budget, including the capital works program, and underpins how Council prioritises and delivers programs and services in the short, medium and long term.

Council's Operational Plan 2026–2027 also shows the relationship between the Corporate Plan, community input, 10-Year Financial Plan, Annual Budget, Asset Management Plan, Operational Plan, service delivery, sustainability, progress reporting and the Annual Report.

In this context, the Buildings and Other Structures Asset Management Plan supports Council by providing asset information, renewal forecasts, lifecycle planning considerations, risk information and improvement actions to inform future operational planning, capital works planning and financial decision-making.

3.2 Corporate Plan

Council's draft Corporate Plan 2026–2031 identifies four strategic priorities:

- Well planned, managed and affordable infrastructure ready for growth;
- Guided development and investment to grow our communities;
- Community access to services and facilities for health and wellbeing, lifelong learning and connection; and
- Collaborative and accountable government.

Buildings and other structures support these four strategic priorities and their associated ten (10) objectives by providing the physical facilities needed for Council operations, community services, recreation, events, tourism, emergency response, economic activity and local service delivery.

The Buildings and Other Structures asset portfolio includes administration buildings, community facilities, public amenities, depots, operational buildings, airport buildings, emergency service buildings, tourism-related facilities, halls, sheds and associated structures.

This Asset Management Plan contributes to the Corporate Plan by supporting:

- better understanding of Council's building-related asset base;
- planned, affordable and risk-based renewal and maintenance decisions;
- improved alignment between service needs and asset investment;
- reliable access to community and operational facilities;
- transparent decision-making on levels of service, risk and cost; and
- improved asset data and lifecycle planning.

The Quilpie Shire Council Corporate Plan 2026–2031 identifies the following priorities, strategic directions and outcome statements relevant to the management of Buildings and Other Structures assets.

Corporate Plan Priority / Theme	Strategic Direction	Outcome
Well planned, managed and affordable infrastructure ready for growth	Land and housing	Contribute to the availability, quality and mix of land and housing options to support liveability for current residents and in readiness for growth.
	Essential infrastructure and regulated services	Provide essential infrastructure and regulated services that are well planned and managed, with capacity to meet current and
	Transport	Plan and deliver safe and resilient transport networks that maintain and strengthen Shire connections
Guided development and investment attraction to grow our communities	Development	Guide development, support liveability and contribute to a flourishing economy through planned towns, community spaces and managed growth.
	Strategic partnerships and local investment attraction	Build strategic partnerships to attract the funding and investment needed for strong and growing communities.
Community access to services and facilities for health and wellbeing, lifelong learning and connection	Healthcare	Advocate for, and promote, the healthcare needs of our communities across residents' lifespan, from the very young to those later in life.
	Community services and facilities	Provide and advocate for community services and facilities that build and retain connections, enhance liveability or meet priority needs.
Collaborative and accountable government	Teamwork	Through strong teamwork, provide a safe, healthy, positive and productive workplace where our people can confidently fulfill responsibilities, continue to improve and have the opportunity to flourish.
	Financial and resource management	Manage our finances and resources responsibly, continuing to build Council's capacity to meet the needs of Shire communities now and in the future.
	Leadership	Provide effective leadership for Council and our communities through inclusive community consultation, informed decision-making and open, clear and timely communication.

Table 3: Alignment – Corporate Plan and Building Assets

3.3 Operational Plan

The Operational Plan 2026–2027 sets out the action areas to deliver the strategic goals for the period July 2026 to June 2027, as identified in Council's Corporate Plan.

The Operational Plan shows that Asset Management Plans form part of Council's broader planning arrangements alongside the Corporate Plan, 10-Year Financial Plan, Annual Budget, service delivery, sustainability and annual reporting.

This Buildings and Other Structures Asset Management Plan supports the Operational Plan by identifying asset condition, renewal needs, lifecycle requirements and risks that can inform future maintenance programs, capital works planning and budget development.

For buildings and other structures, this includes:

- identifying assets requiring renewal, maintenance, upgrade or further review;
- supporting prioritisation of works based on condition, risk, functionality, service need and affordability;
- improving the quality of information used for budget and long-term financial planning;
- identifying assets that may be underutilised, duplicated or no longer fit-for-purpose; and
- supporting future annual reviews of asset management planning information.

3.4 Annual Report and Financial Planning

Council's Annual Report 2025–2026 identifies buildings as a significant asset class. It also notes that Council's asset management plans contain strategies for upgrading and renewing existing assets.

The Annual Report also identifies actions relating to financial sustainability and asset management, including review and update of the asset register, review of asset management plans for roads, buildings, other structures, water and sewerage asset classes, and development of 10-year programs.

This Asset Management Plan supports financial planning by identifying the future renewal demand, lifecycle cost implications and improvement actions associated with Council's buildings and other structures assets. This information can be used to inform future updates to the 10-Year Financial Plan, Annual Budget and capital works program.

3.5 Asset Management Policy

Quilpie Shire Council's Asset Management Policy provides the overarching direction for the planning, management, operation, maintenance, renewal and disposal of Council assets. The Policy recognises that assets are fundamental to service delivery and that effective asset management is essential to supporting long-term financial sustainability, informed decision-making and responsible stewardship of community assets.

The Policy also identifies the importance of integrating asset management with Council's broader corporate planning and financial management processes, including the Corporate Plan, Operational Plan, Long-Term Financial Plan and Annual Budget.

Key principles identified within the Policy include:

- adopting a whole-of-life approach to asset management;
- aligning asset management practices with service delivery needs;
- supporting risk-based and financially sustainable decision-making;

- maintaining appropriate asset information for planning and reporting purposes; and
- continuously improving asset management capability, systems and practices.

This Buildings and Other Structures Asset Management Plan has been prepared in alignment with Council's Asset Management Policy and supports its implementation through lifecycle planning, renewal forecasting, risk identification and ongoing asset management improvement actions.

This Asset Management Plan supports Council's compliance obligations by identifying asset condition, renewal requirements, risks and improvement actions relevant to the safe and sustainable management of buildings and other structures.

3.6 Relevant Council Plans, Policies and Supporting Documents

This Asset Management Plan has been prepared with reference to the following Council documents:

- Corporate Plan 2026–2031;
- Operational Plan 2026–2027;
- Annual Report 2025–2026;
- Budget 2026–2027 and amended budget information;
- Asset Management Policy;
- Enterprise Risk Management Policy;
- Community Engagement Policy;
- Procurement Policy;
- Customer Service Charter;
- Community Satisfaction Survey 2025;
- Economic Development and Tourism Strategy (ongoing); and
- relevant facility planning documents, including the Bulloo Park Redevelopment Master Plan.

These documents provide context for Council's service delivery priorities, community expectations, asset responsibilities, risk management, financial planning, procurement, engagement and future demand.

3.7 Legislative and Regulatory Context

The management of buildings and other structures is influenced by relevant legislation, regulations, standards and Council policies. These requirements support safe, accessible, compliant and financially responsible management of Council's building-related assets.

Key legislation, standards and frameworks relevant to buildings and other structures include:

Legislation / Regulation / Standard	Relevance to Buildings and Other Structures
Local Government Act 2009 (Qld)	- Establishes Council's role, responsibilities and governance obligations for local government service delivery and asset stewardship. - Mandates that local governments develop long-term asset management plans covering a minimum period of 10 years. These plans should outline strategies for managing infrastructure assets effectively.
Local Government Regulation 2012 (Qld)	Provides requirements for financial management, asset management, budgeting, procurement and reporting.
Building Act 1975 (Qld)	- Provides the legislative framework for building work, building approvals and building standards in Queensland. - Mandates compliance with the National Construction Code (NCC) and the Queensland Development Code (QDC). - Outlines requirements for building certification, inspections, and enforcement
Building Regulation 2021	- Provides detailed provisions supporting the Building Act 1975. - Covers aspects such as building classifications, fire safety, and energy efficiency.
National Construction Code / Building Code of Australia	- Sets minimum technical requirements for building design, construction safety, health, amenity, accessibility, sustainability and performance of buildings. - Includes the Building Code of Australia (BCA) (Volumes 1 and 2) and the Plumbing Code of Australia (Volume 3).
Planning Act 2016 (Qld)	- Establishes the planning and development assessment framework relevant to land use, development and building-related works. - Ensures that building projects align with local planning schemes and policies.
Queensland Building and Construction Commission Act 1991 and its Queensland Building and Construction Commission Regulations 2019	- Establishes the Queensland Building and Construction Commission (QBCC) as the regulatory authority. - Oversees licensing, compliance, and dispute resolution within the building industry
Queensland Development Code 2019	- Provides Queensland-specific building standards that complement the NCC. - Addresses matters such as energy efficiency, fire safety, and accessibility.
Queensland Heritage Act 1992	Applies where buildings or places have heritage significance and may influence maintenance, renewal and upgrade works.
Work Health and Safety Act 2011 (Qld)	Establishes duties to manage health and safety risks associated with Council workplaces, facilities, maintenance and construction activities.

Disability Discrimination Act 1992 (Cth) and Disability (Access to Premises – Buildings) Standards 2010	• Require equitable access to buildings and facilities for people with disability.
Environmental Protection Act 1994 (Qld)	• Supports management of environmental risks associated with building works, facility operations and site management.
Australian Accounting Standards	• Inform asset recognition, valuation, depreciation and financial reporting requirements.
Relevant Australian Standards	• Provide technical requirements for building design, construction, maintenance, safety, access, fire services, electrical systems and other building-related assets.

Table 4: Key legislation, Standards and Frameworks

4.0 LEVELS OF SERVICE

Levels of service define the standards and performance expectations that Council's building and other structures assets are intended to support. They provide the link between community expectations, service delivery, asset performance, risk, lifecycle planning and financial sustainability.

For building assets, levels of service relate to matters such as condition, functionality, accessibility, safety, cleanliness, availability, responsiveness to maintenance issues and the ability of facilities to support Council services and community use.

At this stage, the service levels included in this Asset Management Plan are based on available asset information, valuation condition data, Council's Customer Service Charter, Customer Service Policy, community satisfaction information and professional judgement. Council has not yet formally adopted a complete set of building-specific service levels for the Buildings and Other Structures asset class.

A key improvement action from this AMP is therefore to review, define and formally adopt service levels for buildings and other structures. This should include both customer levels of service and technical levels of service, and should be informed by community expectations, service needs, affordability, asset condition, risk and Council's long-term financial planning.

4.1 Customer Research and Expectations

Council undertakes community satisfaction research and maintains customer service processes that provide useful context for understanding community expectations. The 2025 Community Satisfaction Survey provides feedback on Council performance, service delivery, communication, responsiveness and community priorities. However, the survey does not establish a complete set of building-specific levels of service.

Council's Customer Service Charter and Customer Service Policy provide documented service commitments for how Council receives, records, prioritises and responds to customer requests, complaints and feedback. These processes are relevant to buildings and other structures where customer requests relate to matters such as facility maintenance, safety, cleanliness, access, defects or service issues.

Future revisions of this AMP will include a more structured review of community and stakeholder expectations for building-related services. This will help Council confirm the level of service required, the cost of providing that service, the associated risks, and the community's capacity and willingness to fund those service levels.

This has been identified as an improvement action within the Improvement Plan.

4.2 Customer Values

Service levels are defined in three ways, customer values, customer levels of service and technical levels of service.

Customer Values indicate:

- what aspects of the service is important to the customer,
- whether they see value in what is currently provided and
- the likely trend over time based on the current budget provision

Service Objective:			
Customer Values	Customer Satisfaction Measure	Current Feedback	Expected Trend Based on Planned Budget
Buildings are well maintained and fit for purpose	Customer service requests or social media feedback	Number of customer service requests are low	Expected to increase over the long term (> 5 years) due to two key factors: 1. Ageing assets where more assets will reach end of life, if insufficient funding continues 2. Higher expectation from the community, particularly from the younger generations
Buildings are easy to access for all, including those with disabilities and diverse community groups	Customer service requests or social media feedback	Number of customer service requests are low	Expected to increase over the long term (> 5 years) due to an ageing population in the shire.
Safety and Cleanliness	Customer service requests or social media feedback	Number of customer service requests are low	Expected to be the same. Council has a good cleaning regime in place for their building assets.
Clear and responsive communications in response to customer feedback	Anecdotal and social media feedback	Overall, feedback has been generally positive, with only occasional instances of negative comments.	Expected to increase due to likely increase in overall customer service requests with the same staff resource.

Table 5: Customer Values

The current customer levels of service in this AMP should be treated as indicative until Council undertakes a more detailed review and formally adopts building-specific service levels.

4.3 Customer Levels of Service

Customer levels of service describe how the community and users experience the service provided by building assets. They are generally considered in terms of:

Condition	How good is the service ... what is the condition or quality of the service?
Function	Is it suitable for its intended purpose Is it the right service?
Capacity/Use	Is the service over or under used ... do we need more or less of these assets?

The customer levels of service included in this AMP are based on available condition data, customer service information, observation and professional judgement. They should be reviewed with Council staff, facility users and relevant community stakeholders as part of the future service level review process.

Type of Measure	Level of Service	Performance Measure	Current Performance	Expected Trend Based on Planned Budget
Condition	Condition of building assets	Condition assessment undertaken as part of the valuation process mandated for local government	Approximately 93.2% of the Buildings and Other Structures portfolio, by replacement value, is currently rated Fair (Condition 3) or better. The remaining 6.8% is rated Poor or Very Poor. This is based on condition assessment information contained within the 2025 valuation dataset. Refer Chapter 6 Table 12 for details.	With long-term budget constraints, building asset conditions are expected to gradually deteriorate over time unless renewal and maintenance investment remains sufficient to address asset ageing and emerging renewal requirements.
	Confidence levels		High (supported by extensive data)	High (Professional Judgement supported by extensive data)
Function	Assets are functional and fit-for-purpose in terms of providing relevant services to the community	Customer service requests or social media feedback	Number of customer service requests are low. Overall, anecdotal and social media feedback has been generally positive, with only occasional instances of negative comments.	If renewal investment remains below forecast renewal demand, a greater proportion of assets are likely to reach the later stages of their lifecycle, resulting in increased maintenance requirements, higher lifecycle costs and a greater risk of service interruptions over the longer term.
	Confidence levels		Medium (Professional judgement supported by limited data from customer service requests)	Medium (Professional judgement supported by customer service information and stakeholder feedback)
Capacity	Building assets can meet community demand	Observation of utilisation during a typical day and during functions /tourism-related events	Current utilisation of building assets does not reach their full capacity.	Demand for additional building capacity is expected to remain relatively stable over the planning period, reflecting the Shire's stable population base and current service requirements. Consequently,
	Confidence levels		Medium (Professional judgement supported by observation of utilisation rate during functions and special events)	Medium (Professional judgement supported by observation of utilisation rate during functions and special events)

Table 6: Customer Level of Service Measures

4.4 Technical Levels of Service

Technical levels of service are operational and asset-based measures that support the delivery of customer levels of service. They relate to how assets are operated, maintained, renewed, upgraded and managed over their lifecycle.

For buildings and other structures, technical levels of service may include matters such as:

- inspection frequency;
- maintenance response times;
- cleaning frequency;
- compliance inspections;
- condition assessment frequency;
- renewal intervention points;
- accessibility and safety requirements;
- planned maintenance programs;
- defect recording and close-out; and
- lifecycle cost and renewal planning.

The technical levels of service currently included in this AMP should be treated as a starting point. Some measures are based on current practice and professional judgement rather than formally adopted service standards.

As part of the AMP improvement program, Council should review and adopt technical service levels that are practical, measurable and affordable. These should align with available resources, risk exposure, asset criticality and community service needs.

Lifecycle Activity	Service Objective	Technical Measure	Current Performance	Desired Performance
Operations	Maintain building availability for intended use	Percentage of buildings available for use when required	Not currently measured	Develop and monitor availability targets
	Maintain building cleanliness and presentation	Cleaning inspections completed in accordance with schedules	Building cleaning undertaken as required	Maintain compliance with adopted cleaning schedules
	Maintain functionality of building services	Planned inspections of electrical, mechanical, fire and plumbing systems	Undertaken as part of operational activities	Continue scheduled inspections and compliance testing
Maintenance	Respond to building defects and failures	Reactive maintenance requests completed within agreed timeframes	Reactive maintenance undertaken as required	Develop response time targets based on risk and priority

	Maintain building condition and serviceability	Planned maintenance activities completed annually	Maintenance undertaken within available resources	Increase focus on preventative maintenance
	Maintain legislative and compliance requirements	Completion of required compliance inspections and certifications	Compliance inspections undertaken	Maintain 100% compliance with statutory requirements
Renewal	Renew building components before service failure occurs	Renewal expenditure compared with identified renewal priorities	Renewal works undertaken subject to available funding	Improve alignment between renewal priorities and available funding
	Improve overall asset condition	Percentage of asset value in Condition 1–3	Approximately 93% of replacement value currently in Condition 1–3	Increase proportion of assets in Condition 1–3 over time
Disposal	Remove or rationalise assets that no longer provide value	Asset utilisation and condition reviews undertaken	No formal disposal program currently in place	Develop asset rationalisation and disposal framework

Table 7: Technical Levels of Service Measures

4.5 Service Level Improvement Action

Council should undertake a structured review of building-related service levels and formally adopt appropriate customer and technical service levels for buildings and other structures.

This review should consider:

- Council's Customer Service Charter and Customer Service Policy;
- customer service request and complaint data;
- community satisfaction survey results;
- facility utilisation and operational needs;
- asset condition and remaining life;
- safety, accessibility and compliance requirements;
- risk and criticality;
- maintenance and renewal affordability; and
- alignment with the Long-Term Financial Plan and annual budget.

The outcome of this review should be a clear and adopted set of service levels that can be used in future updates of this AMP to guide maintenance standards, renewal planning, budget development, performance reporting and community communication.

5.0 FUTURE DEMAND

Future demand refers to the anticipated changes in service needs that may influence the way Council's buildings and other structures are used, maintained, renewed, upgraded or rationalised over time.

For the Buildings and Other Structures asset class, future demand is influenced by population and demographic change, housing needs, community expectations, development activity, economic and tourism growth, service delivery requirements, regulatory obligations, climate and environmental considerations, and changes in technology and building performance expectations.

This section identifies the key demand drivers that may influence future building-related service needs and asset management decisions. The demand information in this section is based on Council's documented strategic planning, community satisfaction information, customer service documents and current asset information. Future updates of this AMP should further refine demand forecasts as more detailed service planning, utilisation data and building-specific service levels become available.

5.1 Demand Drivers

The key demand drivers relevant to buildings and other structures include:

- population change and the Shire's aspiration for growth;
- housing availability, quality and mix;
- demographic change and ageing population needs;
- community expectations for accessible, safe and functional facilities;
- demand for community services, halls, libraries, sport and recreation facilities;
- development activity and town/community facility planning;
- economic development, tourism and visitor-related services;
- service delivery and workforce accommodation needs;
- regulatory and compliance requirements;
- energy efficiency and sustainability expectations; and
- climate resilience and environmental conditions.

Council's documented priorities indicate that buildings and other structures will continue to play an important role in supporting liveability, housing, service access, community connection, tourism, economic development and Council operations.

5.2 Demand Forecasts

Demand for buildings and other structures is not expected to be driven solely by population growth. Quilpie Shire has a small and dispersed population, but Council's buildings support a broad range of functions, including community services, Council operations, housing, tourism, events, emergency response, sport and recreation, and service delivery across remote communities.

Council's draft Corporate Plan identifies land and housing as a key area, including housing construction, refurbishment, accommodation planning and management, Gyrica Gardens Retirement Village and the sale of housing. It also identifies that quality housing helps attract and retain critical service providers and that maintenance and ongoing refurbishment of Gyrica Gardens units will continue to provide housing options for those later in life.

Council's Corporate Plan also identifies community services and facilities, including halls, library, sport and recreation facilities, cemeteries, arts, culture, events and advocacy for early learning and childcare. These facilities are directly relevant to the Buildings and Other Structures asset class.

The 2025 Community Satisfaction Survey provides further demand context. It identifies health services, transport, liveability, maintaining/growing local business, maintaining/growing population, and community and culture as important future priorities. It also indicates that community services such as library and sporting venues/facilities are highly rated by the community.

Future demand for building assets is therefore likely to be influenced by:

- the need to maintain and renew existing buildings so they remain safe, functional and fit-for-purpose;
- demand for housing and accommodation to support workforce attraction and retention;
- demand for community facilities that support liveability, connection and wellbeing;
- tourism and event-related demand;
- ageing population needs, including housing and accessibility considerations;
- compliance with modern building, accessibility, safety and environmental requirements; and
- Council's capacity to fund, operate and maintain the asset portfolio sustainably.

5.3 Demand Management Plan

Demand management seeks to manage service needs through a combination of asset and non-asset responses. This may include better use of existing buildings, service planning, facility rationalisation, renewal, upgrade, refurbishment, improved maintenance practices, partnerships, grant funding, utilisation reviews and changes to service delivery models.

The following table summarises the key demand drivers relevant to buildings and other structures.

Demand Driver	Documented Current Position	Potential Impact on Buildings and Other Structures	Demand Management Response
Population and growth	Council's draft Corporate Plan identifies the need to support growth and liveability across the Shire.	Population growth, even if modest, may increase demand for housing, community facilities, childcare, health-related services, recreation facilities and operational support buildings.	Monitor population and service demand trends. Align building investment decisions with documented Corporate Plan priorities, service needs and affordability.
Land and housing	Council's Corporate Plan identifies housing construction, refurbishment, accommodation planning and management, Gyrica Gardens Retirement Village and housing advocacy.	Increased pressure on Council-owned housing, staff accommodation and aged/late-life housing may influence renewal, refurbishment and acquisition decisions.	Review housing-related building needs, including condition, utilisation, remaining life, renewal requirements and future demand. Consider grant funding and partnerships where appropriate.
Ageing population and accessibility	Council's Corporate Plan identifies the need to cater for all ages and stages in life and notes Gyrica Gardens as part of housing options for those later in life.	Increased demand for accessible, safe and functional buildings, amenities and community facilities.	Consider accessibility, safety and functionality when buildings are renewed or upgraded. Review facilities used by older residents and community service providers.
Community services and facilities	Council's Corporate Plan identifies halls, library, arts, culture, events, sport and recreation facilities, cemeteries and advocacy for early learning and childcare.	Ongoing demand for safe, functional and accessible community buildings and facilities that support connection, wellbeing and liveability.	Review condition, functionality and utilisation of community buildings. Prioritise renewal and maintenance based on service importance, risk and community use.
Community expectations	Council's Community Satisfaction Survey indicates that community services such as library and sporting venues/facilities are highly rated. It also identifies liveability, community and culture as future priorities.	Community expectations may increase for well-presented, accessible and functional facilities.	Use customer service requests, complaints, survey results and facility user feedback to inform service level reviews and future AMP updates.

Development and investment attraction	Council's Corporate Plan identifies building and development activity, Planning Scheme review, housing needs assessment and master planning for towns and community facilities.	Future development and town planning work may identify new or changed demand for community, operational, tourism or service-related buildings.	Align future building investment with planning scheme review outcomes, housing needs assessment, master planning and documented service priorities.
Tourism and events	Council's Corporate Plan and Community Satisfaction Survey identify tourism, visitor promotion and economic development as relevant priorities.	Tourism and event-related demand may affect public amenities, visitor facilities, halls, event buildings, operational support buildings and community infrastructure.	Monitor facility demand associated with events and tourism. Consider renewal, maintenance and upgrade needs where buildings support tourism and economic activity.
Regulatory and compliance requirements	Buildings are subject to building, accessibility, workplace health and safety, fire safety and other compliance obligations.	Older buildings may require upgrades or modifications to meet current or future compliance expectations.	Identify compliance gaps through inspections and audits. Consider compliance requirements when planning renewals, upgrades and refurbishments.
Energy efficiency and sustainability	Council's Operational Plan identifies community energy upgrade actions for Council buildings.	Building renewal and upgrade works may need to consider energy performance, lifecycle costs and sustainability outcomes.	Consider energy efficiency, solar, building performance and whole-of-life cost opportunities as part of renewal and upgrade planning.
Climate and environmental conditions	Council documents identify environmental sustainability and resilience as important considerations, including the impact of extreme weather on infrastructure and services.	Buildings may be exposed to heat, storm, flood, dust, isolation and other environmental pressures that affect maintenance, renewal timing and service continuity.	Consider resilience, passive design, materials, location-specific risks and adaptation opportunities when renewing, refurbishing or upgrading buildings.

Table 8: Demand Management Plan

5.4 Asset Programs to meet Demand

New, upgraded or renewed assets may be required where existing buildings are no longer fit-for-purpose, where service demand changes, or where Council identifies a need through service planning, master planning, community engagement, operational planning or funding opportunities.

Acquiring or constructing new building assets will commit Council to ongoing operating, maintenance, renewal, depreciation and compliance costs for as long as the service is required. These whole-of-life costs should be considered before new assets are approved.

Where demand can be met through better use, renewal, refurbishment, shared use, rationalisation or improved management of existing buildings, these options should be considered before acquiring additional assets.

Future asset programs should be informed by:

- documented service needs;
- condition and remaining life information;
- facility utilisation;
- risk and criticality;
- compliance obligations;
- whole-of-life costs;
- affordability and funding availability;
- community and stakeholder feedback; and
- alignment with Council's Corporate Plan, Operational Plan and Long-Term Financial Plan.

5.5 Climate Change, Resilience and Sustainability Adaptation

Climate change and environmental conditions may affect building assets through heat, severe weather, flooding, storm impacts, dust, material deterioration, energy demand and service continuity risks.

The current Council documents identify environmental sustainability, renewable energy and resilience as relevant considerations. Council's Operational Plan includes a community energy upgrade action for Council buildings. This creates an opportunity to consider energy efficiency and lifecycle cost outcomes when buildings are renewed, refurbished or upgraded.

At this stage, this AMP does not include a detailed building-specific climate change risk assessment. Future updates should consider climate and resilience issues in more detail, particularly for critical buildings, community facilities, operational buildings and assets located in areas exposed to flooding, heat or severe weather.

Climate and resilience considerations for future works may include:

- improved insulation, ventilation and passive cooling;
- light-coloured or heat-reflective materials;
- solar energy and energy efficiency measures;
- flood-resilient design for vulnerable buildings;
- locating critical services above likely flood levels where practical;

- materials better suited to local climatic conditions;
- improved maintenance planning for roofs, gutters, drainage and building envelopes; and
- consideration of service continuity for critical facilities.

5.6 Future Demand Improvement Actions

Future demand planning for buildings and other structures should be improved over time through the following actions:

- Review and adopt building-specific customer and technical levels of service.
- Develop a clearer link between building assets and the services they support.
- Collect and use facility utilisation information for key community, operational and public-facing buildings.
- Review building functionality, accessibility and compliance requirements.
- Align building renewal and upgrade planning with Council's housing, community facility, tourism, development and service planning priorities.
- Consider climate resilience and energy efficiency during building renewal and upgrade planning.
- Improve asset data so future demand, risk, renewal and financial forecasts can be updated with greater confidence.

Additionally, the way in which we construct new and upgrade existing assets should recognise that there is opportunity to build in resilience to climate change impacts. Building resilience can have the following benefits:

- Assets will withstand the impacts of climate change.
- Services can be sustained; and
- Assets that can endure may potentially lower the lifecycle cost and reduce their carbon footprint.

6.0 LIFECYCLE MANAGEMENT PLAN

The Lifecycle Management Plan outlines how Quilpie Shire Council intends to manage, operate, maintain, renew and, where necessary, dispose of its Buildings and Other Structures assets throughout their lifecycle. The objective is to provide sustainable, safe, functional and fit-for-purpose facilities that support service delivery while balancing cost, risk and community expectations.

Effective lifecycle management enables Council to maximise the value obtained from its building assets by considering the whole-of-life costs associated with acquisition, operation, maintenance, renewal and disposal. It also supports informed decision-making, long-term financial sustainability and the continued delivery of services to the community.

The lifecycle management activities addressed within this Asset Management Plan are aligned with the asset management and financial planning framework and are generally categorised as either Capital or Operating activities.

Capital Activities

Acquisition

Acquisition activities relate to the construction, purchase or upgrade of assets that provide a new service, expand an existing service, increase capacity or improve functionality beyond the original asset standard. Examples may include the construction of new community facilities, acquisition of staff accommodation, development of new operational buildings or significant upgrades that provide an enhanced level of service.

Renewal

Renewal activities restore, rehabilitate or replace existing assets or asset components to maintain the level of service originally intended. Renewal does not significantly increase the asset's capacity or functionality but extends its useful life and maintains service performance. Examples include roof replacement, building repainting, replacement of mechanical or electrical systems, refurbishment of amenities, replacement of flooring, and renewal of structural building components.

Operating Activities

Operations

Operational activities are the routine tasks required to ensure buildings remain available, safe, functional and accessible for their intended use. These activities support day-to-day service delivery and may include building inspections, cleaning, utility services, security, opening and closing procedures, energy management and facility administration.

Maintenance

Maintenance activities consist of planned and reactive works undertaken to preserve asset condition, minimise deterioration and reduce the likelihood of unexpected failures. Maintenance supports the achievement of expected service levels and maximises asset life. Examples include repairs to doors, windows, plumbing and electrical systems, painting, minor structural repairs, servicing of building systems and rectification of defects identified through inspections.

Disposal

Disposal activities occur when assets are no longer required, are no longer economically viable to maintain, have reached the end of their useful life, or no longer support Council's service delivery objectives. Disposal options may include demolition, decommissioning, sale, transfer, repurposing or removal of assets. Disposal decisions should consider service impacts, risk, ongoing maintenance obligations, whole-of-life costs and future community needs.

The lifecycle management strategies and forecasts contained within this Asset Management Plan are intended to support informed decision-making regarding future operational expenditure, maintenance requirements, renewal investment and long-term financial sustainability of Council's Buildings and Other Structures portfolio.

A pictorial representation of the asset lifecycle activities is shown below in Figure 2.0.



Figure 2: Asset Lifecycle Activities

6.1 Background Data

6.1.1 Building Portfolio

The Buildings and Other Structures portfolio includes a diverse range of Council-owned assets that support Council operations, community services, emergency response, tourism, recreation, public amenities and residential accommodation across the Shire.

For asset management planning purposes, the portfolio has been grouped into nine service areas. The current dataset includes 298 parent assets and 975 asset components, as summarised in the table below:

Service Area	Parent Asset	Asset Components
Administration & Civic Facilities	8	35
Community Halls & Facilities	16	80
Emergency Services Facilities	11	22
Operational, Depot & Airport Facilities	13	30
Public Amenities	35	162
Residential & Aged Care Accommodation	62	296
Sheds, Shelters & Ancillary Structures	116	160
Sport, Recreation & Event Facilities	22	104
Tourism & Cultural Facilities	15	86
Total	298	975

Table 9: Building Asset Portfolio

These assets are primarily located in Quilpie, with additional facilities located in Eromanga, Adavale, Toompine and other service locations across the Shire. Together, they provide the physical infrastructure required to support Council's day-to-day operations, community access to services, visitor and tourism functions, emergency response capability, staff and community housing, and local events and activities.

6.1.2 Asset hierarchy

An asset hierarchy provides a structured framework for organising asset information in a way that supports asset planning, financial reporting, lifecycle modelling, service planning and decision-making.

For this Asset Management Plan, the Buildings and Other Structures portfolio has been grouped using a service-based hierarchy. This approach reflects the different services and functions supported by Council's building assets, rather than relying solely on asset form or construction type.

The service hierarchy supports Council by providing a clearer basis for:

- understanding the services supported by building assets;
- reporting asset quantities, condition and replacement value by service area;
- assessing lifecycle needs and renewal demand;
- prioritising maintenance and renewal based on service importance and risk; and
- aligning asset planning with Council's corporate, operational and financial planning processes.

The service hierarchy is shown in Table below.

Service Hierarchy	Service Level Objective
Council public buildings (e.g. town hall, library, visitor information centre)	To provide safe, accessible, functional, and well-maintained public buildings that support community use and deliver essential services, with building conditions maintained at or above a "Fair" condition rating or better
Housing units	To provide safe, functional, and well-maintained housing that supports staff retention and operational efficiency, while ensuring cost-effective asset lifecycle management
Aged care facility	To provide aged care facilities that are compliant, accessible, and supportive of senior residents' health, dignity, and wellbeing, while managing assets sustainably over their lifecycle
Workers camp	To provide safe, functional, comfortable and cost-effective accommodation facilities that support the health, wellbeing, and operational needs of Council's outdoor-based workforce while they are working on-site away from their residence, noting Quilpie Shire has a large land area of 67,000 square kilometres
Aerodrome terminal building	To provide and maintain a safe, compliant, and functional aerodrome terminal building that supports aviation operations, accommodates passenger and freight needs, and remains accessible for emergency and community services, recognising the critical nature of the facility in a remote setting

Table 10: Asset Service Hierarchy

6.1.3 Asset condition

Condition information for Buildings and Other Structures assets is currently based on the available valuation and asset condition data provided for this Asset Management Plan. The condition data has been used to understand the overall condition profile of the portfolio and to inform renewal forecasting, lifecycle planning and risk-based decision-making.

Condition is reported using a 1–5 grading system, as shown in Table 11. This provides a consistent and easily understood basis for reporting asset condition across the portfolio. More detailed condition information may be held at component level for some assets; however, for AMP reporting purposes, condition has been translated to the 1–5 scale.

Condition Grading	Description of Condition
1	Very Good: free of defects, only planned and/or routine maintenance required
2	Good: minor defects, increasing maintenance required plus planned maintenance
3	Fair: defects requiring regular and/or significant maintenance to reinstate service
4	Poor: significant defects, higher order cost intervention likely
5	Very Poor: physically unsound and/or beyond rehabilitation, immediate action required

Table 11: Condition Grading System

The current condition profile indicates that the largest share of replacement value is associated with assets in Condition 1 (Excellent), followed by assets in Condition 3 (Fair) and Condition 2 (Good). Only a relatively small proportion of the Buildings and Other Structures portfolio is currently represented by assets in Conditions 4 (Poor) and 5 (Very Poor). Overall, the condition profile indicates that the portfolio is generally in good condition, although a number of assets and components have been identified that will require renewal, refurbishment or further investigation over the planning period.

This does not necessarily mean that all assets in Condition 4 or 5 require immediate replacement. Further review should consider asset criticality, service importance, component condition, remaining useful life, safety, compliance, functionality, utilisation and available funding. However, the condition profile does indicate that renewal planning and prioritisation will be important for this asset class over the planning period.

A future improvement action is to confirm and document Council's ongoing condition assessment approach for Buildings and Other Structures, including inspection frequency, condition rating methodology, component-level assessment requirements, treatment of critical assets and how condition information is updated following renewal or maintenance works.

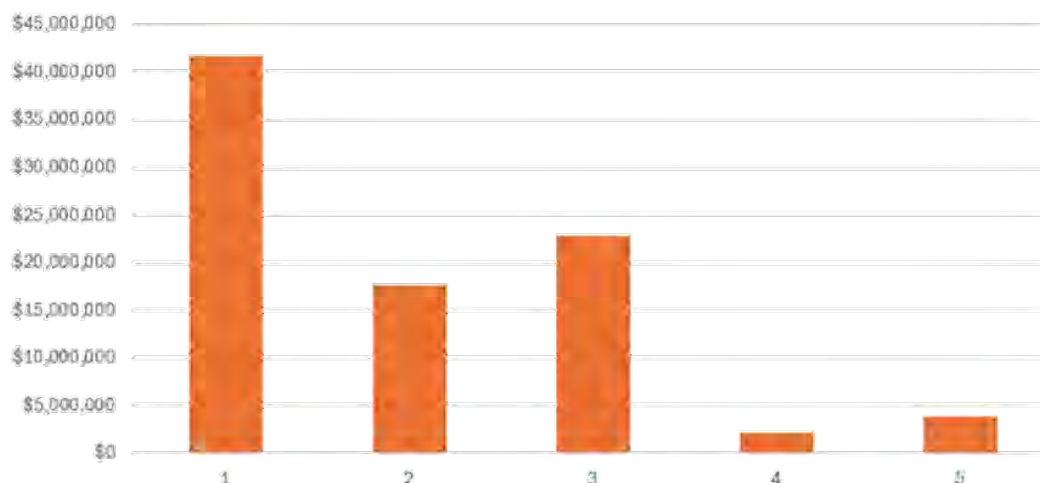


Figure 3: Asset Condition Profile by Replacement Cost

The condition profile is presented on a replacement cost basis using the 2025 valuation dataset. It indicates that approximately 93.2% of the Buildings and Other Structures portfolio value is rated Fair or better (Condition 1–3), with 47.2% of the portfolio value rated Excellent, 20.1% rated Good, and 25.9% rated Fair.

Approximately 6.8% of the portfolio value is rated Poor or Very Poor (Condition 4–5). While this represents a relatively small proportion of the overall portfolio value, these assets and components may require further investigation to determine appropriate maintenance, renewal, refurbishment or risk management actions.

Overall, the condition profile suggests that the Buildings and Other Structures portfolio is generally in satisfactory condition. However, ongoing condition monitoring, planned maintenance and targeted renewal investment will remain important to preserve asset performance and minimise the future growth of renewal liabilities.

Future renewal decisions should consider asset condition, criticality, service importance, remaining useful life, functionality, safety, compliance, risk and available funding when prioritising works.

Condition rating	Description	Replacement Cost	Percentage	Accumulative Percentage
1	Excellent	\$41,698,158	47.24%	47.24%
2	Good	\$17,697,884	20.05%	67.29%
3	Fair	\$22,870,433	25.91%	93.20%
4	Poor	\$2,206,719	2.50%	95.70%
5	Very Poor	\$3,795,556	4.30%	100.00%
Total		\$88,268,750	100.00%	100.00%

Table 12: Condition Summary with respective valuation

6.2 Operations and Maintenance

Operations include the regular activities required to keep buildings and other structures available, safe, functional and suitable for use. Typical operational activities for this asset class include cleaning, utilities, security, inspections, facility administration and day-to-day service support.

Maintenance includes the planned and reactive works required to retain assets in an appropriate service condition and minimise unexpected failures. Typical maintenance activities include repairs to building fabric, roofing, doors, windows, plumbing, electrical systems, mechanical systems, fixtures, fittings, amenities and other building components.

Assessment and prioritisation of reactive maintenance is currently guided by staff experience, operational knowledge and judgement. Future maintenance planning should increasingly be informed by asset condition data, asset criticality, service importance, customer requests, defect history and risk exposure.

A key improvement action is to strengthen the link between condition assessment, maintenance planning and renewal forecasting so that maintenance resources are directed to the assets and components with the highest service, safety and lifecycle risk.

6.2.1 Current Status

Quilpie Shire Council undertook a comprehensive condition assessment of its Buildings and Other Structures portfolio as part of the 2025 building valuation and asset management data collection program. The assessment was completed by Australis Asset Advisory Group and included visual inspections of building assets between March and April 2025, together with the identification of asset condition, functionality, maintenance requirements and defects.

The assessment provides Council with an updated understanding of the condition and performance of its building assets and establishes a basis for lifecycle planning, renewal forecasting and maintenance prioritisation. In addition to assigning condition ratings, the assessment evaluated asset criticality, frequency of use, functionality and maintenance requirements, providing a broader view of asset performance across the portfolio.

A total of 41 defects were identified during the inspections, including 8 high-priority defects requiring timely attention. The report recommends that Council continue to review and prioritise identified defects, undertake annual maintenance inspections, and implement structured maintenance programs for key building elements including roofs, services, finishes, fire systems, mechanical systems and plumbing infrastructure.

The findings indicate that Council has established a sound foundation for managing building maintenance activities. Continued implementation of risk-based inspections, defect management and planned maintenance programs will assist in preserving asset condition, reducing lifecycle costs and supporting the ongoing delivery of building services to the community.

6.2.2 Summary of operations and maintenance costs

Figure 4 summarises the projected operations and maintenance expenditure for the Buildings and Other Structures asset class over the 2026–2035 planning period.

The forecast assumes relatively stable operating and maintenance expenditure throughout the planning horizon, with total annual expenditure remaining at approximately \$1.73 million per year.

The stable expenditure profile reflects the current assumption that service levels, operating practices and maintenance activities will remain broadly consistent over the planning period. As a result, future reviews of this Asset Management Plan may identify a need to adjust maintenance expenditure levels as service level requirements are further refined.



Figure 4: Operations and Maintenance Summary

6.3 Renewal Plan

6.3.1 Useful Life of Building Assets

The useful lives applied within the lifecycle model (renewal modelling) are based on the component-level information contained in Council's 2025 building valuation data. Useful life assumptions vary across asset types and service areas, reflecting differences in construction type, building function, materials, operating environment and expected asset performance.

Where component-level information is available, renewal modelling has been undertaken using the individual building components (e.g. roof, services, finishes and substructure). For some assets, component information was not available within the valuation dataset. In these cases, the asset has been modelled as a Parent Asset, with a single useful life applied to represent the building as a whole.

For reporting purposes, Table 13 summarises the range of useful lives applied to each asset sub type across the Buildings and Other Structures portfolio.

Asset Sub Type	Useful Life Range
External Services	42 – 80 years
Finishes	30 – 40 years
Fittings	32 – 40 years
Parent Asset	25 – 58 years
Roof	32 – 48 years
Services	28 – 38 years
Substructure	40 – 80 years
Superstructure	40 – 82 years

Table 13: Useful Lives of Assets

6.3.2 Renewal Prioritisation Criteria

Renewal projects are prioritised using available asset condition information, risk considerations, service requirements and operational knowledge. The objective is to direct available funding towards assets that present the greatest risk to service delivery, community safety, operational effectiveness or future lifecycle costs.

The 2025 building condition assessment undertaken by Australis Asset Advisory Group provides a structured basis for renewal prioritisation through the assessment of:

- Condition Rating – the physical condition of the asset and extent of deterioration;
- Criticality Rating – the importance of the asset to Council operations, community services and strategic objectives;
- Frequency of Use Rating – the level of utilisation and community or operational dependence on the asset;
- Functionality Rating – the extent to which the asset remains fit for its intended purpose;
- Maintenance Rating – the level of maintenance intervention required to sustain service delivery; and
- Defect Criticality Rating – the urgency of identified defects, particularly where safety, compliance or service continuity risks are present.

In general, renewal works are prioritised towards assets that:

- Are in Poor or Very Poor condition;
- Have high criticality to Council operations or community service delivery;
- Exhibit significant functional deficiencies;
- Require increasing levels of maintenance intervention;
- Contain identified high-priority defects with safety, compliance or operational implications; and
- Present a risk of service interruption, asset failure or escalating future costs if renewal works are deferred.

The renewal program should also consider available funding, operational priorities, legislative requirements, strategic objectives and opportunities to coordinate renewal works with planned maintenance or capital projects.

As asset information continues to improve, Council may consider developing a formal renewal prioritisation matrix that combines condition, criticality, functionality and risk factors to support future investment decision-making.

6.3.3 Summary of Future Renewal Costs

Figure 5 presents the projected renewal demand for the Buildings and Other Structures portfolio based on lifecycle modelling undertaken using Council's 2025 building valuation data and associated useful life information.

The lifecycle model has been developed using component-level asset information where available. This approach provides a more robust basis for renewal forecasting, recognising that individual building elements such as roofs, services, finishes, external services, substructures and superstructures have different useful lives and renewal intervention requirements.

The modelling identifies an estimated renewal backlog of approximately \$1.35 million. This represents assets and asset components that have reached or exceeded the adopted renewal intervention point based on the remaining useful life information contained within the 2025 valuation dataset. The backlog should be considered a strategic planning indicator rather than a prescribed renewal works program. Individual renewal projects should continue to be verified through condition inspections, asset criticality, engineering assessment, risk evaluation and Council's capital works planning processes.

Following the initial backlog, forecast annual renewal demand increases from approximately \$0.2 million in 2026 to approximately \$2.2 million by 2035. This profile reflects the distribution of remaining useful lives across the portfolio and indicates that renewal demand is spread over the long-term planning horizon.

The Buildings and Other Structures portfolio is generally in good condition, with approximately 93.2% of the portfolio replacement value currently assessed as being in Fair or better condition. Accordingly, the forecast renewal demand should be interpreted as a long-term funding forecast rather than an indication that all identified assets require immediate renewal. Renewal priorities will continue to be influenced by asset condition, criticality, functionality, compliance requirements, risk, service needs and available funding.

Further details of the lifecycle renewal modelling methodology, including the modelling assumptions, renewal intervention criteria and forecasting approach, are provided in Appendix A. A detailed list of the assets and components contributing to the modelled renewal backlog of approximately \$1.35 million is provided in Appendix B.

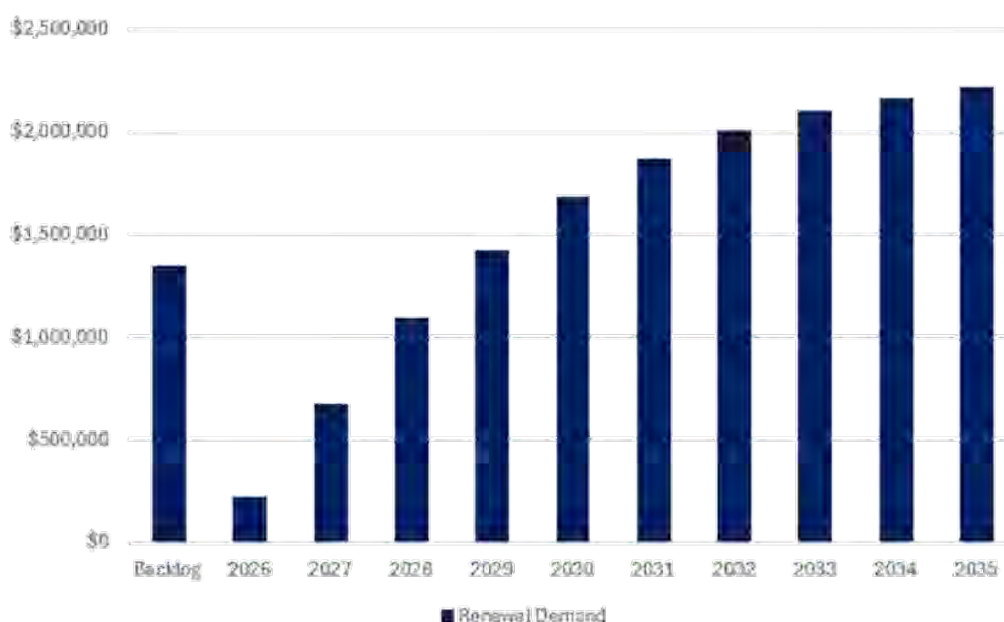


Figure 5: Renewal Demand Forecast

6.4 Acquisition Plan

Acquisition refers to new assets that did not previously exist or works that upgrade or improve an existing asset beyond its original service level. Acquisitions may be driven by growth, changing service needs, community expectations, regulatory requirements, grant funding opportunities or strategic priorities.

Council's 2026/27 capital program identifies approximately \$27.85 million of new and upgrade expenditure associated with the Buildings & Other Structures portfolio, compared with approximately \$0.74 million of identified renewal expenditure. The acquisition and upgrade program is therefore significant relative to the existing renewal program.

Major new and upgrade projects identified for 2026/27 include:

- Eromanga Natural History Museum – Stage 3 – \$17.799 million;
- Child Care Centre – \$3.150 million;
- Powerhouse House Development – Stage 2 & 3 – \$6.388 million;
- Gyrica Gardens Extension – \$250,000;
- Quilpie Community Energy Upgrade Project – \$154,163;

- Depot Office Redesign – \$79,323; and
- Toilet at Cemetery – \$30,000.

These projects represent a substantial increase in Council's building asset base and will create additional future lifecycle obligations, including operations, maintenance, depreciation and eventual renewal requirements.

Accordingly, new assets and major upgrades should continue to be supported by a demonstrated service need, whole-of-life cost assessment, funding strategy and consideration of the long-term financial impact on Council. This is particularly important given the Shire's relatively small population base, large geographic area and the ongoing cost associated with operating and maintaining a geographically dispersed building portfolio.

Where projects are supported by external grant funding, consideration should extend beyond the initial capital contribution to Council's ongoing responsibility for operating, maintaining and renewing the asset over its useful life.

Future acquisition and upgrade proposals should therefore be assessed against Council's strategic priorities, community and service need, expected benefits, asset utilisation, affordability, risk, available external funding and the capacity of Council's Long-Term Financial Plan to accommodate the associated lifecycle costs.

The significant 2026/27 acquisition and upgrade program also reinforces the importance of incorporating newly constructed and upgraded assets into Council's asset register, condition assessment program, maintenance planning and future renewal forecasts as they are completed and brought into service.

6.5 Disposal Plan

Disposal includes activities associated with the decommissioning, sale, demolition, relocation, transfer or repurposing of assets that are no longer required, no longer fit-for-purpose, uneconomical to maintain, or do not support Council's future service delivery needs.

No funded disposal program has been identified for the Buildings and Other Structures portfolio within the current planning period. As a result, no disposal expenditure or disposal-related savings have been included in the current lifecycle forecasts.

Future disposal decisions should be informed by asset condition, utilisation, service need, risk, compliance obligations, maintenance cost, renewal cost, heritage or community value, and whole-of-life financial impacts. Where assets are proposed for disposal, Council should consider the potential service impacts, community implications, residual asset value, demolition or make-safe costs, and any ongoing operational savings.

It is recommended that Council develop an asset disposal and rationalisation policy or guideline to support consistent decision-making. This should define the criteria for identifying assets for disposal or rationalisation, required consultation and approval processes, financial treatment, delegations, and the relationship between disposal decisions, service planning and long-term financial planning.

6.6 Summary of Lifecycle Costs

Figure 6 summarises the projected lifecycle costs and available funding for the Buildings & Other Structures portfolio over the 2025–2035 planning period.

The lifecycle model identifies an opening renewal backlog of approximately \$1.35 million in 2025, with annual renewal demand increasing from approximately \$0.22 million in 2026 to \$2.22 million by 2035.

Council has provided budget information for 2026/27, comprising approximately \$1.73 million for operations and maintenance and \$0.74 million for renewal, giving a total annual budget of approximately \$2.47 million. For modelling purposes, this level of funding has been assumed to continue across the ten-year planning period.

Under this assumption, total lifecycle demand increases from approximately \$1.94 million in 2026 to \$3.94 million by 2035, with demand exceeding the assumed annual budget from 2028 onwards.

Council's 2026/27 capital program also includes approximately \$27.85 million for new and upgraded assets. This expenditure has been excluded from Figure 6 to avoid distorting the lifecycle profile for the existing asset portfolio and is addressed separately in the Acquisition Plan.

The renewal forecast should be treated as a strategic planning indicator and validated through condition inspections, risk, service need and Council priorities when developing the Building Asset Renewal Program.

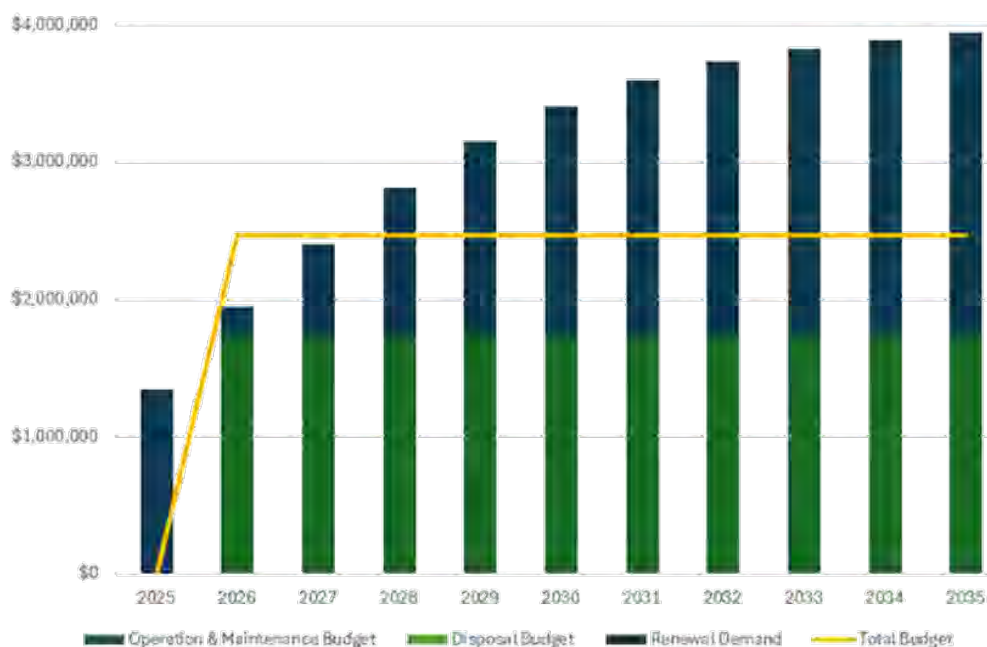


Figure 6: Lifecycle Summary

7.0 RISK MANAGEMENT PLANNING

Risk management is an important part of asset management planning. It supports Council in identifying, assessing and treating risks that may affect service delivery, community safety, asset performance, financial sustainability and Council's reputation.

Council's Enterprise Risk Management Policy establishes the need for a consistent and rigorous risk management framework, systems, processes and controls across Council operations. The Policy also recognises that Council's approach is not to be unduly risk averse, but to identify, discuss, mitigate and monitor risks in a balanced and practical manner.

For buildings and other structures, risk management is particularly important because these assets support a wide range of Council and community services, including administration, community use, public amenities, operational activities, emergency response, tourism, recreation, housing and service delivery across remote communities.

The purpose of risk management within this Asset Management Plan is to:

- identify key risks associated with buildings and other structures;
- understand the potential impact of asset failure or service disruption;
- identify critical assets and higher consequence failure modes;
- support risk-based inspection, maintenance, renewal and upgrade decisions;
- inform future budget and long-term financial planning processes; and
- identify improvement actions to strengthen asset management and risk management maturity over time.

The risk management process used in this AMP is broadly consistent with the principles of ISO 31000:2018 Risk Management and Council's Enterprise Risk Management Policy.

7.1 Risk Management Context

Buildings and other structures may present a range of risks if they are not appropriately planned, maintained, renewed or managed. These risks may include:

- injury to staff, contractors, visitors or facility users;
- temporary or prolonged closure of public or operational buildings;
- reduced access to community services;
- deterioration in building condition and functionality;
- increased reactive maintenance and emergency repair costs;
- non-compliance with building, accessibility, fire, electrical or workplace health and safety requirements;
- reduced community confidence in Council's management of public facilities;
- impacts on Council operations, emergency response or service continuity; and
- long-term financial pressure from unfunded renewal or maintenance liabilities.

Risk management for buildings and other structures should therefore be integrated with Council's asset inspection programs, maintenance planning, renewal forecasting, capital works planning, customer request processes, budget development and long-term financial planning.

7.2 Critical Assets

Critical assets are assets that would have a high consequence of failure due to their importance to service delivery, public safety, community wellbeing, Council operations or emergency response.

For this AMP, criticality has been considered at a high level based on the role each asset plays in supporting Council and community services. A more detailed criticality assessment should be undertaken as a future improvement action.

Critical Asset / Asset Group	Potential Failure Mode	Potential Impact
Council administration buildings	Fire, electrical failure, storm/flood damage, structural failure, loss of access, ICT or essential services disruption	Disruption to Council administration, customer service, governance functions and community support services.
Council depot and operational buildings	Fire, structural failure, electrical failure, storm/flood damage, loss of access, vandalism or security breach	Disruption to maintenance, works delivery, plant support, stores, emergency response and operational service delivery.
Community halls and public-use buildings	Structural deterioration, accessibility issues, fire safety issues, storm damage, building services failure, loss of access	Reduced community access to events, meetings, programs, social connection and community activities.
Public amenities and toilets	Plumbing failure, cleaning/service failure, vandalism, accessibility issues, health and safety issues	Reduced amenity for residents, visitors and facility users; potential public health and reputational impacts.
Council housing and accommodation assets	Structural deterioration, electrical/plumbing failure, fire, storm damage, loss of habitability	Disruption to occupants, staff accommodation or community housing outcomes; increased repair costs and potential safety risks.
Aged/older-life housing assets, including Gyrica Gardens where applicable	Building deterioration, accessibility issues, safety hazards, essential services failure	Impacts to resident wellbeing, accessibility, safety and Council's ability to support housing options for older residents.
Emergency service and essential service support buildings	Fire, storm/flood damage, structural failure, power failure, loss of access	Reduced emergency response capacity, disruption to community resilience and potential public safety impacts.
Airport-related buildings and operational facilities	Structural failure, access restriction, electrical or services failure, storm damage	Potential disruption to airport operations, emergency access, service continuity and visitor/business connectivity.
Tourism and visitor-related buildings	Building deterioration, access issues, service failure, amenity decline	Reduced visitor experience, reputational impacts and potential effect on tourism and local economic outcomes.

Table 14: Critical Assets

Criticality should be reviewed and refined in future versions of the AMP using agreed criteria, such as service importance, asset function, consequence of failure, community use, emergency response role, replacement cost, condition and availability of alternative facilities.

7.3 Risk Assessment Process

The risk assessment process considers:

- the asset or service at risk;
- what can happen;
- the cause or failure mode;
- the likelihood of the event occurring;
- the consequence if the event occurs;
- the current risk rating;
- existing controls;
- proposed treatment actions; and
- the residual risk after treatment.

The intent is to identify risks that may be unacceptable to Council and require further management action. These actions may include inspection, maintenance, renewal, upgrade, compliance review, further investigation, operational changes, budget allocation or improvement actions.

Risk ratings should be reviewed with Council officers and aligned with Council's corporate risk management framework.

7.4 Key Asset Risks and Treatment Actions

The following table identifies key risks relevant to buildings and other structures. These risks should be reviewed and refined by Council as part of the ongoing implementation of this AMP.

Asset / Service at Risk	What Can Happen	Indicative Risk Rating	Risk Treatment / Management Action	Residual Risk
Buildings and other structures portfolio	Renewal and maintenance funding is insufficient to sustain asset condition and service levels over the long term.	High	Use AMP renewal forecasts to inform future budget and Long-Term Financial Plan updates. Prioritise renewal based on condition, criticality, risk, service need and affordability.	Medium
Buildings and other structures portfolio	Asset register, condition data or component-level information is incomplete or not sufficiently structured to support reliable lifecycle modelling.	High	Continue improving asset data, including componentisation where appropriate. Review asset classifications, useful lives, condition information and renewal assumptions during future valuation and AMP updates.	Medium
Critical buildings	Failure of essential services, including electrical, plumbing, mechanical, communications or fire systems.	High	Undertake regular inspections and planned maintenance for critical building services. Record defects and prioritise works based on safety, service continuity and risk.	Medium
Public-use buildings and amenities	Safety incident occurs due to poor condition, defects, access issues, slips/trips/falls or inadequate maintenance.	High	Maintain inspection and defect response processes. Prioritise safety-related maintenance and renewal works. Use customer requests and operational inspections to identify emerging issues.	Medium
Council housing and accommodation assets	Buildings become unsuitable or unavailable due to condition, safety, functionality or compliance issues.	High	Review condition, functionality and renewal needs of housing assets. Prioritise works based on habitability, safety, service need and Council's housing-related priorities.	Medium
Community halls and facilities	Reduced functionality or closure due to ageing condition, non-compliance, access limitations or building services failure.	Medium-High	Undertake periodic condition and functionality reviews. Prioritise renewal, maintenance and accessibility improvements where facilities support important community services.	Medium

Asset / Service at Risk	What Can Happen	Indicative Risk Rating	Risk Treatment / Management Action	Residual Risk
Emergency service and operational support buildings	Building failure reduces Council's ability to support emergency response, recovery or essential operations.	High	Identify critical emergency and operational support buildings. Review resilience, backup services, access, maintenance and renewal requirements.	Medium
Buildings in flood, storm or heat-exposed locations	Severe weather, flood, heat or environmental exposure accelerates deterioration or disrupts service.	Medium-High	Consider climate resilience, drainage, materials, passive cooling, energy efficiency and location-specific risks during renewal, refurbishment and upgrade planning.	Medium
Compliance-related assets and systems	Buildings do not meet current or future requirements for accessibility, fire safety, electrical safety, workplace health and safety or building compliance.	Medium-High	Undertake compliance reviews where required. Incorporate compliance-related works into renewal and upgrade planning.	Medium
Knowledge and workforce capability	Loss of experienced staff or limited internal asset management capacity affects planning, maintenance and decision-making.	Medium-High	Document asset management processes, renewal assumptions and decision-making methods. Provide training and use external support where specialist skills are required.	Medium
Customer service and community expectations	Council does not have formally adopted building-specific service levels, making it difficult to align expectations, risk and affordability.	Medium	Review and adopt customer and technical levels of service for buildings and other structures. Use customer request data, survey information, facility use and risk to inform service levels.	Low-Medium
Reactive maintenance pressure	Defects are addressed reactively rather than through planned maintenance and renewal programs.	Medium	Strengthen planned maintenance, inspection and defect recording processes. Use AMP outputs to support forward works programming.	Medium

Table 15: Risks and Treatment Plans

Treatment costs have not been included in this table as they need to be separately confirmed through Council's budget, project planning or works programming processes. Future versions of the AMP should progressively link priority risk treatments to estimated costs, timing, funding sources and responsible officers.

7.5 Infrastructure Resilience

Infrastructure resilience refers to the ability of assets and services to withstand disruption, adapt to changing conditions and recover after events such as storms, flooding, heat, power failure, equipment failure or other emergencies.

For Quilpie Shire, resilience is particularly important because of the Shire's geographic scale, remoteness, climatic conditions and reliance on key facilities to support Council operations, community services and emergency response. Building resilience should be considered through:

- identifying critical buildings and services;
- understanding exposure to flood, storm, heat, fire, isolation and service disruption;
- ensuring essential building services are maintained and inspected;
- considering backup power, communications and access requirements where relevant;
- improving maintenance of roofs, gutters, drainage, electrical systems and building envelopes;
- incorporating resilience into renewal and upgrade works; and
- considering whole-of-life cost, energy efficiency and climate adaptation during project planning.

A detailed building-specific resilience assessment has not been completed as part of this AMP. This should be considered as a future improvement action, particularly for critical operational, community and emergency service facilities.

7.6 Service and Risk Trade-Offs

Asset management planning requires Council to balance service levels, risk, cost and affordability. Where available funding is not sufficient to undertake all desired maintenance, renewal, upgrade or compliance works, Council may need to make trade-offs between risk exposure, service outcomes and financial capacity.

7.6.1 What may not be achievable within available resources

If funding is constrained, Council may not be able to undertake all required renewal, maintenance, upgrade or compliance works within the preferred timeframe. This may affect assets such as:

- administration and operational buildings;
- public amenities;
- community halls and facilities;
- Council housing and accommodation assets;
- emergency service or operational support buildings;
- tourism and visitor facilities; and
- ageing buildings requiring renewal, refurbishment or compliance upgrades.

These works should be prioritised using condition, risk, criticality, service importance, compliance requirements and affordability.

7.6.2 Service trade-off

Where works are deferred, potential service consequences may include:

- reduced amenity, functionality and comfort for users, and reduced accessibility for some users;
- increased likelihood of temporary building closures or restricted access;
- increased response times for defects or maintenance issues;
- declining community satisfaction with public facilities;
- reduced ability to support community events, services or programs;
- increased reliance on reactive maintenance; and
- reduced confidence in Council's ability to maintain public assets.

7.6.3 Risk trade-off

Where maintenance, renewal or upgrade works are deferred, potential risk consequences may include:

- increased safety and compliance risks;
- accelerated asset deterioration;
- higher future renewal and maintenance costs;
- increased likelihood of asset failure or service interruption;
- reduced ability to support critical services or emergency response;
- higher reputational risk; and
- increased financial pressure from deferred renewal liabilities.

Council should continue to use risk-based prioritisation to support informed decisions about which works are funded, deferred, staged or further investigated.

7.7 Risk Management Improvement Actions

The following improvement actions are recommended to strengthen risk management for buildings and other structures:

- Develop and adopt a building asset criticality framework.
- Review and update the buildings risk register as part of future AMP reviews.
- Link high-priority risks to forward works programs, budget bids and the Long-Term Financial Plan.
- Improve component-level asset data where it supports better renewal and risk forecasting.
- Review inspection and planned maintenance frequencies for critical and public-use buildings.
- Review compliance requirements for accessibility, fire, electrical, workplace health and safety and building condition.
- Develop and adopt building-specific customer and technical levels of service.
- Incorporate climate resilience and energy efficiency considerations into renewal and upgrade planning.
- Improve documentation of asset management processes, assumptions and decision-making criteria.
- Report high and very high building-related risks through Council's normal governance and risk reporting processes.

8.0 FINANCIAL SUMMARY

This section summarises the financial forecasts and valuation information associated with the Buildings and Other Structures portfolio. The forecasts have been developed using the asset data, condition information, useful life assumptions, lifecycle modelling and expenditure information presented in the previous sections of this Asset Management Plan.

The financial forecasts provide an estimate of the expenditure required to operate, maintain and renew the asset portfolio over the planning period. They are intended to support long-term financial planning, budget development and informed decision-making regarding service levels, risk, asset condition and affordability.

The forecasts should be treated as long-term planning estimates rather than fixed budget commitments. They will continue to be refined as Council improves its asset data, confirms service levels, updates condition assessments, reviews renewal priorities and further integrates asset planning with the Long-Term Financial Plan and annual budget processes.

8.1 Valuation Forecasts

The valuation information presented in this Asset Management Plan represents the best available estimate of the current value of Council's Buildings and Other Structures portfolio.

The asset values are based on the 2025 valuation data provided for this AMP and have been prepared on a fair value basis, reflecting the estimated cost to replace the existing service capacity of the assets in accordance with relevant Australian Accounting Standards, including AASB 13 Fair Value Measurement.

These values provide the financial basis for understanding the replacement cost, accumulated depreciation, written down value and annual depreciation of the portfolio. They also support lifecycle modelling, renewal forecasting and long-term financial planning.

Valuation forecasts should be reviewed and updated as part of future revaluation cycles and as asset data, componentisation, condition information and renewal assumptions are refined.

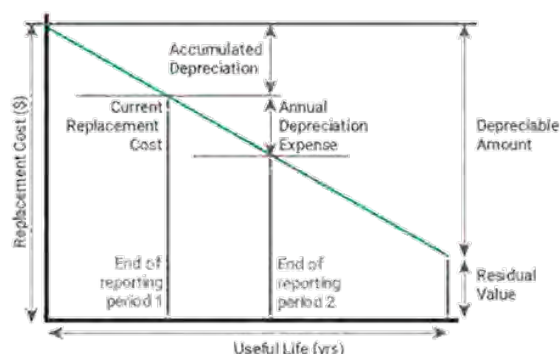


Figure 7: Valuation Method

Replacement Cost (Gross)	\$88,268,750
Accumulated Depreciation	\$28,688,097
Written Down Value	\$59,600,652
Annual Depreciation	\$ 1,878,856

8.2 Financial Sustainability and Projections

8.2.1 Sustainability of service delivery

Two key financial sustainability indicators are considered in this Asset Management Plan:

Asset Renewal Funding Ratio

This measures the proportion of forecast renewal demand that is funded by the planned renewal budget over the 10-year planning period. It is calculated as:

$$\text{Planned renewal budget over 10 years} / \text{Forecast renewal demand over 10 years}$$

Lifecycle Funding Ratio

This measures the proportion of total forecast lifecycle expenditure that is funded by the planned lifecycle budget over the 10-year planning period. It includes operations, maintenance, renewal, acquisition and disposal expenditure where applicable. It is calculated as:

$$\text{Planned lifecycle budget over 10 years} / \text{Forecast lifecycle demand over 10 years}$$

These indicators provide a high-level view of the extent to which planned funding is sufficient to support the ongoing management of the Buildings and Other Structures portfolio. They should be interpreted alongside asset condition, risk, service levels, renewal priorities and affordability considerations.

The Buildings and Other Structures portfolio has an

- **Asset Renewal Funding Ratio of 44%** and a
- **Lifecycle Funding Ratio of 73%,**

over the 10-year planning period.

The Asset Renewal Funding Ratio indicates that currently identified renewal funding is below the forecast renewal demand generated by the lifecycle model. This reflects the estimated opening renewal backlog and the forecast renewal requirements associated with building assets and components reaching their theoretical renewal intervention points over the planning period.

The Lifecycle Funding Ratio is higher, reflecting Council's ongoing provision for operations and maintenance expenditure across the portfolio. This indicates that while day-to-day operation and maintenance activities are funded within current planning assumptions, renewal funding remains the key area requiring ongoing prioritisation and review.

These ratios should be interpreted as long-term planning indicators rather than fixed funding requirements. The renewal model does not represent a confirmed capital works program, and individual renewal projects will need to be confirmed through condition assessment, field verification, scope development, risk assessment, service need and available funding.

Future reviews of this Asset Management Plan should continue to refine lifecycle forecasts and funding assumptions as improved condition information, service level reviews, renewal priorities and long-term financial planning information become available.

8.2.2 Financial Summary for the Long-Term Financial Plan

The financial forecasts indicate that the Buildings & Other Structures portfolio will require ongoing investment to maintain service delivery and address future renewal needs.

Lifecycle modelling identifies an opening renewal backlog of approximately \$1.35 million in 2025. This should be treated as a planning indicator and validated through field inspection, scope development and prioritisation before being incorporated into the Building Asset Renewal Program.

Over the 2026–2035 planning period, forecast renewal demand is approximately \$15.44 million, excluding the opening backlog. Including the backlog, total renewal demand is approximately \$16.78 million. Based on the 2026/27 budget allocation being maintained across the planning period, planned renewal funding totals approximately \$7.42 million, while operations and maintenance funding totals approximately \$17.27 million.

The resulting lifecycle budget for the existing portfolio is approximately \$24.69 million, compared with total forecast lifecycle demand of approximately \$34.05 million. This indicates a growing funding gap over the planning period as renewal demand increases.

Council's 2026/27 capital program also identifies approximately \$27.85 million for new and upgraded assets. This expenditure has been considered separately from the lifecycle funding analysis for the existing asset portfolio.

While the modelling identifies increasing renewal requirements, approximately 93.2% of the portfolio value is currently rated Fair or better. Renewal priorities should therefore be validated and progressively programmed based on condition, risk, service requirements and Council priorities.

The financial forecasts should be treated as long-term planning estimates and updated as future budget information, asset data, condition assessments and renewal priorities are refined.

Year	Acquisition	Operation & Maintenance Budget	Renewal Budget	Disposal Budget	Renewal Demand	Total Budget	Total Demand
2025	0	0		0	\$1,347,950	\$0	\$1,347,950
2026	\$27,850,430	\$1,726,576	\$742,445	\$0	\$216,252	\$2,469,021	\$1,942,828
2027	\$0	\$1,726,576	\$742,445	\$0	\$673,956	\$2,469,021	\$2,400,532
2028	\$0	\$1,726,576	\$742,445	\$0	\$1,088,191	\$2,469,021	\$2,814,767
2029	\$0	\$1,726,576	\$742,445	\$0	\$1,422,583	\$2,469,021	\$3,149,159
2030	\$0	\$1,726,576	\$742,445	\$0	\$1,679,396	\$2,469,021	\$3,405,972
2031	\$0	\$1,726,576	\$742,445	\$0	\$1,869,258	\$2,469,021	\$3,595,834
2032	\$0	\$1,726,576	\$742,445	\$0	\$2,004,440	\$2,469,021	\$3,731,016
2033	\$0	\$1,726,576	\$742,445	\$0	\$2,098,120	\$2,469,021	\$3,824,696
2034	\$0	\$1,726,576	\$742,445	\$0	\$2,164,806	\$2,469,021	\$3,891,382
2035	\$0	\$1,726,576	\$742,445	\$0	\$2,218,420	\$2,469,021	\$3,944,996
Total	\$27,850,430	\$17,265,760	\$7,424,450	\$0	\$16,783,372	\$24,690,210	\$34,049,132

Table 16: Summary of Financial Information for LTFP

Note: The identified 2026/27 new and upgrade expenditure is shown for context only and is excluded from Total Budget, Total Demand and the lifecycle funding ratio calculations.

9.0 ASSUMPTIONS AND IMPROVEMENT PLANNING

9.1 Data and Information Sources

9.1.1 Accounting and Financial Data Sources

This Asset Management Plan utilises accounting and financial information sourced from Council's Long-Term Financial Plan, annual budgets, financial records and the 2025 Buildings valuation data.

9.1.2 Asset management data sources

This Asset Management Plan utilises asset management information sourced from:

- 2025 Buildings Valuation and Asset Management Data Collection Report;
- Buildings and Other Structures asset register;
- Component-level building asset data and useful life information;
- Condition assessment information;
- Council strategic planning documents;
- Customer Service Policy and Customer Service Charter;
- Community Satisfaction Survey; and
- Currently available Operational and maintenance expenditure.

9.2 Key Assumptions

In preparing this Asset Management Plan, a number of assumptions have been made regarding asset condition, useful lives, expenditure forecasts and lifecycle modelling. These assumptions are considered reasonable based on the information available at the time of preparation.

Key assumptions include:

- The 2025 valuation and asset management data provide a reasonable representation of the Buildings and Other Structures portfolio.
- Useful lives and remaining lives adopted within the lifecycle model are based on the 2025 valuation data and associated asset component information.
- Parent Assets represent buildings where component-level information was not available and have therefore been modelled as a single asset.
- Existing operations and maintenance expenditure levels are assumed to remain broadly consistent over the planning period unless otherwise identified by Council.
- The 2026/27 operations and maintenance and renewal budget allocations have been assumed to remain constant over the 2026–2035 planning period for strategic modelling purposes.
- Renewal forecasts are based on asset age, useful life, remaining life and component-level lifecycle modelling.
- Renewal demand forecasts represent long-term planning estimates and do not constitute a recommended capital works program.
- Renewal priorities will continue to be influenced by asset condition, criticality, functionality, service requirements, risk, available funding and Council priorities.

9.3 Forecast Reliability and Confidence

The forecast demands, costs, planned budgets and valuation projections presented in this Asset Management Plan are based on the best available information at the time of preparation.

Data confidence has been assessed in accordance with the International Infrastructure Management Manual (IIMM) confidence grading system.

The overall confidence level of the data used within this Asset Management Plan is considered to be Medium to High.

Confidence Grade	Description
A. Very High	Data based on sound records, procedures, investigations and analysis, documented properly and agreed as the best method of assessment. Dataset is complete and estimated to be accurate $\pm 2\%$
B. High	Data based on sound records, procedures, investigations and analysis, documented properly but has minor shortcomings, for example some of the data is old, some documentation is missing and/or reliance is placed on unconfirmed reports or some extrapolation. Dataset is complete and estimated to be accurate $\pm 10\%$
C. Medium	Data based on sound records, procedures, investigations and analysis which is incomplete or unsupported, or extrapolated from a limited sample for which grade A or B data are available. Dataset is substantially complete but up to 50% is extrapolated data and accuracy estimated $\pm 25\%$
D. Low	Data is based on unconfirmed verbal reports and/or cursory inspections and analysis. Dataset may not be fully complete, and most data is estimated or extrapolated. Accuracy $\pm 40\%$
E. Very Low	None or very little data held.

Table 17: Data Confidence Grading System

The estimated confidence level and reliability of data used in this AMP is summarised below.

Data	Confidence Assessment	Comment
Demand drivers	C (Medium) to B (High)	Based on Council planning documents, Community Satisfaction Survey and available demographic information.
Acquisition forecast	C (Medium) to B (High)	Based on current Council planning and identified capital programs.
Operations forecast	C (Medium) to B (High)	Based on recent budget and expenditure information.
Maintenance forecast	C (Medium) to B (High)	Based on recent budget and expenditure information.

Asset values	C (Medium) to B (High)	Based on 2025 valuation data prepared by a specialist consultant.
Asset useful lives	C (Medium) to B (High)	Based on component-level useful life information from the 2025 valuation dataset.
Condition information	C (Medium) to B (High)	Based on 2025 condition assessment and valuation information.
Renewal forecast	C (Medium) to B (High)	Based on component-level lifecycle modelling and current asset information.
Disposal forecast	D-Low	Based on Council's current position that no disposal program has been identified.

Table 18: Data Confidence Assessment for Data used in AM Plan

9.4 Improvement Plan

This Asset Management Plan has identified a number of opportunities to further strengthen the management of Council's Buildings and Other Structures portfolio.

The improvement actions outlined in Table 19 are intended to enhance asset information, lifecycle planning, risk management, service level definition, renewal prioritisation and long-term financial sustainability. The actions have been developed based on the findings of this AMP and provide a practical roadmap for continuous improvement in asset management practices over the coming years.

No	Improvement Action	Priority
1	Develop and formally adopt customer and technical Levels of Service for Buildings and Other Structures.	High
2	Develop a building asset criticality framework and assign criticality ratings to all major facilities.	High
3	Validate and review all Poor and Very Poor condition assets identified in the 2025 valuation and condition assessment program.	High
4	Develop a risk-based renewal prioritisation framework incorporating condition, criticality, functionality, compliance and service impact.	High
5	Review and reconcile condition assessment results, valuation data and renewal model outputs to improve confidence in renewal forecasts and backlog estimates.	High
6	Review and validate assets and components identified within the modelled renewal backlog and develop a prioritised renewal program.	High
8	Develop formal planned maintenance programs for key building elements including roofs, electrical systems, mechanical services, fire systems, plumbing and building fabric.	High
9	Continue to strengthen planned and preventative maintenance practices for Buildings and Other Structures.	High

10	Implement a formal defect management process including recording, prioritisation, tracking and close-out of building defects.	Medium
11	Develop utilisation and functionality assessment criteria for major community facilities, halls, public amenities and accommodation assets.	Medium
12	Undertake utilisation assessments to identify underutilised, duplicated or surplus assets.	Medium
13	Develop an asset rationalisation and disposal framework for assets that are no longer fit-for-purpose or strategically required.	Medium
14	Develop a building renewal intervention strategy identifying target condition thresholds and renewal triggers for major asset components.	Medium
15	Improve integration between the AMP, Long-Term Financial Plan and annual budget process.	High
16	Develop long-term funding strategies to improve asset renewal and lifecycle funding outcomes.	High
17	Establish regular building condition inspection programs and update condition data between formal revaluations.	Medium
18	Develop facility-specific compliance registers for critical assets including fire safety, accessibility, WHS and building compliance requirements.	Medium
19	Establish AMP performance measures and annual reporting processes to monitor asset condition, service levels, renewal delivery and funding outcomes.	Medium

Table 19: Improvement Plan

9.5 Monitoring and Review Procedures

This Asset Management Plan should be reviewed annually as part of Council's budget and long-term financial planning processes. The review should consider any material changes to service levels, asset condition, risk, expenditure forecasts, renewal priorities and planned budgets.

The Plan should also be reviewed following significant asset acquisitions, disposals, revaluations, condition assessments or changes to Council's strategic direction.

A comprehensive review and update of the Asset Management Plan should be undertaken at least every four years.

9.6 Performance Measures

The effectiveness of this Asset Management Plan may be measured through:

- The extent to which forecast expenditure requirements are considered within Council's Long-Term Financial Plan and annual budget processes.
- The extent to which renewal priorities are informed by asset condition, criticality, functionality and risk.
- The quality and completeness of asset information used to support decision-making.
- The degree of alignment between service levels, risk management, financial planning and asset management activities.
- Improvement in the Asset Renewal Funding Ratio and Lifecycle Funding Ratio over time.
- Progress against the Asset Management Improvement Plan actions identified within this document.

Appendix A – Renewal Model

The renewal forecasts presented in this Asset Management Plan have been developed using the CT Renewal Model, which is a strategic lifecycle modelling tool used to estimate the long-term timing and value of future renewal expenditure across the asset portfolio.

The model is intended to support long-term financial planning and should not be interpreted as a detailed annual capital works program. Individual renewal projects should continue to be identified, verified and prioritised through Council's asset inspection, risk assessment and capital works planning processes.

The renewal modelling process incorporates the following key inputs:

- Current replacement cost (Current Replacement Cost) for each asset or component.
- Asset useful life adopted from the 2025 building valuation dataset.
- Remaining useful life assigned by the valuer based on the observed condition of each asset or component.
- Asset hierarchy (parent assets and component-level assets).
- Renewal intervention level.
- Planning period (10 years).

For this Asset Management Plan, renewal forecasts have been developed using an intervention level broadly equivalent to Condition 4 under the IPWEA 1–5 condition grading system. This corresponds approximately to Condition 3 within the Australis 0–10 condition assessment methodology, recognising that the Australis condition scale operates in the reverse direction (0 = Failed and 10 = Excellent).

The adopted intervention level reflects good asset management practice by identifying assets for renewal planning before they deteriorate to a very poor or failed condition. This provides Council with the opportunity to proactively plan renewal works, reduce service disruption and optimise whole-of-life costs.

Using the adopted useful life, remaining useful life and intervention level, the model estimates the year in which each asset or component is expected to reach its renewal intervention point. The current replacement cost of that asset or component is then allocated to the corresponding forecast year to calculate the annual renewal demand.

The annual renewal demand therefore represents the estimated value of assets and components expected to require renewal during each year of the planning period, assuming normal deterioration and no major changes to the asset inventory.

The renewal forecasts should be considered strategic planning estimates rather than a prescribed renewal program. In practice, Council may defer or accelerate renewal works based on:

- asset criticality;
- condition verification;
- functionality and utilisation;
- compliance and safety requirements;
- service impact;
- risk assessment;
- available funding; and
- Council priorities.

Accordingly, the renewal forecasts provide an evidence-based foundation for long-term financial planning, while individual renewal projects should continue to be confirmed through detailed condition inspections, engineering assessment and Council's capital works planning process.

Appendix B – Backlog – List of Assets

Australis ID	Component Parent ID	ID	Asset Name	Asset Component	Location	Address	Suburb	Australis Classification	Replacement Cost
11501	11500	BSOTHER138/1	Ex Fire Shed 46 Brolga St Quilpie	Substructure	Quilpie Emergency Services	46 Brolga Street	Quilpie	Emergency Services	\$14,350
11502	11500	BSOTHER138/2	Ex Fire Shed 46 Brolga St Quilpie	Superstructure	Quilpie Emergency Services	46 Brolga Street	Quilpie	Emergency Services	\$35,500
11503	11500	BSOTHER138/3	Ex Fire Shed 46 Brolga St Quilpie	Roof	Quilpie Emergency Services	46 Brolga Street	Quilpie	Emergency Services	\$8,450
11504	11500	BSOTHER138/4	Ex Fire Shed 46 Brolga St Quilpie	Finishes	Quilpie Emergency Services	46 Brolga Street	Quilpie	Emergency Services	\$2,350
11506	11500	BSOTHER138/6	Ex Fire Shed 46 Brolga St Quilpie	Services	Quilpie Emergency Services	46 Brolga Street	Quilpie	Emergency Services	\$14,650
11507	11500	BSOTHER138/7	Ex Fire Shed 46 Brolga St Quilpie	External Services	Quilpie Emergency Services	46 Brolga Street	Quilpie	Emergency Services	\$1,350
13303	13300	BSPARK082/3	Bicentennial Park Toilet Block old	Roof	Bicentennial Park	86 Brolga Street / Lot 3 Chipu (part of John Waugh sport complex)	Quilpie	Bicentennial Park	\$2,800
3101	3100	BSCAMP024/1	Eromanga Works Camp Demountable C	Substructure	Eromanga Depot	8 Neal Street	Eromanga	Eromanga Depot	\$2,950
3102	3100	BSCAMP024/2	Eromanga Works Camp Demountable C	Superstructure	Eromanga Depot	8 Neal Street	Eromanga	Eromanga Depot	\$17,000
3103	3100	BSCAMP024/3	Eromanga Works Camp Demountable C	Roof	Eromanga Depot	8 Neal Street	Eromanga	Eromanga Depot	\$3,550
3104	3100	BSCAMP024/4	Eromanga Works Camp Demountable C	Finishes	Eromanga Depot	8 Neal Street	Eromanga	Eromanga Depot	\$7,350
3105	3100	BSCAMP024/5	Eromanga Works Camp Demountable C	Fittings	Eromanga Depot	8 Neal Street	Eromanga	Eromanga Depot	\$7,350
3106	3100	BSCAMP024/6	Eromanga Works Camp Demountable C	Services	Eromanga Depot	8 Neal Street	Eromanga	Eromanga Depot	\$22,550
9801	9800	BSHALL121/1	Adavale Hall	Substructure	Adavale Hall	18 Deacon Street, Eromanga	Adavale	Adavale Community Hall	\$117,650
9802	9800	BSHALL121/2	Adavale Hall	Superstructure	Adavale Hall	18 Deacon Street, Eromanga	Adavale	Adavale Community Hall	\$481,800
9803	9800	BSHALL121/3	Adavale Hall	Roof	Adavale Hall	18 Deacon Street, Eromanga	Adavale	Adavale Community Hall	\$61,300
9804	9800	BSHALL121/4	Adavale Hall	Finishes	Adavale Hall	18 Deacon Street, Eromanga	Adavale	Adavale Community Hall	\$66,150
9805	9800	BSHALL121/5	Adavale Hall	Fittings	Adavale Hall	18 Deacon Street, Eromanga	Adavale	Adavale Community Hall	\$23,750
9806	9800	BSHALL121/6	Adavale Hall	Services	Adavale Hall	18 Deacon Street, Eromanga	Adavale	Adavale Community Hall	\$136,750
9807	9800	BSHALL121/7	Adavale Hall	External Services	Adavale Hall	18 Deacon Street, Eromanga	Adavale	Adavale Community Hall	\$12,000
10305	10300	BSHALL127/5	Toompine Hall	Fittings	Toompine Hall	Lot 11 Aruwini Street, Toompine	Toompine	Toompine Community Hall	\$47,050
17203	17200	BSREC071/3	Adavale Rec Res demountable stage	Roof	Adavale Recreation Reserve	Blackwater Street	Adavale	Adavale Recreation Reserve	\$8,100
17204	17200	BSREC071/4	Adavale Rec Res demountable stage	Finishes	Adavale Recreation Reserve	Blackwater Street	Adavale	Adavale Recreation Reserve	\$1,650
18101	18100	BSREC092/1	Eromanga Rec Res tank toilets 2	Substructure	Eromanga Recreation Reserve	Racecourse Road	Eromanga	Eromanga Recreation Reserve	\$5,950
18102	18100	BSREC092/2	Eromanga Rec Res tank toilets 2	Superstructure	Eromanga Recreation Reserve	Racecourse Road	Eromanga	Eromanga Recreation Reserve	\$25,750
18103	18100	BSREC092/3	Eromanga Rec Res tank toilets 2	Roof	Eromanga Recreation Reserve	Racecourse Road	Eromanga	Eromanga Recreation Reserve	\$3,200

Australis ID	Component Parent ID	ID	Asset Name	Asset Component	Location	Address	Suburb	Australis Classification	Replacement Cost
18104	18100	BSREC092/4	Eromanga Rec Res tank toilets 2	Finishes	Eromanga Recreation Reserve	Racecourse Road	Eromanga	Eromanga Recreation Reserve	\$2,800
18105	18100	BSREC092/5	Eromanga Rec Res tank toilets 2	Fittings	Eromanga Recreation Reserve	Racecourse Road	Eromanga	Eromanga Recreation Reserve	\$11,900
18106	18100	BSREC092/6	Eromanga Rec Res tank toilets 2	Services	Eromanga Recreation Reserve	Racecourse Road	Eromanga	Eromanga Recreation Reserve	\$35,300
18301	18300	BSREC094/1	Eromanga Rec Res Tank toilets 4	Substructure	Eromanga Recreation Reserve	Racecourse Road	Eromanga	Eromanga Recreation Reserve	\$5,950
18302	18300	BSREC094/2	Eromanga Rec Res Tank toilets 4	Superstructure	Eromanga Recreation Reserve	Racecourse Road	Eromanga	Eromanga Recreation Reserve	\$25,750
18303	18300	BSREC094/3	Eromanga Rec Res Tank toilets 4	Roof	Eromanga Recreation Reserve	Racecourse Road	Eromanga	Eromanga Recreation Reserve	\$3,200
18304	18300	BSREC094/4	Eromanga Rec Res Tank toilets 4	Finishes	Eromanga Recreation Reserve	Racecourse Road	Eromanga	Eromanga Recreation Reserve	\$2,800
18305	18300	BSREC094/5	Eromanga Rec Res Tank toilets 4	Fittings	Eromanga Recreation Reserve	Racecourse Road	Eromanga	Eromanga Recreation Reserve	\$11,900
18306	18300	BSREC094/6	Eromanga Rec Res Tank toilets 4	Services	Eromanga Recreation Reserve	Racecourse Road	Eromanga	Eromanga Recreation Reserve	\$35,300
38900		BSREC049	John Waugh Park Storage Shed	Parent Asset	John Waugh Park	Brolga Street	Quilpie	John Waugh Park	\$9,100
41401	41400	BSREC131/1	Eromanga Rec Res rodeo yards accomm demo	Substructure	Eromanga Recreation Reserve	Racecourse Road	Eromanga	Eromanga Recreation Reserve	\$4,650
41402	41400	BSREC131/2	Eromanga Rec Res rodeo yards accomm demo	Superstructure	Eromanga Recreation Reserve	Racecourse Road	Eromanga	Eromanga Recreation Reserve	\$26,700
41403	41400	BSREC131/3	Eromanga Rec Res rodeo yards accomm demo	Roof	Eromanga Recreation Reserve	Racecourse Road	Eromanga	Eromanga Recreation Reserve	\$5,900
41404	41400	BSREC131/4	Eromanga Rec Res rodeo yards accomm demo	Finishes	Eromanga Recreation Reserve	Racecourse Road	Eromanga	Eromanga Recreation Reserve	\$11,650
41405	41400	BSREC131/5	Eromanga Rec Res rodeo yards accomm demo	Fittings	Eromanga Recreation Reserve	Racecourse Road	Eromanga	Eromanga Recreation Reserve	\$11,650
41406	41400	BSREC131/6	Eromanga Rec Res rodeo yards accomm demo	Services	Eromanga Recreation Reserve	Racecourse Road	Eromanga	Eromanga Recreation Reserve	\$12,100
									\$1,347,950

Appendix C – Prioritised List of Assets for Inspection

The assets identified in this list should be inspected together with the assets included in the renewal backlog (Appendix B) to verify their condition, confirm renewal requirements and support the development of a prioritised 4–5-year Building Asset Renewal Program.

Australis ID	Component Parent ID	ID	Asset Name	Asset Component	Location	Address	Suburb	Australis Classification	Replacement Cost
303	300	BSREC117/3	Quilpie swimming pool Kiosk and change room	Roof	Quilpie Aquatic Facility	10 Brolga Street	Quilpie	Aquatic Facility	\$28,450
2704	2700	BSADMIN001/4	Shire Administration Office	Finishes	Administration	50 Brolga Street	Quilpie	Administration	\$368,500
2705	2700	BSADMIN001/5	Shire Administration Office	Fittings	Administration	50 Brolga Street	Quilpie	Administration	\$113,050
12901	12900	BSPARK078/1	Bicentennial Park Tennis Kiosk	Substructure	Bicentennial Park	86 Brolga Street / Lot 3 Chipu (part of John Waugh sport complex)	Quilpie	Bicentennial Park	\$4,700
12902	12900	BSPARK078/2	Bicentennial Park Tennis Kiosk	Superstructure	Bicentennial Park	86 Brolga Street / Lot 3 Chipu (part of John Waugh sport complex)	Quilpie	Bicentennial Park	\$14,650
14405	14400	BSREC033/5	Bulloo Park Mothers Room Demountable	Fittings	Bulloo Park	Lot 49 NK87 Buln Buln Street	Quilpie	Bulloo Park	\$3,900
15905	15900	BSREC048/5	John Waugh Park Dressing Shed	Fittings	John Waugh Park	86 Brolga Street / Lot 3 Chipu (part of John Waugh sport complex)	Quilpie	John Waugh Park	\$47,850
16701	16700	BSREC064/1	Pottery Shed Quilpie	Substructure	Community Centre	23 Brolga Street	Quilpie	Community Centre	\$26,900
16702	16700	BSREC064/2	Pottery Shed Quilpie	Superstructure	Community Centre	23 Brolga Street	Quilpie	Community Centre	\$84,000
16703	16700	BSREC064/3	Pottery Shed Quilpie	Roof	Community Centre	23 Brolga Street	Quilpie	Community Centre	\$15,100
25502	25500	BSCAMP171/2	Cheepie Camp	Superstructure	Cheepie Camp	Adavale-Cheepie Road	Cheepie	Cheepie Camp	\$66,350
25503	25500	BSCAMP171/3	Cheepie Camp	Roof	Cheepie Camp	Adavale-Cheepie Road	Cheepie	Cheepie Camp	\$13,650
17206	17200	BSREC071/6	Adavale Rec Res demountable stage	Services	Adavale Recreation Reserve	Blackwater Street	Adavale	Adavale Recreation Reserve	\$4,900
18205	18200	BSREC093/5	Eromanga Rec Res Amenities block 3	Fittings	Eromanga Recreation Reserve	Racecourse Road	Eromanga	Eromanga Recreation Reserve	\$15,200
26101	26100	BSREC415/1	Adavale Recreation Office (Demountable)	Substructure	Adavale Recreation Reserve	Blackwater Street	Adavale	Adavale Recreation Reserve	\$1,600
26102	26100	BSREC415/2	Adavale Recreation Office (Demountable)	Superstructure	Adavale Recreation Reserve	Blackwater Street	Adavale	Adavale Recreation Reserve	\$9,050
26103	26100	BSREC415/3	Adavale Recreation Office (Demountable)	Roof	Adavale Recreation Reserve	Blackwater Street	Adavale	Adavale Recreation Reserve	\$1,900
26104	26100	BSREC415/4	Adavale Recreation Office (Demountable)	Finishes	Adavale Recreation Reserve	Blackwater Street	Adavale	Adavale Recreation Reserve	\$3,950
26500		BSREC419	Adavale Recreation Reserve Rodeo Judge	Parent Asset	Adavale Recreation Reserve	Blackwater Street	Adavale	Adavale Recreation Reserve	\$10,600
									\$834,300

11.2 ASSET MANAGEMENT PLAN (AMP) - OPEN SPACE AND RECREATION (2026)

IX: 279636

Author: Eng Lim, Director Infrastructure Services

Authorisers: Justin Hancock, Chief Executive Officer

Attachments: 1. Asset Management Plan - Open Space and Recreation (2026)

KEY OUTCOME

Key Outcome: 1. Land and Housing

Key Initiative: 1.1 Land development, housing construction and refurbishment

Key Outcome: 4. Development

Key Initiative: 4.1 Planning and building

Key Outcome: 7. Community Services and Facilities

Key Initiative: 7.2 Community facilities

Key Outcome: 9. Finances and Resources

Key Initiative: 9.2 Council facilities

9.3 Financial planning

EXECUTIVE SUMMARY

In accordance with the *Local Government Act 2009* and Council Resolution QSC293-12-24 in late 2024, Council has undertaken a review of the current (2024) Asset Management Plan (AMP) for Buildings and Other Structures following the completion of the 2025 asset revaluation. The review leverages the comprehensive building valuation and condition assessment undertaken in 2025, providing an updated asset inventory, condition data, replacement costs and useful life information.

As part of the review of the asset information for Buildings and Other Structures, it was identified that certain assets would be more appropriately classified under a proposed new asset class, Open Space and Recreation.

The new AMP Open Space and Recreation is developed as an evidence-based framework for managing, maintaining and renewing Council's open space and recreation assets over the long term and ensures alignment with Council's Long-Term Financial Plan, and serves as a critical strategic

tool to support informed decision-making, financial sustainability and advocacy for external funding where required.

The report recommends adoption of the Open Space and Recreation Asset Management Plan as part of Council's ongoing commitment to sustainable asset management and compliance with legislative requirements.

RECOMMENDATION

1. That Council adopts the Asset Management Plan – Open Space and Recreation (2026).

BACKGROUND

The *Local Government Act 2009*, particularly Section 104(5)(ii), requires that all Queensland councils develop and adopt long-term asset management plans that are aligned to a long-term financial plan covering a minimum timeframe of ten years. These plans are crucial in allowing Council to meet the challenges of securing asset, financial and community sustainability.

At the 17 December 2024 Council Meeting, Council adopted the updated Asset Management Plans which includes the overarching Assessment Management Strategy and the corresponding Asset Management Plans (AMP) related to each asset class. Refer Resolution QSC293-12-24 below.

RESOLUTION NO: (QSC293-12-24)

Moved: Cr Roger Volz

Seconded: Cr Tony Lander

That Council adopt the updated Asset Management Plans as follows:-

- a) Asset Management Strategy
- b) Asset Management Plan – Transport Services (Roads)
- c) Asset Management Plan – Water Infrastructure
- d) Asset Management Plan – Sewerage Infrastructure
- e) Asset management Plan – Building & Other Structures
- f) Asset Management Plan – Plant & Equipment
- g) Asset Management Plan – Other Infrastructure

5/0

Figure 1 Extract from Council Meeting Minutes - Resolution QSC293-12-24 (December 2024)

In that report, it was recommended that *“the asset management plans should have a minor review every year to ensure that it still aligns with the long-term financial forecast and a major review every 5 to 10 years to ensure that all the technical data is correct”*, where *“it is planned to have major review of the technical data be undertaken during 2025”*.

REPORT

In 2025, Australis Group, a certified practising valuer, was appointed for a comprehensive revaluation of Council-owned buildings and other structures for the purposes of Financial Reporting as of 30 June 2025. A valuation report for these assets had been prepared in accordance with the Australian Accounting Standards (including AASB 13 and AASB 2022-10). As part of their inspection regime, they were tasked to include asset condition assessment.

This revaluation exercise provided a strong and accurate financial baseline for these building assets, from which an Asset Management Plan (AMP) can use to establish a forward-looking management plan.

The valuation process will have already collected a substantial amount of information about these assets, including:

- asset identification;
- componentisation;
- replacement costs;
- useful lives;
- remaining useful lives;
- depreciation;
- asset condition information

The Director Infrastructure Services, in coordination with the Director and Deputy Director Corporate Services, leveraged on the work already undertaken by Australis to develop and prepare a revised AMP for Buildings and Other Structures with the assistance of a consultant from CT Management.

Undertaking this AMP following the recent 2025 revaluation provides an opportunity to leverage the updated asset data and financial valuation to develop a robust, evidence-based lifecycle management and renewal strategy, linking the condition, service requirements and remaining useful lives of Council's buildings and other structures to future capital investment requirements and feeds into Council's Long-Term Financial Plan.

As part of the review of the asset information for Buildings and Other Structures, it was identified that a number of assets would be more appropriately classified under a proposed new asset class, Open Space and Recreation.

This reclassification will improve the clarity and accuracy of Council's asset register by establishing clearer boundaries between buildings/other structures and assets that primarily support open space, recreation and associated community services. It will also provide a more appropriate basis for future condition assessments, lifecycle planning, valuation and financial reporting.

For Quilpie Shire, this new AMP is particularly important given the Shire's relatively small rate base, extensive geographic area and constrained capital resources. It will therefore support Council in making informed and transparent decisions regarding the allocation of limited resources, provide an evidence base for active advocacy for external funding and investment, and strengthen the alignment between asset management, capital works planning and the LTFP. The Plan is intended to be a practical decision-making and financial sustainability tool that supports Council in managing its Space and Recreation asset portfolio over the long term.

OPTIONS

Option 1 (Recommended)

That Council adopts the Asset Management Plan – Open Space and Recreation (2026).

Option 2

That Council does not adopt Asset Management Plan – Open Space and Recreation (2026).

CONSULTATION (Internal/External)

Director Corporate Services

Deputy Director Corporate Services

Infrastructure Services directorate

INTERESTED PARTIES

Council officers, community members and visitors

Note: The identification of interested parties is provided on a best endeavours basis by Council Officers and may not be exhaustive

LEGISLATION / LEGAL IMPLICATIONS

Local Government Act 2009 (Qld)

POLICY IMPLICATIONS

Council's Corporate Plan 2026 - 2031

Council's Asset Management Strategy (2024)

FINANCIAL AND RESOURCE IMPLICATIONS

The new AMP for Open Space and Recreation provides Council with an improved understanding of the current condition, remaining useful life, lifecycle requirements and future renewal needs of its open space and recreation assets. It identifies potential future maintenance, renewal, upgrade and replacement requirements which can be incorporated into Council's annual budget and Long-Term Financial Plan as appropriate.

Adoption of the Plan does not, in itself, commit Council to the expenditure identified within the long-term forecasts. Rather, it provides an evidence-based framework to inform future investment decisions and prioritisation of available funds. The Plan may also strengthen Council's ability to demonstrate asset need when applying for external grants and other funding opportunities.

This new AMP should also assist Council in identifying the potential gap between the level of investment required to sustainably manage its open space and recreation asset portfolio and the funding currently available.

Implementation of the revised Plan will require ongoing staff resources to maintain the asset register, undertake periodic condition assessments, monitor asset performance, review lifecycle requirements and update renewal forecasts.

The Plan will be reviewed periodically to ensure that the level of asset management activity remains proportionate to the value, risk and criticality of Council's open space and recreation asset portfolio. The leadership team will need to periodically review service levels and future requirements.

ASSET MANAGEMENT IMPLICATIONS

Adoption of this AMP will establish a more consistent lifecycle management framework for Council's open space and recreation assets.

It will improve the linkage between asset condition, service requirements, risk, maintenance, renewal and long-term financial planning, and intended to achieve the following outcomes:

- Clearer asset ownership and accountability
- A more reliable and current asset register
- Improved understanding of asset condition and remaining useful life
- Identification of critical assets and components
- Defined maintenance and renewal strategies
- Better identification and management of asset-related risks
- Improved understanding of service levels and community expectations
- A prioritised asset renewal program

RISK MANAGEMENT IMPLICATIONS

Council will manage risks in accordance with G.11 Enterprise risk management policy and G.11-A Risk Management Framework.

The revised AMP is expected to move Council from a largely reactive approach to a risk-based, planned approach to managing its open space and recreation asset portfolio.

Risk Name & Description <i>What could happen and why?</i>	Current Controls <i>Are there current controls for the risk</i>	Impacts <i>Impact if the risk eventuates</i>	Risk Assessment			Risk Treatment <i>Depending on risk rating - additional controls / mitigation strategy to be implemented (to reduce risk rating)</i>
			Likelihood	Consequence	Risk Rating	
			Refer to risk calculator provided below for measures			
Open space and recreation asset failure	Maintenance schedules and inspections	Loss of asset functionality, potential injuries to users and potentially significant repair costs	Possible	Moderate	High	Prioritise critical defects and renewal works; undertake planned inspections
Deferred maintenance	Annual maintenance budget	Increased cost due to inflation or accelerated deterioration; Increased risk to users	Possible	Moderate	High	Establish preventative maintenance priorities; monitor maintenance backlog
Inadequate renewal funding	10-year renewal forecast via LTFP	Assets deteriorate beyond acceptable service levels and future costs increase	Possible	Moderate	High	Regularly validate asset data, condition, useful life, components and replacement costs

HUMAN RIGHTS CONSIDERATION

Section 4(b) of the *Human Rights Act 2019* requires public entities to act and make decisions in a way compatible with human rights. The *Human Rights Act 2019* requires public entities to only limit human rights in certain circumstances. The human rights protected under the *Human Rights Act 2019* are not absolute. This means that the rights must be balanced against the rights of others and public policy issues of significance.

Consideration of the 23 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.

The intent of the new Asset Management Plan for Open Space and Recreation is consistent with the principles of equity, transparency, and community safety, and supports the delivery of the relevant infrastructure without limiting the human rights of any individual.



ASSET MANAGEMENT PLAN - OPEN SPACE & RECREATION

Quilpie Shire Council
September 2026



Document Control		Open Space & Recreation Asset Management Plan			
Document ID :					
Rev No	Date	Revision Details	Author	Reviewer	Approver
V1	July 2026	AMP Development	Ruwan Jayarathne	Eng Lim	
V2	September 2026	Financial Information update/Council Feedback	Ruwan Jayarathne		Eng Lim

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1.0 EXECUTIVE SUMMARY

1.1 Purpose of the Plan

This Asset Management Plan (AMP) provides a strategic framework for the management of Quilpie Shire Council's Open Space & Recreation portfolio. The Plan supports informed decision-making by documenting the assets that support open space, recreation, sport, public amenity, tourism, events and community use, together with the levels of service, risks, lifecycle requirements and renewal funding needs associated with those assets.

The primary objective of the Plan is to support the sustainable management of Open Space & Recreation assets so they continue to provide safe, functional, accessible and fit-for-purpose services to the community in a financially sustainable and risk-informed manner.

1.2 Asset Description

The Open Space & Recreation portfolio comprises a diverse range of Council-owned assets that support recreation, public open space, community use, sporting activity, aquatic recreation, visitor use, events and local amenity across the Shire.

The current asset dataset includes the following asset types:

- Benches;
- Fencing;
- Hardstand;
- Infrastructure, Electrical;
- Aquatic Centre assets;
- Museum or Cultural assets;
- Playgrounds and Softfall;
- Recreational assets;
- Shade Sails;
- Sheds;
- Shelters;
- Site Improvements, including Landscaping, Lighting, Park assets and BBQ assets;
- Sporting Grandstand assets; and
- Other assets requiring further classification review.

The current dataset includes 179 assets with a total gross replacement cost of approximately \$12.1 million.

A significant number of assets are currently classified as Other. A comprehensive review of the Open Space & Recreation asset portfolio is recommended to confirm asset ownership, asset type, hierarchy, location, condition, useful life, replacement cost and asset classification for future reporting, lifecycle modelling and renewal planning.

1.3 Levels of Service

Council's Open Space & Recreation portfolio supports a broad range of community, recreation, sporting, tourism, event and public amenity outcomes. These assets are expected to be safe, functional, accessible, fit-for-purpose and maintained to a standard that supports community use and Council's broader service delivery objectives.

At this stage, Council has not formally adopted a complete set of Open Space & Recreation-specific customer and technical levels of service. The service level information included in this AMP is based on available asset information, Council's documented planning framework, customer service processes, community satisfaction information where available, and professional judgement.

A key improvement action identified in this AMP is to review, define and formally adopt customer and technical levels of service for Open Space & Recreation assets. This should include practical measures for condition, safety, accessibility, presentation, availability, functionality, utilisation, inspection, maintenance response and renewal planning.

1.4 Future Demand

Future demand for Open Space & Recreation will be influenced by:

- community expectations for safe, accessible, functional and well-presented public spaces;
- demand for sport, recreation, aquatic facilities, community events and informal recreation;
- tourism and visitor-related use of parks, amenities, recreational areas and public spaces;
- population and demographic change;
- accessibility and inclusion expectations;
- regulatory, safety and compliance requirements;
- environmental exposure, including heat, dust, storm events and flooding;
- climate resilience and sustainability considerations;
- asset condition, age, utilisation and remaining useful life; and
- Council's capacity to sustainably fund, operate, maintain and renew the asset portfolio.

Demand planning should remain evidence-based and should not assume substantial portfolio-wide growth without supporting utilisation, service planning or community demand information. Targeted new and upgrade projects may nevertheless be undertaken where supported by demonstrated service needs and Council priorities.

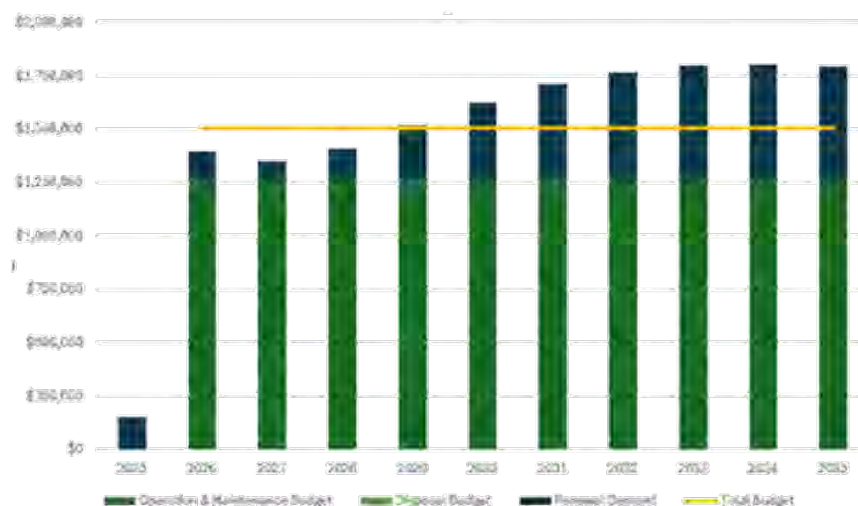
1.5 Lifecycle Management Plan

The lifecycle management strategy outlined in this AMP seeks to optimise the whole-of-life performance of the Open Space & Recreation portfolio through operations, maintenance, renewal, acquisition and risk management activities.

- Lifecycle modelling and available Council budget information identify:
 - an estimated opening renewal backlog of approximately \$151,850;
 - total forecast renewal demand of approximately \$3.60 million over the 2026–2035 planning period, including the opening backlog;
 - operations and maintenance funding of approximately \$12.72 million over the ten-year period;
 - renewal funding of approximately \$2.34 million over the ten-year period; and
 - approximately \$1.13 million of new and upgrade expenditure identified in Council's 2026/27 capital program.

As detailed budget information is currently available for 2026/27, the 2026/27 operations and maintenance and renewal funding levels have been assumed to continue across the ten-year planning period for modelling purposes.

The identified new and upgrade expenditure relates to the 2026/27 capital program and is considered separately from the lifecycle funding analysis for the existing asset portfolio. No funded disposal expenditure has been identified.



Note: Council's 2026/27 capital program includes approximately \$1.13 million for new and upgrade assets. This expenditure is excluded from Figure to avoid distorting the lifecycle profile for the existing asset portfolio and is addressed separately in the Acquisition Plan.

1.6 Asset Condition and Risks

The current condition profile indicates that approximately 98.91% of the Open Space & Recreation portfolio replacement value is rated Fair or better, while approximately 1.09% is rated Poor or Very Poor. Overall, the portfolio is considered to be in generally good condition based on the available valuation and condition data.

However, the condition profile should be considered in the context of current asset data limitations, including the absence of a formal Open Space & Recreation asset hierarchy and the significant number of assets currently classified as Other. Assets rated Poor or Very Poor should be inspected and verified to confirm their actual condition, serviceability, risk and renewal need.

The condition profile highlights the importance of ongoing condition monitoring, renewal planning, asset data improvement and risk-based prioritisation. Renewal decisions should continue to consider asset condition, criticality, functionality, service importance, safety, accessibility, compliance requirements, utilisation, remaining useful life and affordability.

Key risks associated with the Open Space & Recreation portfolio include:

- asset deterioration and restricted service availability;
- public safety and compliance risks;
- increasing reactive maintenance requirements;
- limited visibility of long-term operating, maintenance and capital budget forecasts;
- incomplete asset hierarchy, classification and lifecycle data;
- environmental exposure, including heat, dust, storm events, flooding and UV deterioration;
- loss of functionality of key recreation, aquatic, sporting, shade, shelter, lighting or public open space assets; and
- long-term sustainability of maintaining and renewing the portfolio within available funding.

1.7 Financial Summary

The Open Space & Recreation portfolio has a gross replacement value of approximately \$12.1 million.

Over the ten-year planning period, assumed lifecycle funding for the existing asset portfolio is approximately \$15.06 million, compared with forecast lifecycle demand of approximately \$16.33 million, including the opening renewal backlog.

The AMP identifies:

- an Asset Renewal Funding Ratio of approximately 65%; and
- a Lifecycle Funding Ratio of approximately 92%.

These indicators show that overall lifecycle funding is relatively well aligned with forecast demand; however, planned renewal funding remains below forecast renewal requirements. Renewal expenditure will therefore require ongoing prioritisation based on condition, risk, utilisation, service requirements and Council priorities.

Council's \$1.13 million 2026/27 new and upgrade program is considered separately and is not included in the lifecycle funding ratio.

1.8 Improvement Plan

This AMP identifies a number of improvement actions aimed at strengthening asset management practices and supporting future decision-making for the Open Space & Recreation portfolio. Key priorities include:

- developing and formally adopting Open Space & Recreation-specific customer and technical Levels of Service;
- developing a formal Open Space & Recreation asset hierarchy;
- reviewing the current asset register, including assets classified as Other, to improve asset classification, reporting and lifecycle modelling;
- confirming 10-year operating, maintenance and capital budget forecasts to improve visibility of lifecycle costs;
- improving integration between the AMP, Long-Term Financial Plan and annual budget process;
- validating Poor and Very Poor condition assets and assets identified within the modelled renewal backlog;
- developing a risk-based renewal prioritisation framework that considers condition, criticality, safety, compliance, utilisation, functionality, service impact and affordability;
- developing planned maintenance, inspection and defect management processes for priority Open Space & Recreation asset groups;
- developing an asset rationalisation and disposal framework for assets that are underutilised, no longer fit-for-purpose or not strategically required; and
- establishing AMP performance measures and annual reporting processes to monitor asset condition, service levels, renewal delivery, maintenance performance, funding outcomes and improvement action progress.

The AMP should be reviewed annually and comprehensively updated following future revaluations, condition assessments or significant changes to service requirements.

2.0 INTRODUCTION

2.1 Background

Quilpie Shire Council is located in South West Queensland and covers approximately 67,415 square kilometres, an area comparable in size to the State of Tasmania. The Shire includes the communities of Quilpie, Eromanga, Adavale, Cheepie and Toompine and is characterised by its remote location, dispersed population, strong community identity and significant agricultural, tourism and resource-based industries.

Council plays a critical role in delivering and maintaining infrastructure and community services across the region. Due to the geographic scale of the Shire and the remoteness of many facilities, Council's open space and recreation assets are essential to supporting local government operations, community wellbeing, recreation, emergency response, tourism, economic activity and service accessibility.

The Open Space & Recreation Asset Management Plan (AMP) has been developed to support the sustainable management of Council's Open Space & Recreation assets over the long term. The AMP provides a framework for understanding the current asset portfolio, associated risks, lifecycle requirements, service expectations and future investment needs.



Figure 1: Quilpie Shire Council Area

The AMP aligns with Council's broader strategic planning framework, including:

- Quilpie Shire Council Corporate Plan 2026–2031;
- Council's Asset Management Policy 2024;
- Council's Asset Management Strategy 2024;
- Council's Long Term Financial Planning (LTFP); and
- Annual Budget processes

Council's Corporate Plan recognises the importance of providing well-planned, managed and affordable infrastructure to support community wellbeing, economic development, recreation, tourism and quality of life across the Shire. The Operational Plan further recognises the role of asset management planning in supporting sustainable service delivery and long-term financial sustainability.

Council's Asset Management Policy recognises that infrastructure assets are fundamental to service delivery and that effective asset management is essential to achieving strategic, financial and operational sustainability.

The Open Space & Recreation asset portfolio comprises a diverse range of community, recreational and operational assets that support the delivery of Council services and contribute to the liveability and attractiveness of the Shire. The portfolio includes parks, playgrounds, sporting facilities, public amenities, swimming pools, landscaping, irrigation systems, pathways, fencing, shelters, shade structures, lighting, street furniture, recreational infrastructure and other associated open space assets.

Managing these assets presents several challenges common to remote and regional local governments, including:

- large distances between facilities;
- constrained availability of local contractors and specialist suppliers;
- harsh environmental and climatic conditions;
- ageing infrastructure;
- fluctuating funding availability;
- increasing community expectations; and
- balancing affordability with the long-term sustainability of service delivery.

This AMP supports informed decision-making by documenting the current asset portfolio, service levels, condition, lifecycle requirements, forecast renewal demand and funding requirements for Council's Open Space & Recreation assets. It also identifies key improvement actions to strengthen asset management practices, improve data quality and support sustainable investment decisions over time.

2.2 Principles, Goals and Objectives of Asset Management

Asset management provides a structured approach to managing assets so that they continue to support service delivery, community outcomes and long-term financial sustainability.

The principles of asset management, consistent with the ISO 55000 series of standards, are:

- **Value** – assets exist to provide value to the organisation and its stakeholders. Asset management decisions should consider the value that assets provide over their full lifecycle.
- **Alignment** – asset management aligns financial, technical and operational decisions with Council's strategic objectives, service delivery needs and long-term planning framework.
- **Leadership** – leadership, commitment and accountability are essential to achieving effective asset management outcomes across the organisation.

Council's objective in managing the Open Space & Recreation asset portfolio is to deliver safe, functional and accessible open spaces and recreational facilities that meet community needs in a financially sustainable manner.

The key objectives of infrastructure asset management are to:

- define levels of service and monitor performance;
- understand and manage the impacts of growth, changing demand and community expectations;
- apply lifecycle planning to identify cost-effective strategies for managing assets over the long term;
- identify, assess and manage asset-related risks;
- support informed decision-making on operations, maintenance, renewal, upgrade and disposal;
- align asset planning with Council's Long-Term Financial Plan and annual budget processes; and
- improve asset management maturity over time.

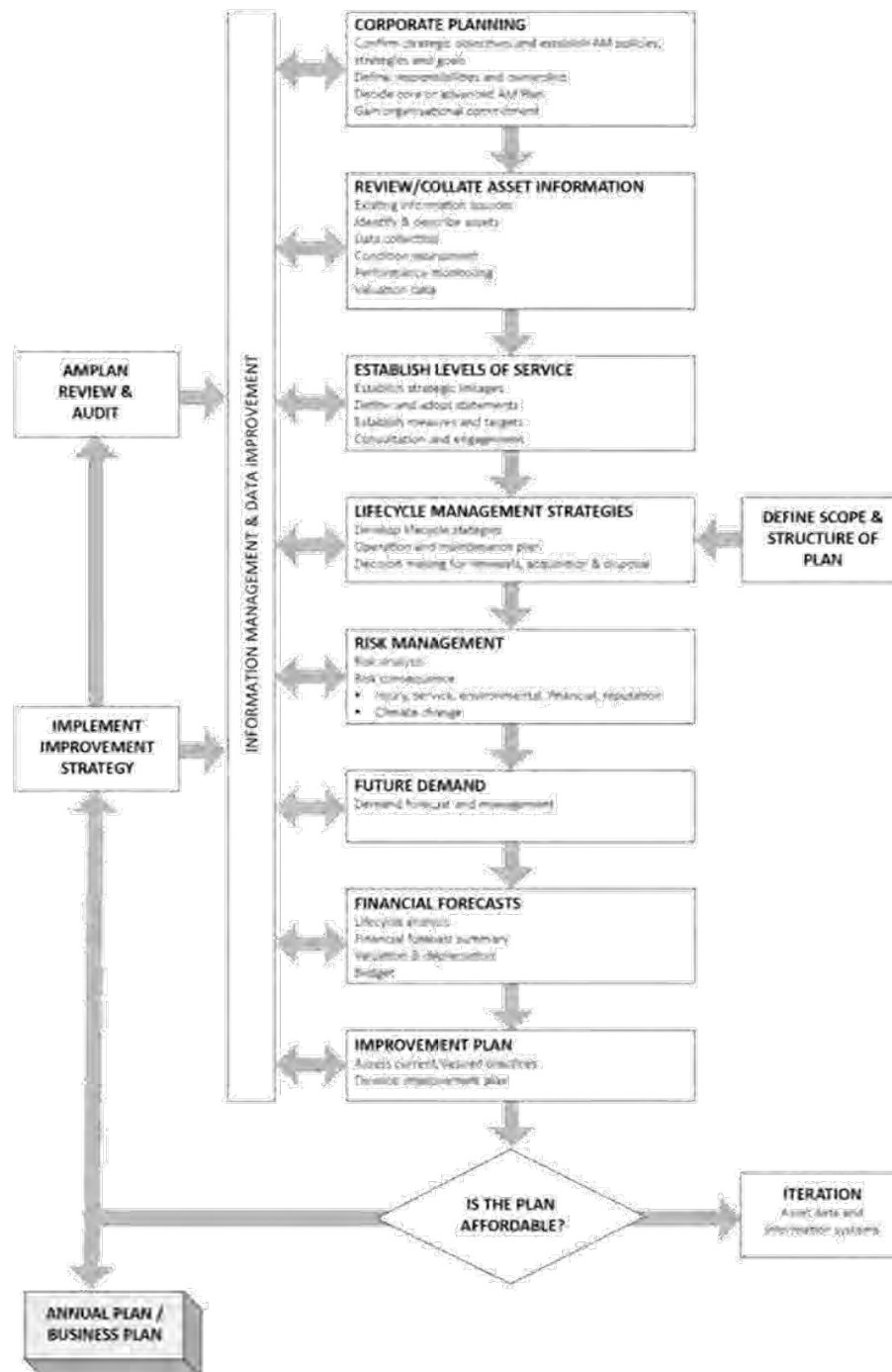
The key elements of this Asset Management Plan are:

- Levels of service – the services and performance standards provided by the asset portfolio;
- Future demand – factors that may influence future service needs and asset requirements;
- Risk management – key asset-related risks and proposed management responses;
- Lifecycle management – how assets will be operated, maintained, renewed, upgraded and disposed of;
- Financial summary – the expenditure required to support defined service outcomes;
- Asset management practices – the systems, data, processes and responsibilities used to manage the assets;
- Monitoring and review – how the plan will be monitored and updated; and
- Improvement planning – actions to improve asset data, planning, decision-making and asset management maturity.

This Asset Management Plan has been prepared with reference to ISO 55000:2024, the International Infrastructure Management Manual and Council's Asset Management Policy.

Road Map for preparing an Asset Management Plan

Source: IPWEA, 2006, IIMM, Fig 1.5.1, p 1.11



2.3 Key Stakeholders

Key stakeholders in the preparation and implementation of this AM Plan are shown in Table 2.1.

Key stakeholder	Role in the Asset Management Plan
Quilpie Shire Councillors	Represent current and future community interests; approve the AMP; determine acceptable service levels, risk tolerance and funding priorities; approve budgets and monitor asset management outcomes.
Chief Executive Officer	Overall accountability for implementing Council's Asset Management Policy and Strategy; ensures organisational alignment, governance, compliance and effective decision-making through reliable asset management information.
Director Infrastructure Services	Lead responsibility for the planning, management and delivery of Open Space & Recreation infrastructure; oversees asset planning, maintenance, renewal and capital works; ensures operational requirements, risks and renewal priorities are reflected in the AMP.
Director Corporate Services	Maintains financial asset information, including asset valuations, depreciation, useful lives and capitalisation records; coordinates the Long-Term Financial Plan (LTFP) and annual budget process in collaboration with Infrastructure Services; supports financial sustainability, governance and customer service functions.
Director Community and Business Development	Provides input into community needs, recreation services, tourism, parks and public open spaces; supports community engagement and assists in identifying changing service expectations and future recreation requirements.
Deputy Director Infrastructure Services / Works and Operations staff	Provide operational knowledge of asset condition, utilisation, maintenance requirements, inspection outcomes and practical delivery considerations; support routine maintenance, condition assessments and renewal prioritisation.
Community members, sporting clubs and user groups	Provide feedback on the condition, functionality, accessibility and suitability of parks, sporting facilities, playgrounds, public open spaces and recreational infrastructure; assist Council in understanding community expectations and future service needs.
Community organisations and event organisers	Provide input regarding the use of parks, recreation reserves and community open spaces for events, recreation and community activities; identify operational issues and future facility requirements.
State and Federal Government / funding bodies	Provide funding opportunities, legislative requirements and strategic direction for parks, recreation, open space, tourism and community infrastructure projects.
Utility providers and service authorities	Provide services and technical advice where electricity, water, sewerage, irrigation, communications or other utilities support the operation and functionality of Open Space & Recreation assets.

Table 1: Key Stakeholders in the AM Plan

2.4 Open Space & Recreation Asset Summary

The table below provides a summary of the Open Space & Recreation portfolio by asset type, based on the current asset dataset available for this Asset Management Plan. The dataset includes 179 assets with a total gross replacement cost of approximately \$12.1 million.

The largest asset groups by replacement value are Recreational assets, Aquatic Centre Pools, Sheds, Shelters, Shade Sails, Site Improvements and assets currently classified as Other. The "Other" category represents a significant proportion of the current dataset, both by asset count and replacement value. This indicates that further review and refinement of the Open Space & Recreation asset hierarchy and asset classifications should be undertaken.

A comprehensive review of the Open Space & Recreation asset portfolio is recommended as an improvement action. This review should confirm asset ownership, asset type, hierarchy, location, condition, useful life, replacement cost and whether each asset should remain within the Open Space & Recreation asset class for future reporting, lifecycle modelling and renewal planning.

Asset	No	Gross Replacement Cost
Benches	1	\$37,400
Fencing	6	\$217,200
Hardstand	2	\$38,300
Infrastructure, Electrical	7	\$304,400
Aquatic Centre, Other	2	\$108,500
Aquatic Centre, Pools	2	\$1,729,350
Museum or Cultural	2	\$83,050
Playgrounds, Softfall	1	\$15,750
Recreational	24	\$3,346,700
Shade Sails	14	\$466,250
Sheds	4	\$710,200
Shelters	17	\$555,450
Site Improvements, Landscaping	3	\$408,450
Site Improvements, Lighting	2	\$148,650
Site Improvements, Park	1	\$10,500
Site Improvements, Park, BBQ	1	\$20,350
Sporting, Grandstand	1	\$4,400
Other	89	\$3,894,300
Total	179	\$12,099,200

Table 2: Asset Summary

3.0 STRATEGIC ALIGNMENT

3.1 Council Planning Context

This Asset Management Plan has been prepared to support Quilpie Shire Council's documented planning and reporting arrangements, including the Corporate Plan, Operational Plan, Annual Budget, 10-Year Financial Plan, Annual Report and Asset Management Policy.

Council's planning framework shows the relationship between the Corporate Plan, community input, 10-Year Financial Plan, Annual Budget, Asset Management Plan, Operational Plan, service delivery, sustainability, progress reporting and the Annual Report. In this context, the Open Space & Recreation Asset Management Plan provides asset information, renewal forecasts, lifecycle planning considerations, risk information and improvement actions to support future operational planning, budget development, capital works planning and long-term financial decision-making.

The Open Space & Recreation portfolio supports a range of Council and community services, including parks, recreation areas, sporting facilities, aquatic facilities, public open spaces, community gathering areas, event spaces, cemeteries, visitor-related facilities and associated open space infrastructure.

3.2 Corporate Plan

Council's draft Corporate Plan 2026–2031 identifies four priority areas:

- Well planned, managed and affordable infrastructure;
- Guided development and investment to grow our communities;
- Community access to services and facilities for health and wellbeing, lifelong learning and connection; and
- Collaborative and accountable government.

Open Space & Recreation assets support these priorities by providing places and infrastructure that contribute to liveability, community wellbeing, recreation, sport, events, tourism, local identity and community connection.

Council's draft Corporate Plan identifies Community services and facilities as including arts, culture, events, halls, library, sport and recreation facilities and cemeteries. It also identifies towns, parks and open space maintenance, sport and recreation, and events support within Council service responsibilities. These documented priorities are directly relevant to the management of the Open Space & Recreation asset portfolio.

This Asset Management Plan contributes to the Corporate Plan by supporting:

- improved understanding of Council's Open Space & Recreation asset base;
- planned, affordable and risk-based maintenance and renewal decisions;
- improved alignment between community service needs and asset investment;
- ongoing provision of safe, functional and accessible parks, recreation and community open space assets;
- transparent decision-making on levels of service, risk and cost;
- improved asset data, lifecycle planning and renewal forecasting; and
- better integration between asset planning, financial planning and service delivery.

The following Table 3 summarises the Corporate Plan priorities, strategic directions and outcome statements most relevant to the management of Open Space & Recreation assets.

Corporate Plan Priority / Theme	Strategic Direction	Outcome
Well planned, managed and affordable infrastructure ready for growth	Essential infrastructure and regulated services	Provide and maintain infrastructure and regulated services that support community needs, growth, safety and liveability.
Guided development and investment attraction to grow our communities	Development	Guide development, support liveability and contribute to a flourishing economy through planned towns, community spaces and managed growth.
Guided development and investment attraction to grow our communities	Strategic partnerships and local investment attraction	Build strategic partnerships to attract the funding and investment needed for strong and growing communities.
Community access to services and facilities for health and wellbeing, lifelong learning and connection	Healthcare	Advocate for, and promote, the healthcare needs of our communities across residents' lifespan, from the very young to those later in life.
	Community services and facilities	Provide and advocate for community services and facilities that build and retain connections, enhance liveability or meet priority needs.
Collaborative and accountable government	Teamwork	Through strong teamwork, provide a safe, healthy, positive and productive workplace where our people can confidently fulfill responsibilities, continue to improve and have the opportunity to flourish.
	Financial and resource management	Manage Council's finances and resources responsibly, continuing to build Council's capacity to meet the needs of Shire communities now and in the future.
Collaborative and accountable government	Leadership	Provide effective leadership for Council and communities through inclusive community consultation, informed decision-making and open, clear and timely communication.

Table 3: Alignment – Corporate Plan and Open Space & Recreation Assets

3.3 Operational Plan

The Operational Plan 2026–2027 sets out the action areas to deliver the strategic goals identified in Council's Corporate Plan.

The Operational Plan shows that Asset Management Plans form part of Council's broader planning arrangements alongside the Corporate Plan, community input, 10-Year Financial Plan, Annual Budget, Operational Plan, service delivery, sustainability, progress reporting and the Annual Report.

This Open Space & Recreation Asset Management Plan supports the Operational Plan by identifying asset condition, renewal needs, lifecycle requirements, risks and improvement actions that can inform future maintenance programs, capital works planning and budget development.

For Open Space & Recreation, this includes:

- identifying assets requiring renewal, maintenance, upgrade, rationalisation or further review;

- supporting prioritisation of works based on condition, risk, functionality, service need, usage and affordability;
- improving the quality of information used for annual budgets and long-term financial planning;
- identifying assets that may be underutilised, duplicated, poorly classified or no longer fit-for-purpose;
- supporting future service level reviews for parks, recreation facilities and public open spaces; and
- supporting annual review and update of asset management planning information.

3.4 Annual Report and Financial Planning

This Asset Management Plan supports Council's financial planning and reporting by identifying the future renewal demand, lifecycle cost implications and improvement actions associated with the Open Space & Recreation portfolio.

The Asset Management Policy requires asset management to be integrated with Council's corporate, financial, business and budgetary planning. It also identifies the importance of whole-of-life costing, informed decision-making, maintenance and renewal planning, and keeping asset information up to date for both technical and financial purposes.

For the Open Space & Recreation portfolio, this AMP provides a basis for:

- informing future updates to the 10-Year Financial Plan;
- supporting annual budget development;
- identifying renewal and maintenance funding requirements;
- improving the link between asset condition, service need and financial planning;
- identifying data gaps that may affect forecast reliability; and
- supporting future prioritisation of renewal, upgrade and maintenance works.

Where long-term operating and capital expenditure forecasts are not currently available for the Open Space & Recreation portfolio, this should be identified as an improvement action within this AMP.

3.5 Asset Management Policy

Quilpie Shire Council's Asset Management Policy provides the overarching direction for the planning, management, operation, maintenance, renewal and disposal of Council assets.

The Policy recognises that assets are important to the local community and fundamental to Council's overall service delivery. It also recognises that planning and responsibility for assets requires strong Councillor and executive oversight to support strategic asset management, financial management and sustainability.

The Policy applies to all Council-owned and operated assets and associated services, regardless of how they were acquired.

Key principles identified within the Policy include:

- adopting a whole-of-life approach to asset management;
- aligning asset management practices with service delivery needs;
- supporting risk-based and financially sustainable decision-making;
- maintaining appropriate asset information for planning and reporting purposes; and
- continuously improving asset management capability, systems and practices.

The Policy also identifies the need to maintain and renew Council's existing assets in a manner acceptable to Council and the community in terms of safety, access, quality, environmental impact, community needs and Council's ability to fund the works.

This Open Space & Recreation Asset Management Plan has been prepared in alignment with Council's Asset Management Policy and supports its implementation through asset data review, lifecycle planning, renewal forecasting, risk identification, service level development and ongoing asset management improvement actions.

3.6 Relevant Council Plans, Policies and Supporting Documents

This Asset Management Plan has been prepared with reference to the following Council documents:

- Corporate Plan 2026–2031;
- Operational Plan 2026–2027;
- Annual Report 2025–2026;
- Budget 2026–2027 and amended budget information;
- Asset Management Policy;
- Enterprise Risk Management Policy;
- Community Engagement Policy;
- Procurement Policy;
- Customer Service Charter;
- Community Satisfaction Survey 2025;
- Economic Development and Tourism Strategy; and
- relevant facility planning documents, including the Bulloo Park Redevelopment Master Plan.

These documents provide context for Council's service delivery priorities, community expectations, asset responsibilities, risk management, financial planning, procurement, engagement and future demand.

3.7 Legislative and Regulatory Context

The management of Open Space & Recreation assets is influenced by relevant legislation, regulations, standards and Council policies. These requirements support safe, accessible, compliant and financially responsible management of parks, recreation facilities, public open spaces, sporting infrastructure, aquatic facilities, shelters, lighting, pathways, fencing, play spaces and associated open space assets.

The following Table 4 identifies key legislation, standards and frameworks relevant to Open Space & Recreation assets:

Legislation / Regulation / Standard	Relevance to Open Space & Recreation
Local Government Act 2009 (Qld)	Establishes Council's role, responsibilities and governance obligations for local government service delivery, asset stewardship, sustainable development and effective service delivery.
Local Government Regulation 2012 (Qld)	Provides requirements relevant to financial management, asset management, budgeting, procurement and reporting.
Planning Act 2016 (Qld)	Establishes the planning and development assessment framework relevant to land use, development, public spaces and infrastructure-related works.
Work Health and Safety Act 2011 (Qld)	Establishes duties to manage health and safety risks associated with Council workplaces, public facilities, maintenance activities, construction works and operational activities.
Disability Discrimination Act 1992 (Cth)	Supports equitable access to public places and facilities for people with disability, including relevant access considerations for parks, recreation facilities, amenities, pathways and community open spaces.
Building Act 1975 (Qld), Building Regulation 2021 and National Construction Code	Relevant where Open Space & Recreation assets include built structures, amenities, shelters, aquatic centre buildings, shade structures or other constructed facilities requiring building compliance.
Environmental Protection Act 1994 (Qld)	Supports management of environmental risks associated with open space maintenance, landscaping, stormwater interaction, construction activities and site management.
Queensland Heritage Act 1992	Relevant where parks, memorials, cultural places, structures or sites have heritage significance and may influence maintenance, renewal or upgrade works.
Australian Accounting Standards	Inform asset recognition, valuation, depreciation and financial reporting requirements for Open Space & Recreation assets.
Relevant Australian Standards and industry guidelines	Provide technical guidance for the design, construction, inspection, maintenance and renewal of relevant assets such as playgrounds, sports facilities, lighting, fencing, pathways, aquatic facilities, access infrastructure and public open space assets.

Table 4: Key legislation, Standards and Frameworks

4.0 LEVELS OF SERVICE

Levels of service define the standards and performance expectations that Council's Open Space & Recreation assets are intended to support. They provide the link between community expectations, service delivery, asset performance, risk, lifecycle planning and financial sustainability.

For Open Space & Recreation assets, levels of service relate to matters such as safety, accessibility, condition, functionality, presentation, availability, usability, responsiveness to maintenance issues and the ability of parks, recreation areas, sporting facilities, aquatic facilities and associated open space infrastructure to support community use and Council service delivery.

At this stage, the service levels included in this Asset Management Plan are based on available asset information, Council's documented planning framework, customer service processes, community satisfaction information where available, and professional judgement. Council has not yet formally adopted a complete set of Open Space & Recreation-specific customer and technical service levels.

A key improvement action from this AMP is therefore to review, define and formally adopt service levels for Open Space & Recreation. This should include both customer levels of service and technical levels of service, and should be informed by community expectations, service needs, affordability, asset condition, utilisation, risk, criticality and Council's long-term financial planning.

4.1 Customer Research and Expectations

Council undertakes community satisfaction research and maintains customer service processes that provide useful context for understanding community expectations. The available information provides broader feedback on Council performance, service delivery, communication, responsiveness and community priorities. However, it does not currently establish a complete set of Open Space & Recreation-specific levels of service.

Council's Corporate Plan identifies sport and recreation facilities, towns, parks and open space maintenance, events support, community services and customer responsiveness as relevant Council service responsibilities. These areas are directly relevant to the Open Space & Recreation portfolio and provide an important basis for future service level development.

Council's customer service processes are also relevant where customer requests relate to matters such as park maintenance, playground condition, sporting facility defects, public safety, cleanliness, access, lighting, irrigation, shade structures, fencing, furniture, aquatic facilities or other open space service issues.

Future revisions of this AMP should include a more structured review of community and stakeholder expectations for Open Space & Recreation services. This will help Council confirm the level of service required, the cost of providing that service, the associated risks, and the community's capacity and willingness to fund those service levels.

This has been identified as an improvement action within the Improvement Plan.

4.2 Customer Values

Service levels are defined in three ways, customer values, customer levels of service and technical levels of service.

Customer Values indicate:

- what aspects of the service is important to the customer,
- whether they see value in what is currently provided and
- the likely trend over time based on the current budget provision

Service Objective: To provide safe, accessible, functional and well-maintained Open Space & Recreation assets that support community wellbeing, recreation, sport, events, tourism, liveability and local service delivery.

Customer Values	Customer Satisfaction Measure	Current Feedback/ Current Position	Expected Trend Based on Planned Budget
Open spaces and recreation facilities are safe and suitable for community use.	Customer requests, complaints, inspection findings and incident/defect records.	Open Space & Recreation-specific service level measures have not yet been formally adopted. Safety-related issues should continue to be monitored through inspections, customer requests and operational reporting.	To be confirmed as Open Space & Recreation operating and capital budget forecasts are developed. Ageing assets and environmental exposure may increase maintenance and renewal needs over time.
Parks, recreation areas and public open spaces are maintained to a functional and presentable standard.	Customer requests, community feedback, maintenance records and routine inspection outcomes.	Current performance is not separately measured through adopted Open Space & Recreation service level targets. Routine maintenance is undertaken within available resources.	Presentation and maintenance expectations may increase over time, particularly for higher-use parks, recreation areas, event spaces and visitor-facing assets.
Recreation, sporting and aquatic facilities support community use, events and wellbeing.	User feedback, customer requests, bookings/use information, event feedback and stakeholder engagement.	Council's Corporate Plan identifies sport and recreation facilities, events support, parks and open space maintenance as relevant service areas. Formal utilisation-based service targets have not yet been adopted.	Demand should be reviewed over time using facility use, event activity, community feedback and service planning information.
Open Space & Recreation assets are accessible and inclusive where practical.	Customer requests, accessibility feedback, inspection outcomes and compliance reviews.	Accessibility performance has not been separately measured for the Open Space & Recreation portfolio within the current AMP.	Accessibility expectations may increase over time and should be considered during renewal, upgrade and service level reviews.
Council responds clearly and appropriately to open space-related customer feedback.	Customer service requests, complaint response information and community feedback.	Customer responsiveness is identified in Council's corporate planning context. Open Space & Recreation-specific response targets have not yet been formalised.	Customer expectations for timely communication and response to service requests are likely to remain important and should be incorporated into future service level measures.

Table 5: Customer Values

The current customer values and service level statements should be treated as indicative until Council undertakes a more detailed review and formally adopts Open Space & Recreation-specific service levels.

4.3 Customer Levels of Service

Customer levels of service describe how the community and users experience the service provided by Open Space & Recreation assets. They are generally considered in terms of:

Condition	How good is the service ... what is the condition or quality of the service?
Function	Is it suitable for its intended purpose Is it the right service?
Capacity/Use	Is the service over or under used ... do we need more or less of these assets?
Accessibility / Safety	Can users access and use the asset safely and reasonably, including people with different access needs?

The customer levels of service included in this AMP are based on available asset information, customer service information, Council planning documents and professional judgement. They should be reviewed with Council staff, facility users, sporting clubs, community groups and relevant stakeholders as part of the future service level review process.

Type of Measure	Level of Service	Performance Measure	Current Performance	Expected Trend Based on Planned Budget
Condition / Quality	Open Space & Recreation assets are maintained in a safe, functional and serviceable condition.	Percentage of asset replacement value rated Condition 1–3 and Condition 4–5, based on the current asset condition dataset.	Approximately 98.91% of portfolio replacement value is rated Condition 1–3 (Fair or better), with approximately 1.09% rated Condition 4–5 (Poor or Very Poor), based on the available 2025 valuation and condition data.	Asset condition is expected to be influenced by age, usage, environmental exposure, maintenance levels and renewal funding. Forecast trend should be confirmed once long-term OPEX and CAPEX information is available.
Confidence level			Medium, subject to review of asset hierarchy, condition data and classification accuracy.	Medium, subject to confirmation of budget forecasts and renewal modelling assumptions.
Function	Assets are fit-for-purpose and support recreation, sport, events, tourism and community use where applicable.	Customer requests, user feedback, operational inspections, functionality reviews and service planning information.	Formal Open Space & Recreation functionality measures have not yet been adopted. Functionality should be reviewed for key parks, recreation areas, aquatic facilities, sporting assets and event-related open space assets.	Functionality expectations may change over time due to community expectations, events, tourism, accessibility requirements and service needs.
Confidence level			Medium–Low, as functionality information is currently not documented as a formal portfolio-wide measure.	Medium–Low, pending future service level review and utilisation assessment.
Capacity / Use	Open Space & Recreation assets have capacity appropriate to current and future service needs.	Usage information, event activity, booking information, user group feedback and operational observations.	Portfolio-wide utilisation and capacity information has not yet been formally documented within the AMP.	Demand should be reviewed over time using population, tourism, community event, sporting use and facility utilisation information.
Confidence level			Low–Medium, pending collection of utilisation and service demand information.	Medium, once usage and demand information is progressively collected.
Accessibility / Safety	Assets are reasonably accessible and safe for intended users.	Safety inspections, accessibility reviews, customer requests, defect reports and compliance checks.	Accessibility and safety are managed through operational activities and inspections, but portfolio-wide Open Space & Recreation service targets have not yet been formally adopted.	Safety and accessibility expectations are likely to remain important and should be incorporated into future renewal, upgrade and maintenance planning.
Confidence level			Medium, based on operational knowledge and available asset information.	Medium, subject to future inspections, compliance reviews and service level adoption.

Table 6: Customer Level of Service Measures

4.4 Technical Levels of Service

Technical levels of service are operational and asset-based measures that support the delivery of customer levels of service. They relate to how assets are operated, maintained, renewed, upgraded and managed over their lifecycle.

For Open Space & Recreation assets, technical levels of service may include matters such as:

- inspection frequency;
- maintenance response times;
- cleaning frequency;
- compliance inspections;
- condition assessment frequency;
- renewal intervention points;
- accessibility and safety requirements;
- planned maintenance programs;
- defect recording and close-out; and
- lifecycle cost and renewal planning.

The technical levels of service currently included in this AMP should be treated as a starting point. Some measures are based on current practice and professional judgement rather than formally adopted service standards.

As part of the AMP improvement program, Council should review and adopt technical service levels that are practical, measurable and affordable. These should align with available resources, risk exposure, asset criticality, community expectations and service needs.

<i>Lifecycle Activity</i>	<i>Service Objective</i>	<i>Technical Measure</i>	<i>Current Performance</i>	<i>Desired Performance</i>
Operations	Maintain parks, recreation areas and open spaces available for intended use.	Percentage of priority Open Space & Recreation assets available for use when required.	Not currently measured as a formal portfolio-wide AMP performance measure.	Develop and monitor availability targets for priority parks, recreation areas, aquatic facilities and sporting assets.
	Maintain open space presentation and cleanliness.	Routine maintenance, cleaning and presentation activities completed in accordance with adopted schedules.	Maintenance and presentation works are undertaken within available resources. Formal service targets should be confirmed.	Establish practical maintenance and presentation standards for different asset types and service levels.
	Maintain functionality of recreation and open space assets.	Operational inspections and service checks undertaken for key facilities and assets.	Undertaken through operational activities where required. Portfolio-wide targets are not yet formalised.	Develop inspection and service check requirements for priority assets, including playgrounds, aquatic facilities, lighting, irrigation, shelters, furniture and sports infrastructure.

Maintenance	Respond to defects and failures.	Defect response times by risk, priority and asset type.	Reactive maintenance is undertaken as required within available resources. Formal response time targets are not yet adopted.	Develop response time targets based on safety risk, asset criticality, usage and service impact.
	Maintain asset condition and serviceability.	Planned maintenance activities completed against adopted maintenance programs.	Planned maintenance requirements should be further defined for the Open Space & Recreation portfolio.	Develop planned maintenance programs for priority asset groups such as playgrounds, aquatic facilities, lighting, shade structures, shelters, fencing, irrigation and sports assets.
	Maintain safety and compliance requirements.	Completion of required inspections, compliance checks and defect close-out actions.	Compliance-related activities are undertaken where required. Portfolio-wide reporting should be strengthened.	Maintain appropriate inspection, compliance and defect management records for relevant Open Space & Recreation assets.
Renewal	Renew assets before unacceptable service, safety or lifecycle risks occur.	Renewal expenditure compared with modelled renewal demand and verified renewal priorities.	Renewal works are subject to available funding and Council prioritisation. Long-term OPEX and CAPEX forecasts for Open Space & Recreation are to be confirmed.	Improve alignment between renewal demand, asset condition, risk, service need and available funding.
	Improve confidence in renewal planning.	Percentage of assets with confirmed asset type, hierarchy, condition, useful life and replacement cost.	Current asset information requires further review, including asset classification and hierarchy refinement.	Undertake a comprehensive Open Space & Recreation asset data review to improve future renewal modelling and budget planning.
Disposal / Rationalisation	Remove, rationalise or repurpose assets that no longer provide value or are not fit-for-purpose.	Asset utilisation, condition and service need reviews undertaken.	No formal Open Space & Recreation disposal or rationalisation program has been identified within the current AMP.	Develop asset rationalisation criteria linked to utilisation, service need, condition, risk, maintenance cost and community value.

Table 7: Technical Levels of Service Measures

4.5 Service Level Improvement Action

Council should undertake a structured review of Open Space & Recreation service levels and formally adopt appropriate customer and technical service levels for this asset class.

This review should consider:

- Council's Customer Service Charter and customer request processes;
- community satisfaction survey results and community feedback;
- sporting club, user group and event organiser feedback;
- facility utilisation and operational needs;
- asset condition, remaining life and replacement cost;
- asset hierarchy, classification and data confidence;
- safety, accessibility and compliance requirements;
- risk and criticality;
- maintenance requirements and renewal affordability;
- available operating and capital budget information;
- climate and environmental exposure;
- service importance, tourism use and event support requirements; and
- alignment with the Long-Term Financial Plan and annual budget.

The outcome of this review should be a clear and adopted set of service levels that can be used in future updates of this AMP to guide maintenance standards, inspection frequencies, renewal planning, budget development, performance reporting and community communication.

A related improvement action is to confirm and document long-term operating and capital expenditure forecasts for the Open Space & Recreation portfolio. Where this information is not currently available, the AMP should identify it as an improvement action rather than treat current funding levels as confirmed.

5.0 FUTURE DEMAND

Future demand refers to the anticipated changes in service needs that may influence how Council's Open Space & Recreation assets are used, maintained, renewed, upgraded, expanded or rationalised over time.

For the Open Space & Recreation asset class, future demand is influenced by community expectations, recreation and sporting participation, tourism and visitor activity, events, population and demographic change, accessibility requirements, regulatory and safety obligations, environmental conditions, climate resilience and Council's capacity to sustainably fund, operate and maintain the asset portfolio.

This section identifies the key demand drivers that may influence future Open Space & Recreation service needs and asset management decisions. The demand information in this section is based on Council's documented strategic planning, available community satisfaction information, current asset information and professional judgement. Future updates of this AMP should further refine demand forecasts as more detailed service planning, utilisation data, condition information, customer request trends and Open Space & Recreation-specific service levels become available.

5.1 Demand Drivers

The key demand drivers relevant to Open Space & Recreation include:

- population change and Council's broader aspiration to support liveability and growth;
- community expectations for safe, accessible, functional and well-presented public spaces;
- demand for sport, recreation, community events and informal recreation opportunities;
- tourism and visitor-related use of parks, amenities, recreational areas and public spaces;
- maintenance requirements for towns, parks and open space assets;
- accessibility and inclusion expectations for public places and recreation facilities;
- regulatory, safety and compliance requirements;
- environmental exposure, including heat, dust, storm events and flooding;
- climate resilience and sustainability considerations;
- availability of operating and capital funding;
- asset condition, age, utilisation and remaining useful life; and
- the need to improve asset hierarchy, classification and data confidence over time.

Council's documented priorities indicate that Open Space & Recreation assets play an important role in supporting liveability, community connection, sport and recreation, events, tourism, public amenity and local identity across the Shire. Council's Corporate Plan identifies sport and recreation, towns, parks and open space maintenance, events support, cemeteries, and sport and recreation facilities as relevant service areas.

5.2 Demand Forecasts

Demand for Open Space & Recreation assets is not expected to be driven solely by population growth. Quilpie Shire has a small and dispersed population; however, Open Space & Recreation assets support a broad range of local government, community, visitor and recreational functions across the Shire.

Council's Corporate Plan identifies community services and facilities including arts, culture, events, halls, library, sport and recreation facilities and cemeteries. It also identifies the role of these services in building and retaining connections, enhancing liveability and meeting priority needs.

Council's Operational Plan identifies the importance of "well-designed spaces and highly liveable community environments" and includes strategic focus areas relating to liveability, environmental sustainability, the visitor economy and strong governance. The Operational Plan also shows that asset management planning forms part of Council's broader planning framework alongside the Corporate Plan, 10-Year Financial Plan, Annual Budget, Operational Plan, service delivery, sustainability, progress reporting and the Annual Report.

The 2025 Community Satisfaction Report indicates that residents continue to prioritise core infrastructure and essential services. It also notes that the perceived importance of sporting venues/facilities, tourism promotion, environmental management, parks and gardens has softened over time, suggesting that demand planning for Open Space & Recreation should remain evidence-based and should not assume substantial growth in demand without supporting utilisation or community feedback data.

Future demand for Open Space & Recreation assets is therefore likely to be influenced by:

- the need to maintain existing parks, recreation areas, sporting facilities and open space assets in a safe and serviceable condition;
- community expectations for accessible, functional and well-presented public spaces;
- use of open space assets for community events, recreation and tourism-related activities;
- the need to support community connection, liveability and wellbeing;
- environmental exposure and climate-related impacts on open space assets;
- compliance and safety requirements, particularly for playgrounds, aquatic facilities, lighting, fencing and public-use infrastructure;
- asset age, condition and renewal requirements;
- availability of external funding and grant opportunities; and
- Council's capacity to fund, operate, maintain and renew the asset portfolio sustainably.

Future updates of this AMP should incorporate more detailed utilisation data, service planning information, customer request trends, community feedback and adopted service levels when available.

5.3 Demand Management Plan

Demand management seeks to manage service needs through a combination of asset and non-asset responses. This may include better use of existing assets, service planning, targeted renewal, upgrade, rationalisation, improved maintenance practices, partnerships, grant funding, utilisation reviews and changes to service delivery approaches.

Council's Asset Management Policy states that the asset base should not be increased without considering Council's ability to fund future maintenance, renewal and operating costs. It also identifies that assets determined to be underutilised at the end of their useful lives should not automatically be replaced without considering community impacts.

The following table summarises the key demand drivers relevant to Open Space & Recreation.

Demand Driver	Documented Current Position	Potential Impact on Open Space & Recreation	Demand Management Response
Population, liveability and growth	Council's Corporate Plan identifies the importance of supporting liveability, growth and strong communities.	Changes in population or community profile may influence demand for parks, recreation areas, public spaces, sport and community gathering places.	Monitor population, service demand and community feedback. Align Open Space & Recreation investment with documented service needs, affordability and Council priorities.
Community services and facilities	Council's Corporate Plan identifies community services and facilities, including sport and recreation facilities, events, halls, library, arts, culture and cemeteries.	Ongoing demand for safe, functional and accessible public spaces and recreation facilities that support connection, wellbeing, events and community use.	Review condition, functionality, accessibility and utilisation of key Open Space & Recreation assets. Prioritise works based on service importance, risk, use and affordability.
Sport and recreation	Council documents identify sport and recreation facilities and sport and recreation maintenance/projects as relevant Council services.	Demand may continue for sporting facilities, recreation infrastructure, aquatic facilities, shade, seating, lighting, fencing and supporting open space assets.	Engage with user groups where relevant. Use condition, utilisation, customer feedback and risk information to inform renewal and upgrade priorities.
Towns, parks and open space maintenance	Council's Corporate Plan specifically identifies towns, parks and open space maintenance as a service area.	Open space presentation, safety, usability and serviceability will remain important to community amenity and liveability.	Develop practical maintenance service levels for different asset types and locations. Improve asset hierarchy, inspection records and maintenance planning.
Tourism and visitor activity	Council's Corporate Plan and Operational Plan identify tourism, visitor experience, destination management and tourism marketing as relevant priorities.	Visitor activity may affect public amenities, parks, recreation spaces, cultural/tourism-related assets, signage, shade, seating and supporting infrastructure.	Monitor visitor-related use where relevant. Consider tourism and event-related use when prioritising maintenance, renewal and upgrades.
Events and community use	Council's Corporate Plan identifies events support and events management as relevant Council services.	Parks, recreation areas, reserves and open spaces may need to support events, gatherings and seasonal community activity.	Consider event use when assessing condition, access, lighting, shade, amenities, safety and maintenance requirements.
Community expectations	The 2025 Community Satisfaction Report indicates residents continue to prioritise core infrastructure and essential services, while parks/gardens and sporting venues/facilities remain relevant but should be considered alongside other priorities.	Community expectations may focus on safe, functional and well-maintained facilities, but future investment should be balanced against higher-priority essential services and available funding.	Use customer requests, community feedback, service planning and utilisation information to inform future service levels and renewal priorities.

Accessibility and inclusion	Council's Corporate Plan includes community services and facilities that support connection, liveability and priority needs.	Demand may increase for open spaces and recreation assets that are accessible, inclusive and suitable for a range of users.	Consider access, safety and inclusion when assets are renewed or upgraded, particularly for public amenities, pathways, play spaces, aquatic facilities and high-use community areas.
Regulatory, safety and compliance requirements	Open Space & Recreation assets are subject to public safety, workplace health and safety, accessibility, building and relevant Australian Standards requirements depending on asset type.	Assets such as playgrounds, aquatic facilities, lighting, fencing, shelters and public amenities may require inspection, maintenance, renewal or upgrade to manage safety and compliance risks.	Maintain inspection and defect management processes. Prioritise safety and compliance-related works based on risk and service impact.
Climate and environmental exposure	Council documents identify environmental sustainability and resilience as relevant considerations.	Heat, dust, flooding, storms and environmental exposure may affect the condition, usability and maintenance needs of open space assets.	Consider shade, materials, drainage, water use, landscaping resilience and location-specific environmental risks during renewal and upgrade planning.
Funding availability and lifecycle affordability	Council's Asset Management Policy requires consideration of whole-of-life costs and Council's ability to fund future operation, maintenance and renewal before increasing the asset base.	New or upgraded Open Space & Recreation assets may create additional operating, maintenance, renewal and depreciation obligations.	Assess whole-of-life costs before approving new or upgraded assets. Align investment decisions with the Long-Term Financial Plan, annual budgets and available grant funding.
Asset data and classification	The current Open Space & Recreation asset dataset requires further review and refinement.	Incomplete or inconsistent asset information may reduce confidence in demand forecasts, renewal modelling and service planning.	Undertake a comprehensive Open Space & Recreation asset portfolio review, including asset hierarchy, ownership, location, condition, useful life, replacement cost and classification.

Table 8: Demand Management Plan

5.4 Asset Programs to meet Demand

New, upgraded or renewed assets may be required where existing Open Space & Recreation assets are no longer fit-for-purpose, where service demand changes, where safety or compliance requirements arise, or where Council identifies a need through service planning, community engagement, operational planning, master planning or funding opportunities.

Acquiring, constructing or upgrading Open Space & Recreation assets will commit Council to ongoing operating, maintenance, renewal, depreciation and compliance costs for as long as the service is required. These whole-of-life costs should be considered before new assets or major upgrades are approved, consistent with Council's Asset Management Policy.

Where demand can be met through better use, renewal, refurbishment, shared use, rationalisation or improved management of existing assets, these options should be considered before acquiring additional assets.

Future asset programs should be informed by:

- documented service needs;
- condition and remaining life information;
- asset utilisation and community use;
- risk and criticality;
- safety, accessibility and compliance requirements;
- whole-of-life costs;
- affordability and funding availability;
- customer requests and stakeholder feedback;
- tourism and event-related service needs, where relevant;
- climate and environmental exposure; and
- alignment with Council's Corporate Plan, Operational Plan and Long-Term Financial Plan.

Council's 2026/27 capital program identifies approximately \$1.13 million of new and upgrade expenditure for the Open Space & Recreation portfolio. These projects are addressed in the Acquisition Plan and should be incorporated into the asset register, maintenance planning and future lifecycle forecasts as they are completed. Future acquisition and upgrade programs should be updated as subsequent capital budgets and service planning priorities are confirmed.

5.5 Climate Change, Resilience and Sustainability Adaptation

Climate change and environmental conditions may affect Open Space & Recreation assets through heat, drought, flooding, storm impacts, dust, vegetation stress, material deterioration, increased water demand, reduced shade performance, damage to softfall and play surfaces, and increased maintenance requirements.

Council's Operational Plan identifies environmental sustainability as a strategic focus area, including protecting and enhancing the environment through considered and sustainable growth and best practice environmental management.

At this stage, this AMP does not include a detailed Open Space & Recreation-specific climate change risk assessment. Future updates should consider climate and resilience issues in more detail, particularly for higher-use parks, playgrounds, aquatic facilities, sporting facilities, public amenities, shade structures, lighting, pathways, irrigation and visitor-facing open space assets.

Climate and resilience considerations for future works may include:

- shade provision and heat mitigation;
- drought-tolerant and locally suitable landscaping;
- water-efficient irrigation and turf management;
- materials suited to high heat, UV exposure, dust and remote maintenance conditions;
- flood and drainage considerations for vulnerable sites;
- resilient surfacing for playgrounds, paths and high-use areas;
- maintenance planning for storm, wind and dust impacts;
- energy-efficient lighting where lighting assets are renewed or upgraded;
- improved inspection and defect management after severe weather events; and
- consideration of lifecycle cost and maintenance requirements when selecting materials and treatments.

These considerations should be applied proportionately and based on site-specific risk, asset criticality, service importance, available funding and Council priorities.

5.6 Future Demand Improvement Actions

Future demand planning for Open Space & Recreation should be improved over time through the following actions:

- Review and adopt Open Space & Recreation-specific customer and technical levels of service.
- Develop a clearer link between Open Space & Recreation assets and the services they support.
- Undertake a comprehensive review of the Open Space & Recreation asset portfolio, including asset hierarchy, classification, location, ownership, condition, useful life, replacement cost and data confidence.
- Review assets currently classified as "Other" and confirm appropriate asset categories for future reporting and lifecycle modelling.
- Collect and use utilisation information for key parks, recreation areas, sporting facilities, aquatic facilities and event-related open space assets.
- Review functionality, accessibility, safety and compliance requirements for priority Open Space & Recreation assets.
- Align renewal and upgrade planning with Council's documented community services, sport and recreation, tourism, events, open space maintenance and financial planning priorities.
- Confirm long-term operating and capital expenditure forecasts for the Open Space & Recreation portfolio. Where this information is not currently available, identify it as an improvement action rather than treating current funding levels as confirmed.
- Consider climate resilience and environmental exposure during renewal and upgrade planning.
- Improve asset data so future demand, risk, renewal and financial forecasts can be updated with greater confidence.

Improving future demand planning will assist Council to better understand service needs, manage whole-of-life costs, prioritise investment and maintain Open Space & Recreation assets in a financially sustainable manner.

6.0 LIFECYCLE MANAGEMENT PLAN

The Lifecycle Management Plan outlines how Quilpie Shire Council intends to manage, operate, maintain, renew and, where necessary, dispose of its Open Space & Recreation assets throughout their lifecycle. The objective is to support safe, functional, accessible and fit-for-purpose open spaces and recreation facilities while balancing service outcomes, cost, risk and community expectations.

Effective lifecycle management enables Council to maximise the value obtained from its Open Space & Recreation assets by considering the whole-of-life costs associated with acquisition, operation, maintenance, renewal and disposal. This approach supports informed decision-making, long-term financial sustainability and the continued delivery of services to the community.

Council's Asset Management Policy identifies the importance of lifecycle planning, whole-of-life costing, service delivery needs, financial sustainability and maintaining asset information for both technical and financial purposes. This Lifecycle Management Plan supports those policy objectives by documenting the lifecycle activities, renewal requirements and improvement actions relevant to the Open Space & Recreation portfolio.

The lifecycle management activities addressed within this Asset Management Plan are aligned with Council's asset management and financial planning framework and are generally categorised as either capital or operating activities.

Capital Activities

Acquisition

Acquisition activities relate to the construction, purchase or upgrade of assets that provide a new service, expand an existing service, increase capacity or improve functionality beyond the original asset standard.

For Open Space & Recreation assets, acquisition may include new or upgraded parks, playgrounds, shelters, shade structures, sporting infrastructure, aquatic centre assets, pathways, lighting, fencing, landscaping, BBQ facilities, street furniture or other recreation and open space assets.

New or upgraded assets should only be considered where there is a demonstrated service need, confirmed funding, and an understanding of the ongoing operating, maintenance, renewal, depreciation and compliance obligations created by the asset.

Renewal

Renewal activities restore, rehabilitate or replace existing assets or asset components to maintain the level of service originally intended. Renewal does not significantly increase the asset's capacity or functionality but extends its useful life and maintains service performance.

Operating Activities

Operations

Operational activities are the routine tasks required to ensure Open Space & Recreation assets remain available, safe, functional, accessible and suitable for their intended use. These activities support day-to-day service delivery and may include inspections, cleaning, utilities, irrigation operation, waste and litter management, security where required, facility opening and closing where applicable, and general open space service support.

Maintenance

Maintenance activities consist of planned and reactive works undertaken to preserve asset condition, minimise deterioration and reduce the likelihood of unexpected failures. Maintenance supports the achievement of expected service levels and helps maximise asset life.

For Open Space & Recreation assets, maintenance may include repairs to playgrounds, softfall, fencing, lighting, shelters, shade structures, benches, BBQs, hardstand areas, pathways, irrigation systems, landscaping assets, sporting assets, aquatic centre assets and other open space infrastructure. Maintenance may also include defect rectification following inspections, customer requests or operational observations.

Disposal

Disposal activities occur when assets are no longer required, are no longer economically viable to maintain, have reached the end of their useful life, or no longer support Council's service delivery objectives.

For Open Space & Recreation assets, disposal may include removal, decommissioning, demolition, sale, transfer, repurposing or rationalisation of assets. Disposal decisions should consider service impacts, community value, public safety, risk, utilisation, ongoing maintenance obligations, whole-of-life costs, environmental impacts and future community needs.

The lifecycle management strategies and forecasts contained within this Asset Management Plan are intended to support informed decision-making regarding future operational expenditure, maintenance requirements, renewal investment and long-term financial sustainability of Council's Open Space & Recreation portfolio.

A pictorial representation of the asset lifecycle activities is shown below in Figure 2.0.



Figure 2: Asset Lifecycle Activities

6.1 Background Data

6.1.1 Open Space and Recreation Asset Portfolio

The Open Space & Recreation portfolio includes a diverse range of Council-owned assets that support recreation, community use, public amenity, sport, tourism, events and the presentation of public spaces across the Shire.

For asset management planning purposes, the current dataset has been grouped by asset type. The dataset includes 179 assets, as summarised in the table below:

Asset	No
Benches	1
Fencing	6
Hardstand	2
Infrastructure, Electrical	7
Aquatic Centre, Other	2
Aquatic Centre, Pools	2
Museum or Cultural	2
Playgrounds, Softfall	1
Recreational	24
Shade Sails	14
Sheds	4
Shelters	17
Site Improvements, Landscaping	3
Site Improvements, Lighting	2
Site Improvements, Park	1
Site Improvements, Park, BBQ	1
Sporting, Grandstand	1
Other	89
Total	179

Table 9: Open Space & Recreation Asset Portfolio

These assets provide the physical infrastructure required to support parks, recreation areas, aquatic facilities, public open spaces, sport and recreation activities, community events, visitor use and local amenity.

The current dataset includes a significant number of assets classified as Other. This indicates that further review and refinement of the Open Space & Recreation asset hierarchy and asset classifications is required. A comprehensive review of the Open Space & Recreation asset portfolio should be undertaken as an improvement action to confirm asset ownership, location, asset type, hierarchy, condition, useful life, replacement cost and whether each asset should remain within the Open Space & Recreation asset class for future reporting, lifecycle modelling and renewal planning.

6.1.2 Asset hierarchy

An asset hierarchy provides a structured framework for organising asset information in a way that supports asset planning, financial reporting, lifecycle modelling, service planning and decision-making.

At this stage, a formal asset hierarchy has not been developed for the Open Space & Recreation portfolio. The current asset information has been grouped by available asset type for the purposes of this Asset Management Plan.

A future improvement action is to develop and document an appropriate Open Space & Recreation asset hierarchy. This should confirm asset categories, asset types, component structure where required, locations, ownership and reporting groupings. A clearer hierarchy will improve future asset reporting, condition assessment, lifecycle modelling, renewal forecasting, maintenance planning and financial reporting.

6.1.3 Asset condition

Condition information for Open Space & Recreation assets is currently based on the available valuation and asset condition data provided for this Asset Management Plan. The condition data has been used to understand the overall condition profile of the portfolio and to inform renewal forecasting, lifecycle planning and risk-based decision-making.

Condition is reported using a 1–5 grading system, as shown in Table 10. This provides a consistent and easily understood basis for reporting asset condition across the portfolio.

Condition Grading	Description of Condition
1	Very Good: free of defects, only planned and/or routine maintenance required
2	Good: minor defects, increasing maintenance required plus planned maintenance
3	Fair: defects requiring regular and/or significant maintenance to reinstate service
4	Poor: significant defects, higher order cost intervention likely
5	Very Poor: physically unsound and/or beyond rehabilitation, immediate action required

Table 10: Condition Grading System

The current condition profile indicates that the largest share of replacement value is associated with assets in Condition 1, followed by assets in Condition 2. Only a very small proportion of the Open Space & Recreation portfolio, by replacement value, is currently represented by assets in Condition 4 or Condition 5.

Overall, the condition profile suggests that the Open Space & Recreation portfolio is generally in good condition based on the available valuation dataset. However, this should be considered in the context of the current asset data limitations, including the need to further review asset hierarchy, asset classifications and assets currently recorded as Other.

This does not mean that assets in Condition 4 or 5 require immediate replacement in all cases. Further review should consider asset criticality, service importance, safety, compliance, functionality, utilisation, remaining useful life, renewal cost and available funding. However, assets in Poor or Very Poor condition should be reviewed to confirm whether maintenance, renewal, replacement, removal or other risk treatment is required.

A future improvement action is to confirm and document Council's ongoing condition assessment approach for Open Space & Recreation assets, including inspection frequency, condition rating methodology, treatment of high-use and higher-risk assets, and how condition information is updated following renewal, maintenance or disposal works.

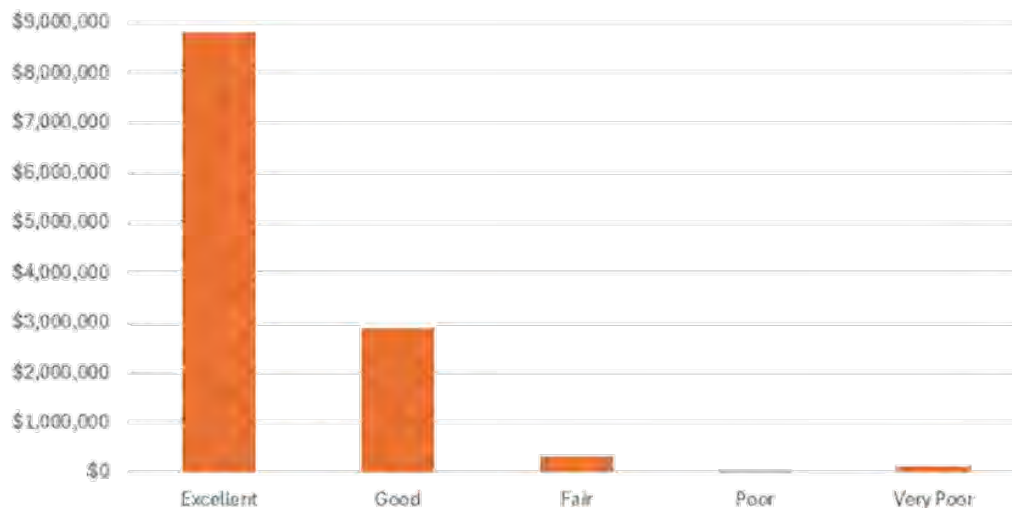


Figure 3: Asset Condition Profile by Replacement Cost

The condition profile is presented on a replacement cost basis using the available valuation dataset. It indicates that approximately 98.91% of the Open Space & Recreation portfolio value is rated Fair or better with:

- 72.61% of the portfolio value rated Condition 1 – Excellent;
- 23.68% rated Condition 2 – Good; and
- 2.63% rated Condition 3 – Fair.

Approximately 1.09% of the portfolio value is rated Poor or Very Poor, comprising 0.20% in Condition 4 and 0.89% in Condition 5. While this represents a small proportion of the overall portfolio value, these assets should be reviewed to determine whether maintenance, renewal, replacement, removal or other risk management action is required.

Future renewal decisions should consider asset condition, criticality, service importance, remaining useful life, functionality, safety, compliance, risk, utilisation and available funding when prioritising works.

Condition Rating	Description	Replacement Cost	Percentage	Cumulative Percentage
1	Excellent	\$8,784,950	72.61%	72.61%
2	Good	\$2,865,000	23.68%	96.29%
3	Fair	\$317,750	2.63%	98.91%
4	Poor	\$23,950	0.20%	99.11%
5	Very Poor	\$107,550	0.89%	100.00%
Total		\$12,099,200	100.00%	100.00%

Table 11: Condition Summary with respective valuation

6.2 Operations and Maintenance

Operations include the regular activities required to keep Open Space & Recreation assets available, safe, functional, accessible and suitable for their intended use. These activities support day-to-day service delivery across parks, recreation areas, aquatic facilities, public open spaces, sporting assets, shelters, shade structures, lighting, fencing, furniture, BBQs, landscaping and other open space infrastructure.

Typical operational activities may include inspections, cleaning, litter removal, utilities, security where required, irrigation operation where applicable, facility opening and closing where relevant, and general service support for public open space and recreation areas.

Maintenance includes planned and reactive works undertaken to preserve asset condition, minimise deterioration and reduce the likelihood of unexpected failures. For Open Space & Recreation assets, maintenance may include repairs to playground surfaces, fencing, shelters, shade sails, lighting, benches, BBQs, hardstand areas, sporting infrastructure, aquatic centre assets, landscaping assets, site improvements and other recreation-related assets.

Based on the information available for this AMP, formal Open Space & Recreation-specific maintenance service levels, intervention standards and long-term operating expenditure forecasts have not yet been confirmed. Maintenance and renewal planning should therefore continue to be refined as asset condition information, customer request data, inspection records, risk information and budget information become available.

A key improvement action is to strengthen the link between condition assessment, maintenance planning, defect management and renewal forecasting so that available maintenance resources are directed to the assets with the highest service, safety, risk and lifecycle priority. This should include further review of asset criticality, utilisation, condition, remaining useful life, replacement cost and service importance across the Open Space & Recreation portfolio.

6.2.1 Summary of operations and maintenance costs

Figure 4 summarises the projected operations and maintenance expenditure for the Open Space & Recreation portfolio over the 2026–2035 planning period.

Based on Council's 2026/27 budget information, annual operations and maintenance expenditure is approximately \$1.27 million. For modelling purposes, this funding level has been assumed to remain constant across the ten-year planning period.

The stable expenditure profile reflects the current planning assumption that service levels, operating practices and maintenance requirements will remain broadly consistent over the forecast period. This assumption should be reviewed and updated as future budget information, service levels, maintenance requirements and asset management priorities are refined.

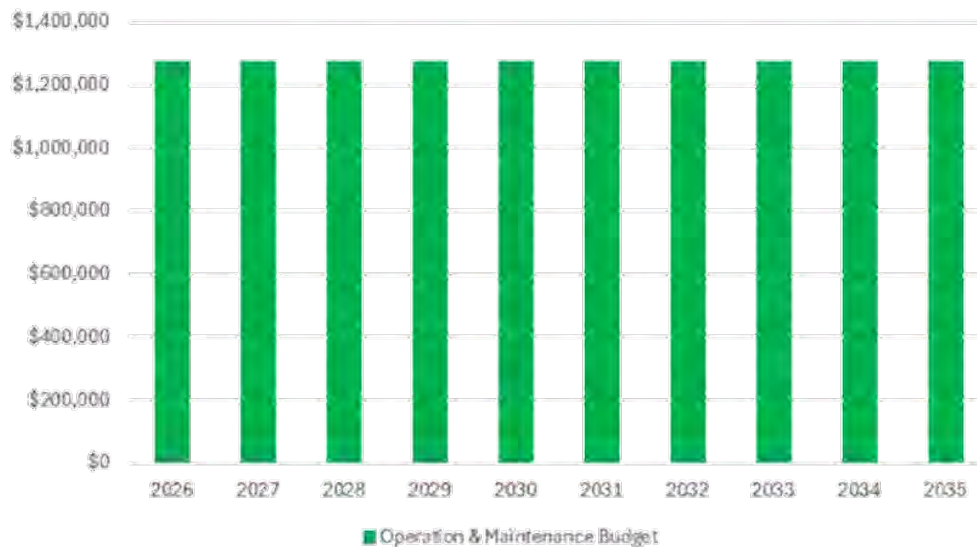


Figure 4: Operations and Maintenance Summary

6.3 Renewal Plan

6.3.1 Useful Life of Open Space and Recreation Assets

The useful lives applied within the lifecycle model are based on the available Open Space & Recreation asset information provided for this Asset Management Plan. Useful life assumptions vary across asset types, reflecting differences in asset function, materials, operating environment, expected performance and renewal requirements.

At this stage, the Open Space & Recreation asset dataset does not include a fully developed asset hierarchy or detailed component structure. Renewal modelling has therefore been undertaken using the available asset-level information. A future improvement action is to review and refine the asset hierarchy, asset classifications, useful lives and componentisation requirements to improve the reliability of future lifecycle modelling and renewal forecasting.

For reporting purposes, Table 12 summarises the useful lives applied to each asset type across the Open Space & Recreation portfolio.

Asset	Useful Life
Benches	15
Fencing	30
Hardstand	40
Infrastructure, Electrical	30
Aquatic Centre, Other	30
Aquatic Centre, Pools	30
Museum or Cultural	50
Playgrounds, Softfall	15
Recreational	30
Shade Sails	20
Sheds	50

Shelters	40
Site Improvements, Landscaping	60
Site Improvements, Lighting	25
Site Improvements, Park	30
Site Improvements, Park, BBQ	10
Sporting, Grandstand (Ancillary)	30
Other	25

Table 12: Useful Lives of Assets

6.3.2 Renewal Prioritisation Criteria

Renewal projects should be prioritised using available asset condition information, risk considerations, service requirements, utilisation, safety, compliance requirements and operational knowledge. The objective is to direct available funding towards assets that present the greatest risk to public safety, service delivery, community use, asset performance or future lifecycle costs.

For Open Space & Recreation assets, renewal prioritisation should consider:

- asset condition and remaining useful life;
- asset criticality and service importance;
- public safety and compliance requirements;
- level of community use, tourism use or event-related use;
- functionality and fitness-for-purpose;
- accessibility requirements;
- maintenance history and recurring defects;
- environmental exposure, including heat, dust, storm, flooding and UV exposure;
- availability of alternative facilities or assets;
- replacement cost and affordability;
- opportunities to coordinate renewal with maintenance, upgrade or grant-funded works; and
- Council priorities and available funding.

In general, renewal works are prioritised towards assets that:

- are in Poor or Very Poor condition;
- present safety, compliance or accessibility risks;
- have high community, recreation, tourism or event-support value;
- require increasing maintenance intervention;
- have reached or exceeded their modelled renewal intervention point;
- are no longer fit-for-purpose; or
- present a risk of service disruption, asset failure or escalating future costs if renewal is deferred.

As asset information continues to improve, Council should consider developing a formal Open Space & Recreation renewal prioritisation framework. This framework should combine condition, criticality, risk, utilisation, functionality, service importance and affordability to support future investment decision-making.

6.3.3 Summary of Future Renewal Costs

Figure 5 presents the projected renewal demand for the Open Space & Recreation portfolio based on lifecycle modelling using the available asset data, replacement values, useful lives and adopted renewal intervention criteria.

The model identifies an opening renewal backlog of approximately \$0.15 million. Forecast annual renewal demand is relatively low in the early years, ranging from approximately \$0.08 million to \$0.14 million between 2026 and 2028, before increasing progressively to approximately \$0.52 million per year by 2033–2035. Total forecast renewal demand over the planning period, including the opening backlog, is approximately \$3.60 million.

The identified backlog includes Quilpie Basketball Seating and Adavale Recreation Reserve Tennis Courts and Fencing. These assets should be inspected and verified to confirm their actual condition, serviceability, risk, utilisation and renewal requirements before works are incorporated into Council's capital program.

The Open Space & Recreation portfolio is currently in generally good condition, with approximately 98.91% of the portfolio replacement value rated Fair or better. The renewal forecast should therefore be treated as a strategic long-term planning indicator rather than a prescribed works program.

Renewal priorities should continue to be validated against asset condition, criticality, functionality, safety, utilisation, service need, risk, available funding and Council priorities.

Further details of the renewal modelling methodology and assumptions are provided in Appendix A.

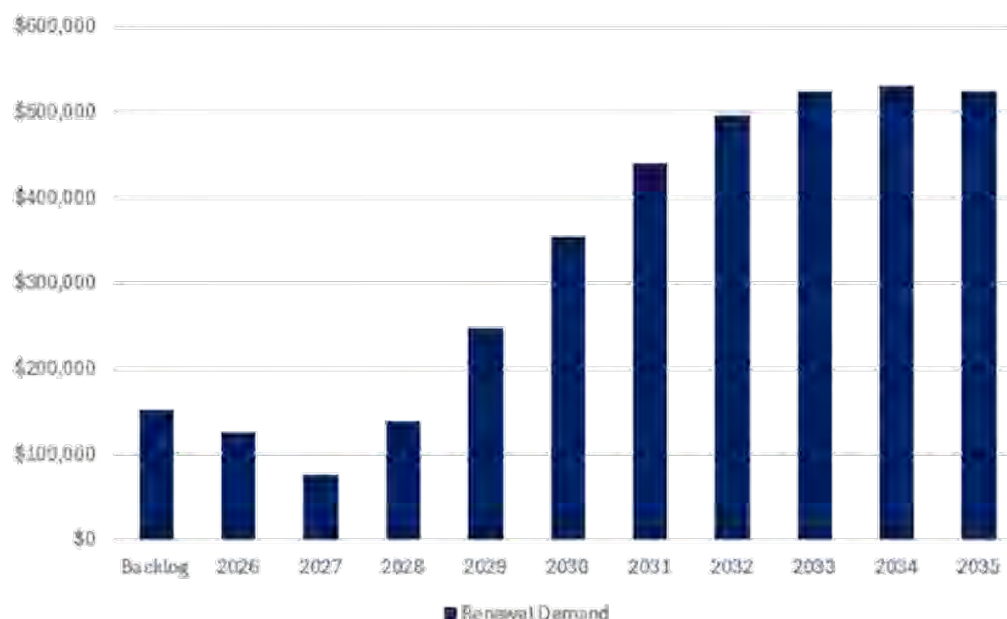


Figure 5: Renewal Demand Forecast

6.4 Acquisition Plan

Acquisition refers to new assets that did not previously exist or works that upgrade or improve an existing asset beyond its original service level. Acquisitions may be driven by changing service needs, community expectations, recreation demand, tourism or event requirements, regulatory requirements, grant funding opportunities or strategic priorities.

Council's 2026/27 capital program identifies approximately \$1.13 million of new and upgrade expenditure associated with the Open Space & Recreation portfolio, compared with approximately \$0.23 million of identified renewal expenditure.

Major new and upgrade projects identified for 2026/27 include:

- Bob Young Memorial Park Upgrade – \$710,000;
- Quilpie Cemetery Improvements – \$110,000;
- Baldy Top Walking Path – \$102,661;
- Administration Building – Stage 2 Front Office Garden – \$75,000;
- Automatic Watering Systems – Various Locations – \$65,000;
- Entrance to Bulloo Park – \$30,000;
- Install Playground at Adavale – \$30,000; and
- Knot-a-Saurus Park Footpath – \$12,000.

These projects will create or enhance assets within the Open Space & Recreation portfolio and may result in additional future operations, maintenance, depreciation and renewal obligations.

Accordingly, new assets and major upgrades should continue to be supported by a demonstrated service need, whole-of-life cost assessment, funding strategy and consideration of long-term affordability. Where projects are supported by external funding, Council should also consider the ongoing lifecycle obligations that remain after the initial capital investment.

New and upgraded assets should be incorporated into Council's asset register, condition assessment program, maintenance planning and future renewal forecasts as they are completed and brought into service.

6.5 Disposal Plan

Disposal includes activities associated with the decommissioning, removal, demolition, relocation, transfer, sale, repurposing or rationalisation of assets that are no longer required, no longer fit-for-purpose, uneconomical to maintain, have reached the end of their useful life, or no longer support Council's service delivery objectives.

No funded disposal program has been confirmed for the Open Space & Recreation portfolio within the current planning period. As a result, no disposal expenditure or disposal-related savings have been included in the current lifecycle forecasts.

Future disposal decisions should be informed by asset condition, utilisation, service need, risk, safety, compliance obligations, maintenance cost, renewal cost, community value, environmental considerations and whole-of-life financial impacts. Where assets are proposed for disposal, Council should consider potential service impacts, community implications, residual asset value, removal or make-safe costs, and any ongoing operational savings.

It is recommended that Council develop an asset disposal and rationalisation guideline to support consistent decision-making for Open Space & Recreation assets. This should define the criteria for identifying assets for disposal or rationalisation, required consultation and approval processes, financial treatment, delegations, and the relationship between disposal decisions, service planning and long-term financial planning.

6.6 Summary of Lifecycle Costs

Figure 6 summarises the projected lifecycle costs and available funding for the Open Space & Recreation portfolio over the 2025–2035 planning period.

The lifecycle model identifies an opening renewal backlog of approximately \$0.15 million in 2025, with annual renewal demand increasing from approximately \$0.12 million in 2026 to \$0.52 million by 2035.

Council's 2026/27 budget provides approximately \$1.27 million for operations and maintenance and \$0.23 million for renewal, giving a total annual budget of approximately \$1.51 million. For modelling purposes, this funding level has been assumed to continue across the ten-year planning period.

Under this assumption, total lifecycle demand increases from approximately \$1.40 million in 2026 to \$1.80 million by 2035, with demand exceeding the assumed annual budget from approximately 2029 onwards.

Council's 2026/27 capital program also includes approximately \$1.13 million for new and upgraded Open Space & Recreation assets. This expenditure has been excluded from Figure 6 to avoid distorting the lifecycle profile for the existing asset portfolio and is addressed separately in the Acquisition Plan.

The renewal forecast should be treated as a strategic planning indicator and validated through condition inspections, risk, utilisation, service requirements and Council priorities when developing future Open Space & Recreation renewal programs

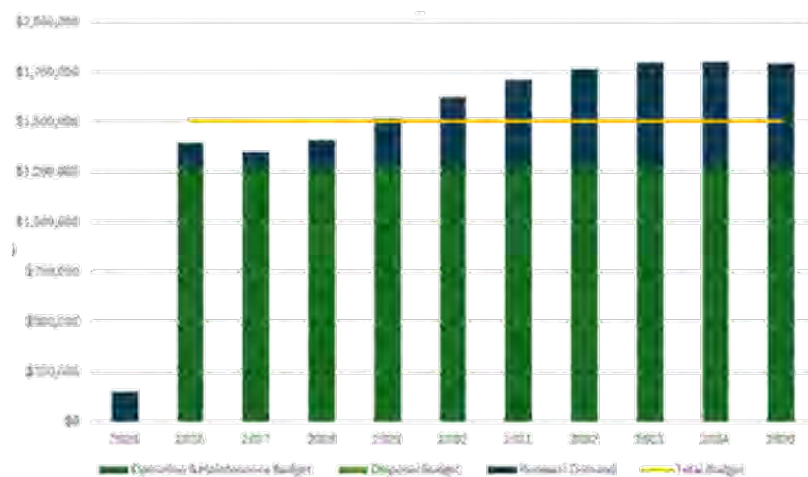


Figure 6: Lifecycle Summary

7.0 RISK MANAGEMENT PLANNING

Risk management is an important part of asset management planning. It supports Council in identifying, assessing and treating risks that may affect service delivery, public safety, asset performance, financial sustainability, environmental outcomes and Council's reputation.

Council's Operational Plan identifies that risk identification and management should be embedded across Council planning and operations, including the Corporate Plan, annual operational planning, Council decision-making, project planning and day-to-day activities. Council's Asset Management Policy also identifies the need for lifecycle planning, whole-of-life costing, maintaining and renewing assets in a manner acceptable to Council and the community, and keeping asset information up to date for both technical and financial purposes.

For Open Space & Recreation, risk management is important because these assets support community use, sport and recreation, public open space, events, tourism, aquatic recreation, town presentation, public amenity and community wellbeing. Council's Corporate Plan identifies sport and recreation facilities, towns, parks and open space maintenance, events support, cemeteries, customer responsiveness, workplace health and safety, audit and risk management, and financial management as relevant Council service and governance areas.

The purpose of risk management within this Asset Management Plan is to:

- identify key risks associated with Open Space & Recreation assets;
- understand the potential impact of asset failure, deterioration or service disruption;
- identify assets and asset groups with higher consequence of failure;
- support risk-based inspection, maintenance, renewal, upgrade and rationalisation decisions;
- inform future budget and long-term financial planning processes; and
- identify improvement actions to strengthen asset management and risk management maturity over time.

The risk management process used in this AMP is broadly consistent with the principles of ISO 31000:2018 Risk Management and Council's documented approach to integrating risk into planning and operations.

7.1 Risk Management Context

Open Space & Recreation assets may present a range of risks if they are not appropriately planned, inspected, maintained, renewed or managed. These risks may include:

- injury to residents, visitors, staff, contractors, sporting users or facility users;
- temporary closure or restricted use of parks, playgrounds, aquatic facilities, recreation reserves or sporting assets;
- reduced community access to recreation, sport, events and public open space;
- deterioration of assets due to age, usage, weather exposure or insufficient maintenance;
- increased reactive maintenance and emergency repair costs;
- non-compliance with relevant safety, accessibility, workplace health and safety or Australian Standard requirements;
- reduced public amenity, presentation or community satisfaction;
- impacts on tourism, events and visitor experience where assets support public use;
- increased financial pressure from unfunded renewal, maintenance or compliance needs; and
- reduced confidence in Council's management of public assets.

Risk management for Open Space & Recreation should therefore be integrated with Council's asset inspections, maintenance planning, renewal forecasting, capital works planning, customer request processes, budget development, grant planning and long-term financial planning.

A key limitation for this AMP is that Open Space & Recreation-specific risk, utilisation and service level information is still developing. Risk ratings and treatment actions included in this section should therefore be reviewed and refined by Council as asset data, condition information, utilisation information and service levels are improved.

7.2 Critical Assets

Critical assets are assets that would have a higher consequence of failure due to their importance to public safety, service delivery, community use, recreation outcomes, tourism, events, compliance or Council's reputation.

For this AMP, criticality has been considered at a high level based on the role each asset group plays in supporting Open Space & Recreation services. A more detailed criticality assessment should be undertaken as a future improvement action.

Critical Asset / Asset Group	Potential Failure Mode	Potential Impact
Aquatic centre pools and associated open space assets	Pool asset deterioration, surface failure, plant/interface issues, fencing failure, shade failure, access or safety issue.	Restricted use or closure of aquatic facilities; public safety risks; reduced community recreation service; reputational impact.
Playground and softfall assets	Softfall deterioration, equipment/interface failure, non-compliant surface condition, trip/fall hazards.	Injury risk to users; closure or restricted access; increased maintenance demand; community concern.
Sporting and recreational assets	Surface deterioration, equipment failure, fencing failure, lighting issues, structural or functional deterioration.	Reduced capacity to support sport, recreation and community use; safety risks; reduced service quality.
Shade sails, shelters and covered areas	Fabric deterioration, structural failure, storm damage, UV/weather-related degradation.	Reduced shade and comfort; safety risks; increased exposure to heat; potential asset closure or removal.
Fencing, barriers and access control assets	Fence failure, gate failure, corrosion, damage, inadequate separation of users from hazards.	Safety and security risks; restricted use; reduced asset functionality; increased maintenance demand.
Lighting and electrical infrastructure	Lighting failure, electrical faults, pole or fixture deterioration, damage from weather or vandalism.	Reduced usability, safety and security; restricted evening or event use; potential compliance or electrical safety issues.
Parks, landscaping and site improvement assets	Irrigation failure, vegetation decline, surface deterioration, drainage issues, furniture failure or poor presentation.	Reduced amenity and liveability; increased maintenance costs; reduced community and visitor experience.
BBQ, benches, furniture and minor recreation assets	Deterioration, vandalism, loss of functionality, safety defects.	Reduced amenity, accessibility and user satisfaction; increased reactive maintenance.
Grandstand and event-support assets	Structural or functional deterioration, access limitations, safety defects.	Restricted event or spectator use; safety risk; reduced capacity to support community activity.

Table 13: Critical Assets

Criticality should be reviewed and refined in future versions of the AMP using agreed criteria, such as public safety, service importance, usage, availability of alternative facilities, consequence of failure, condition, replacement cost, tourism/event role, accessibility, compliance requirements and community value.

7.3 Risk Assessment Process

The risk assessment process considers:

- the asset or service at risk;
- what can happen;
- the cause or failure mode;
- the likelihood of the event occurring;
- the consequence if the event occurs;
- the current risk rating;
- existing controls;
- proposed treatment actions; and
- the residual risk after treatment.

The intent is to identify risks that may be unacceptable to Council and require further management action. These actions may include inspection, maintenance, renewal, upgrade, compliance review, asset data review, operational changes, budget allocation, customer communication or improvement actions.

Risk ratings included in this AMP are indicative only and should be reviewed with Council officers and aligned with Council's corporate risk management framework.

7.4 Key Asset Risks and Treatment Actions

The following Table 14 identifies key risks relevant to Open Space & Recreation assets. These risks should be reviewed and refined by Council as part of the ongoing implementation of this AMP.

Asset / Service at Risk	What Can Happen	Indicative Risk Rating	Risk Treatment / Management Action	Residual Risk
Open Space & Recreation portfolio	Renewal and maintenance funding is insufficient to sustain asset condition and service levels over the long term.	High	Use AMP renewal forecasts to inform future budget and Long-Term Financial Plan updates. Prioritise works based on condition, risk, criticality, service need, safety and affordability.	Medium
Open Space & Recreation asset data	Asset register, hierarchy, condition data, useful lives or asset classifications are incomplete or not sufficiently structured to support reliable lifecycle modelling.	High	Undertake a comprehensive Open Space & Recreation asset portfolio review, including ownership, location, asset type, hierarchy, condition, useful life, replacement cost and renewal assumptions.	Medium
Aquatic centre assets	Asset deterioration, safety defect, access issue, fencing issue or failure of supporting assets affects safe use.	High	Maintain inspection and defect management processes. Prioritise safety, compliance and high-use asset issues. Consider aquatic facility assets as priority assets for condition and risk review.	Medium
Playground and softfall assets	Deterioration or defects create injury risk or require closure/restriction of play areas.	High	Undertake regular inspections in accordance with relevant requirements and good practice. Record defects and prioritise renewal or maintenance based on safety risk and usage.	Medium
Sporting and recreational assets	Assets become unsafe, unsuitable or unavailable due to deterioration, surface failure, lighting failure, fencing failure or poor condition.	Medium-High	Review condition, usage and service importance of key sporting and recreation assets. Prioritise works based on safety, service need, community use and available funding.	Medium
Shade sails, shelters and covered areas	Deterioration, storm damage or structural failure reduces shade, comfort or safe use.	Medium-High	Inspect shade and shelter assets periodically, particularly before high-use periods or following severe weather. Prioritise defects based on safety and service impact.	Medium
Lighting and electrical infrastructure	Lighting or electrical asset failure reduces safety, usability or event/recreation function.	Medium-High	Maintain inspection and maintenance records for lighting and electrical assets. Prioritise defects with safety, compliance or service continuity implications.	Medium
Fencing and access control assets	Failure of fencing, barriers or gates creates safety, security or access risks.	Medium	Inspect fencing associated with aquatic, sporting, recreation and public-use assets. Prioritise repairs where failure affects safety, access or service function.	Low-Medium
Parks, landscaping and	Heat, drought, dust, storm events, drainage issues or ageing assets reduce amenity, presentation and usability.	Medium	Consider environmental exposure, water use, material selection and maintenance requirements during renewal and	Low-Medium

site improvements			upgrade planning. Prioritise high-use and visitor-facing sites where appropriate.	
Community, event and visitor-facing open space assets	Asset deterioration or service failure affects community events, tourism experience or public amenity.	Medium	Consider event use, visitor experience, customer requests and service importance when prioritising renewal and maintenance.	Low–Medium
Compliance and public safety	Assets do not meet relevant safety, accessibility, playground, aquatic, electrical, structural or public-use requirements.	High	Undertake compliance reviews where required. Record and prioritise defects. Incorporate safety and compliance-related works into maintenance, renewal and upgrade planning.	Medium
Climate and environmental exposure	Heat, flooding, storms, dust, UV exposure or drought accelerates deterioration or affects serviceability.	Medium–High	Consider shade, drainage, durable materials, inspection after severe weather, water-efficient landscaping and resilience measures during renewal and upgrade planning.	Medium
Customer service and community expectations	Council does not have formally adopted Open Space & Recreation service levels, making it difficult to align expectations, risk and affordability.	Medium	Review and adopt customer and technical levels of service. Use customer requests, community feedback, utilisation, risk and affordability to inform service levels.	Low–Medium
Reactive maintenance pressure	Defects are addressed reactively rather than through planned maintenance and renewal programs.	Medium	Strengthen planned maintenance, inspection and defect recording processes. Use AMP outputs to support forward works programming.	Medium
Workforce and contractor availability	Limited local or specialist contractor availability delays inspections, maintenance, renewal or compliance works.	Medium	Plan works early, package works where practical, use risk-based prioritisation and document specialist inspection or maintenance requirements.	Low–Medium
New or upgraded assets	New or upgraded assets increase future operating, maintenance, renewal and depreciation obligations without confirmed funding.	Medium	Apply whole-of-life cost assessment before approving new or upgraded assets, consistent with Council's Asset Management Policy.	Low–Medium

Table 14: Risks and Treatment Plans

Treatment costs have not been included in this table, as they need to be separately confirmed through Council's budget, project planning or works programming processes.

Future versions of the AMP should progressively link priority risk treatments to estimated costs, timing, funding sources, responsible officers and delivery status.

7.5 Infrastructure Resilience

Infrastructure resilience refers to the ability of assets and services to withstand disruption, adapt to changing conditions and recover after events such as heat, drought, storms, flooding, power failure, equipment failure, vandalism or other service interruptions.

For Quilpie Shire, resilience is particularly important because Open Space & Recreation assets are exposed to harsher environmental conditions and support community amenity, recreation, sport, events, tourism and public use across a remote local government area.

Resilience should be considered through:

- identifying priority Open Space & Recreation assets and higher-use locations;
- understanding exposure to heat, drought, dust, flood, storm, wind, vandalism and service disruption;
- maintaining inspection and defect response processes for safety-related assets;
- considering shade, heat mitigation and durable materials for high-use public areas;
- reviewing drainage and surface performance for parks, pathways, hardstand areas and recreation spaces;
- considering water efficiency and landscape resilience for parks and landscaped areas;
- maintaining lighting, electrical and irrigation assets where these support service delivery;
- incorporating resilience into renewal and upgrade works; and
- considering whole-of-life cost and maintenance requirements during project planning.

A detailed Open Space & Recreation-specific resilience assessment has not been completed as part of this AMP. This should be considered as a future improvement action, particularly for higher-use parks, aquatic facilities, playgrounds, sporting facilities, lighting, shade structures, shelters and visitor-facing open space assets.

7.6 Service and Risk Trade-Offs

Asset management planning requires Council to balance service levels, risk, cost and affordability. Where available funding is not sufficient to undertake all desired maintenance, renewal, upgrade, inspection or compliance works, Council may need to make trade-offs between risk exposure, service outcomes and financial capacity.

7.6.1 What may not be achievable within available resources

If funding is constrained, Council may not be able to undertake all required renewal, maintenance, upgrade or compliance works within the preferred timeframe. This may affect assets such as:

- aquatic centre assets;
- playground and softfall assets;
- sporting and recreational assets;
- shade sails, shelters and covered areas;
- fencing and access control assets;
- lighting and electrical infrastructure;
- parks, landscaping and site improvements;

- benches, BBQs and furniture;
- grandstand and event-support assets; and
- assets currently classified as "Other" where the function, condition or renewal need is not yet clearly confirmed.

These works should be prioritised using condition, risk, criticality, safety, service importance, utilisation, compliance requirements and affordability.

7.6.2 Service trade-off

Where works are deferred, potential service consequences may include:

- reduced amenity, presentation and usability of parks and recreation areas;
- restricted access to playgrounds, aquatic facilities, sporting assets or shelters;
- reduced comfort and shade for users;
- reduced capacity to support community events, sport, recreation or tourism-related use;
- increased response times for defects or maintenance issues;
- increased reliance on reactive maintenance;
- lower customer satisfaction with public open spaces and recreation facilities; and
- reduced confidence in Council's ability to maintain public assets.

7.6.3 Risk trade-off

Where maintenance, renewal, inspection or upgrade works are deferred, potential risk consequences may include:

- increased public safety risk;
- increased compliance risk;
- accelerated asset deterioration;
- higher future renewal and maintenance costs;
- increased likelihood of asset failure or restricted use;
- reduced accessibility or functionality;
- increased reputational risk; and
- increased financial pressure from deferred renewal liabilities.

Council should continue to use risk-based prioritisation to support informed decisions about which works are funded, deferred, staged, monitored or further investigated.

7.7 Risk Management Improvement Actions

The following improvement actions are recommended to strengthen risk management for Open Space & Recreation:

- Develop and adopt an Open Space & Recreation asset criticality framework.
- Review and update the Open Space & Recreation risk register as part of future AMP reviews.
- Undertake a comprehensive Open Space & Recreation asset portfolio review, including asset hierarchy, classification, ownership, location, condition, useful life, replacement cost and data confidence.

- Review assets currently classified as "Other" and assign appropriate asset categories for future risk assessment, renewal modelling and reporting.
- Link high-priority risks to forward works programs, budget bids and the Long-Term Financial Plan.
- Confirm long-term operating and capital expenditure forecasts for the Open Space & Recreation portfolio.
- Review inspection and planned maintenance frequencies for high-use and higher-risk assets, including aquatic assets, playgrounds, softfall, lighting, shade structures, shelters, fencing and sporting assets.
- Review safety, accessibility and compliance requirements for relevant Open Space & Recreation assets.
- Develop and adopt Open Space & Recreation-specific customer and technical levels of service.
- Incorporate climate resilience and environmental exposure considerations into renewal and upgrade planning.
- Improve documentation of asset management processes, renewal assumptions, risk treatment decisions and prioritisation criteria.
- Report high and very high Open Space & Recreation risks through Council's normal governance and risk reporting processes.

8.0 FINANCIAL SUMMARY

This section summarises the financial forecasts and valuation information associated with the Open Space & Recreation portfolio. The forecasts have been developed using the asset data, condition information, useful life assumptions, lifecycle modelling and expenditure information presented in the previous sections of this Asset Management Plan.

The financial forecasts provide an estimate of the expenditure required to operate, maintain and renew the asset portfolio over the planning period. They are intended to support long-term financial planning, budget development and informed decision-making regarding service levels, risk, asset condition and affordability.

The forecasts should be treated as long-term planning estimates rather than fixed budget commitments. They will continue to be refined as Council improves its asset data, confirms service levels, updates condition assessments, reviews renewal priorities and further integrates asset planning with the Long-Term Financial Plan and annual budget processes.

8.1 Valuation Forecasts

The valuation information presented in this Asset Management Plan represents the best available estimate of the current value of Council's Open Space & Recreation portfolio.

The asset values are based on the 2025 valuation data provided for this AMP and have been prepared on a fair value basis, reflecting the estimated cost to replace the existing service capacity of the assets in accordance with relevant Australian Accounting Standards, including AASB 13 Fair Value Measurement.

These values provide the financial basis for understanding the replacement cost, accumulated depreciation, written down value and annual depreciation of the portfolio. They also support lifecycle modelling, renewal forecasting and long-term financial planning.

Valuation forecasts should be reviewed and updated as part of future revaluation cycles and as asset data, componentisation, condition information and renewal assumptions are refined.

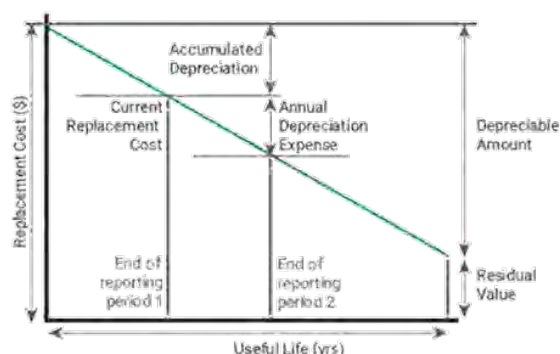


Figure 7: Valuation Method

Replacement Cost (Gross)	\$12,099,200
Accumulated Depreciation	TBC
Written Down Value	TBC
Annual Depreciation	TBC

8.2 Financial Sustainability and Projections

8.2.1 Sustainability of service delivery

Two key financial sustainability indicators are considered in this Asset Management Plan:

Asset Renewal Funding Ratio

This measures the proportion of forecast renewal demand that is funded by the planned renewal budget over the 10-year planning period. It is calculated as:

$$\text{Planned renewal budget over 10 years} / \text{Forecast renewal demand over 10 years}$$

Lifecycle Funding Ratio

This measures the proportion of total forecast lifecycle expenditure that is funded by the planned lifecycle budget over the 10-year planning period. It includes operations, maintenance, renewal, acquisition and disposal expenditure where applicable. It is calculated as:

$$\text{Planned lifecycle budget over 10 years} / \text{Forecast lifecycle demand over 10 years}$$

The identified 2026/27 expenditure on new and upgraded assets has been considered separately and is excluded from the lifecycle funding ratio.

Based on the current forecasts, the Open Space & Recreation portfolio has:

- an Asset Renewal Funding Ratio of approximately 65%; and
- a Lifecycle Funding Ratio of approximately 92% over the 10-year planning period.

The Asset Renewal Funding Ratio indicates that planned renewal funding of approximately \$2.34 million is below the forecast renewal demand of approximately \$3.60 million, including the opening backlog. This indicates that renewal funding remains the primary area requiring ongoing prioritisation and review.

The Lifecycle Funding Ratio is higher because the forecast includes approximately \$12.72 million of operations and maintenance funding over the planning period. Overall lifecycle funding of approximately \$15.06 million compares with forecast lifecycle demand of approximately \$16.33 million, including the opening renewal backlog.

These ratios should be treated as long-term planning indicators rather than fixed funding requirements. Renewal priorities should continue to be confirmed through condition assessment, field verification, risk, service requirements, utilisation and Council priorities.

Future reviews of this AMP should refine the lifecycle forecasts and funding assumptions as updated budget information, asset data, condition assessments and renewal priorities become available.

8.2.2 Financial Summary for the Long-Term Financial Plan

The financial forecasts indicate that the Open Space & Recreation portfolio will require ongoing investment to maintain service delivery and address future renewal needs.

Lifecycle modelling identifies an opening renewal backlog of approximately \$0.15 million. This should be treated as a planning indicator and validated through field inspection, scope development and prioritisation before being incorporated into a future Open Space & Recreation renewal program.

Over the 2026–2035 planning period, forecast renewal demand is approximately \$3.45 million, excluding the opening backlog. Including the backlog, total renewal demand is approximately \$3.60 million. Based on the 2026/27 budget allocation being maintained across the planning period, planned renewal funding totals approximately \$2.34 million, while operations and maintenance funding totals approximately \$12.72 million.

The resulting lifecycle budget for the existing portfolio is approximately \$15.06 million, compared with total forecast lifecycle demand of approximately \$16.33 million including the opening backlog. This indicates a funding gap over the planning period, with renewal funding representing the main area requiring ongoing prioritisation.

Council's 2026/27 capital program also identifies approximately \$1.13 million for new and upgraded Open Space & Recreation assets. This expenditure has been considered separately from the lifecycle funding analysis for the existing asset portfolio.

Renewal priorities should continue to be validated and progressively programmed based on asset condition, risk, service requirements, utilisation and Council priorities.

The financial forecasts should be treated as long-term planning estimates and updated as future budget information, asset data, condition assessments and renewal priorities are refined.

Year	Acquisition	Operation & Maintenance Budget	Renewal Budget	Disposal Budget	Renewal Demand	Total Budget	Total Demand
Backlog					\$151,850		\$151,850
2026	\$1,134,661	\$1,272,347	\$233,579	\$0	\$124,233	\$1,505,926	\$1,396,580
2027	\$0	\$1,272,347	\$233,579	\$0	\$75,586	\$1,505,926	\$1,347,933
2028	\$0	\$1,272,347	\$233,579	\$0	\$138,487	\$1,505,926	\$1,410,834
2029	\$0	\$1,272,347	\$233,579	\$0	\$247,709	\$1,505,926	\$1,520,056
2030	\$0	\$1,272,347	\$233,579	\$0	\$354,179	\$1,505,926	\$1,626,526
2031	\$0	\$1,272,347	\$233,579	\$0	\$439,353	\$1,505,926	\$1,711,700
2032	\$0	\$1,272,347	\$233,579	\$0	\$495,260	\$1,505,926	\$1,767,607
2033	\$0	\$1,272,347	\$233,579	\$0	\$523,709	\$1,505,926	\$1,796,056
2034	\$0	\$1,272,347	\$233,579	\$0	\$530,821	\$1,505,926	\$1,803,168
2035	\$0	\$1,272,347	\$233,579	\$0	\$523,205	\$1,505,926	\$1,795,552
Total	\$1,134,661	\$12,723,470	\$2,335,790	\$0	\$3,604,393	\$15,059,260	\$16,327,863

Table 15: Summary of Financial Information for LTFP

Note: The identified 2026/27 new and upgrade expenditure is shown for context only and is excluded from Total Budget, Total Demand and the lifecycle funding ratio calculations.

9.0 ASSUMPTIONS AND IMPROVEMENT PLANNING

9.1 Data and Information Sources

9.1.1 Accounting and Financial Data Sources

This Asset Management Plan uses the available financial and asset valuation (2025) information provided for the Open Space & Recreation portfolio, including asset replacement values, useful life information and renewal modelling outputs.

9.1.2 Asset management data sources

This Asset Management Plan uses asset management information sourced from:

- 2025 Buildings Valuation and Asset Management Data Collection Report;
- Condition assessment information;
- Council strategic planning documents;
- Customer Service Policy and Customer Service Charter;
- Community Satisfaction Survey; and
- Council's Operational Plan;
- Council's draft Corporate Plan 2026–2031;
- Customer service and community satisfaction information where available.

9.2 Key Assumptions

In preparing this Asset Management Plan, a number of assumptions have been made regarding asset condition, useful lives, expenditure forecasts and lifecycle modelling. These assumptions are considered reasonable based on the information available at the time of preparation.

Key assumptions include:

- The current Open Space & Recreation asset register provides a reasonable starting point for asset management planning but requires further review and refinement.
- Asset replacement values, useful lives and condition information are based on the available valuation and asset data provided for this AMP.
- A formal Open Space & Recreation asset hierarchy has not yet been developed. The current asset information has therefore been grouped by available asset type for AMP reporting and renewal modelling.
- Assets currently classified as Other require further review to confirm the appropriate asset category, service function, useful life, condition, replacement value and inclusion within the Open Space & Recreation asset class.
- Renewal modelling has been undertaken using the available asset-level information, replacement values, useful lives and renewal intervention assumptions.
- The renewal forecast represents a strategic planning estimate and does not constitute a confirmed capital works program.
- Assets identified within the modelled renewal backlog should be inspected and verified before renewal works are confirmed in Council's capital works program.

- Council's 2026/27 capital program identifies approximately \$1.13 million of new and upgrade expenditure for the Open Space & Recreation portfolio. This expenditure has been considered separately from the lifecycle funding analysis for the existing portfolio. No funded disposal program has been identified.
- Future renewal priorities will continue to be influenced by asset condition, criticality, functionality, utilisation, safety, compliance requirements, service need, risk, available funding and Council priorities.
- Future versions of the AMP should be updated as improved asset data, budget information, utilisation data, service levels and renewal priorities become available.

9.3 Forecast Reliability and Confidence

The forecast renewal demand, asset values and condition information presented in this Asset Management Plan are based on the best available information at the time of preparation.

Data confidence has been assessed in accordance with the International Infrastructure Management Manual (IIMM) confidence grading system.

The overall confidence level of the Open Space & Recreation data used within this AMP is considered to be Medium to Low.

Confidence Grade	Description
A. Very High	Data based on sound records, procedures, investigations and analysis, documented properly and agreed as the best method of assessment. Dataset is complete and estimated to be accurate $\pm 2\%$
B. High	Data based on sound records, procedures, investigations and analysis, documented properly but has minor shortcomings, for example some of the data is old, some documentation is missing and/or reliance is placed on unconfirmed reports or some extrapolation. Dataset is complete and estimated to be accurate $\pm 10\%$
C. Medium	Data based on sound records, procedures, investigations and analysis which is incomplete or unsupported, or extrapolated from a limited sample for which grade A or B data are available. Dataset is substantially complete but up to 50% is extrapolated data and accuracy estimated $\pm 25\%$
D. Low	Data is based on unconfirmed verbal reports and/or cursory inspections and analysis. Dataset may not be fully complete, and most data is estimated or extrapolated. Accuracy $\pm 40\%$
E. Very Low	None or very little data held.

Table 16: Data Confidence Grading System

The estimated confidence level and reliability of data used in this AMP is summarised below.

Data	Confidence Assessment	Comment
Demand drivers	C (Medium)	Based on Council planning documents, community satisfaction information where available, and available asset information. Open Space & Recreation-specific utilisation and demand data should be further developed.
Acquisition forecast	C (Medium)	Based on recent budget and expenditure information.

Operations forecast	C (Medium) to B (High)	Based on recent budget and expenditure information.
Maintenance forecast	C (Medium) to B (High)	Based on recent budget and expenditure information.
Asset values	C (Medium)	Based on 2025 valuation data prepared by a specialist consultant. However, asset register may not be complete.
Asset useful lives	C (Medium)	Based on useful life information from the 2025 valuation dataset.
Condition information	C (Medium) to B (High)	Based on 2025 condition assessment and valuation information.
Renewal forecast	C (Medium) to B (High)	Based on lifecycle modelling and current asset information.
Disposal forecast	D – Low / To be confirmed	No funded program has been confirmed for inclusion in the current lifecycle forecasts.

Table 17: Data Confidence Assessment for Data used in AM Plan

9.4 Improvement Plan

This Asset Management Plan has identified a number of opportunities to further strengthen the management of Council's Open Space & Recreation portfolio. The improvement actions outlined in Table 18 are intended to enhance asset information, lifecycle planning, risk management, service level definition, renewal prioritisation, maintenance planning and long-term financial sustainability.

The actions have been developed based on the findings of this AMP and provide a practical roadmap for continuous improvement in asset management practices over the coming years.

No	Improvement Action	Priority
1	Develop and formally adopt customer and technical Levels of Service for Open Space & Recreation assets.	High
2	Develop a formal Open Space & Recreation asset hierarchy, including asset categories, asset types, locations, reporting groups and component structure where required.	High
3	Undertake a comprehensive review of the Open Space & Recreation asset portfolio to confirm asset ownership, asset type, location, condition, useful life, replacement cost and inclusion within the asset class.	High
4	Review assets currently classified as "Other" and assign appropriate asset categories to improve reporting, lifecycle modelling and renewal forecasting.	High
5	Review 10-year operating and maintenance budget forecasts for the Open Space & Recreation portfolio.	High

6	Review 10-year capital budget forecasts for Open Space & Recreation, including renewal, upgrade, acquisition and disposal programs where available.	High
7	Improve integration between the Open Space & Recreation AMP, Long-Term Financial Plan and annual budget process.	High
8	Develop long-term funding strategies to improve visibility of lifecycle funding needs, including operations, maintenance, renewal and capital works.	High
9	Validate and review all Poor and Very Poor condition Open Space & Recreation assets identified in the current valuation dataset.	High
10	Inspect and verify assets identified within the modelled renewal backlog, including Quilpie Basketball Seating and Adavale Recreation Reserve Tennis Courts and Fencing, to confirm actual renewal need, risk and priority.	High
11	Develop a risk-based renewal prioritisation framework incorporating condition, criticality, safety, compliance, utilisation, functionality, service impact and affordability.	High
12	Develop an Open Space & Recreation asset criticality framework and assign criticality ratings to priority assets, including aquatic assets, playgrounds, sporting assets, shade structures, shelters, lighting and high-use public open space assets.	High
13	Develop planned maintenance programs for priority Open Space & Recreation asset groups, including playgrounds, softfall, aquatic assets, lighting, shade structures, shelters, fencing, irrigation, landscaping, BBQs, benches and sporting infrastructure.	High
14	Strengthen planned and preventative maintenance practices for Open Space & Recreation assets, supported by condition data, inspections, customer requests, defect history and risk information.	High
15	Implement a formal defect management process, including recording, prioritisation, tracking and close-out of Open Space & Recreation asset defects.	Medium
16	Establish regular condition inspection programs for Open Space & Recreation assets and update condition data between formal revaluations.	Medium
17	Develop utilisation and functionality assessment criteria for key parks, recreation areas, aquatic facilities, sporting assets, event spaces and visitor-facing open space assets.	Medium
18	Undertake utilisation and functionality assessments to identify underutilised, duplicated, surplus or no longer fit-for-purpose Open Space & Recreation assets.	Medium
19	Develop an asset rationalisation and disposal framework for Open Space & Recreation assets that are no longer fit-for-purpose, underutilised, uneconomical to maintain or not strategically required.	Medium
20	Develop renewal intervention criteria for key Open Space & Recreation asset types, including target condition thresholds and renewal triggers.	Medium
21	Review safety, accessibility and compliance requirements for relevant Open Space & Recreation assets, including playgrounds, aquatic facilities, lighting, fencing, shelters, pathways and public-use infrastructure.	Medium
22	Incorporate climate resilience and environmental exposure considerations into renewal and upgrade planning, including heat, UV exposure, dust, storm, flooding, drainage, shade and water efficiency.	Medium
23	Establish AMP performance measures and annual reporting processes to monitor asset condition, service levels, renewal delivery, maintenance performance, funding outcomes and improvement action progress.	Medium

Table 18: Improvement Plan

9.5 Monitoring and Review Procedures

This Asset Management Plan should be reviewed annually as part of Council's budget and long-term financial planning processes. The annual review should consider any material changes to service levels, asset condition, risk, expenditure forecasts, renewal priorities, planned budgets and improvement action progress.

The Plan should also be reviewed following significant asset acquisitions, disposals, revaluations, condition assessments, service level changes, grant-funded projects, major renewal works or changes to Council's strategic direction.

A comprehensive review and update of the Asset Management Plan should be undertaken at least every four years, or earlier if significant changes occur to the asset portfolio, service requirements, asset data or financial forecasts.

9.6 Performance Measures

The effectiveness of this Asset Management Plan may be measured through:

- the extent to which Open Space & Recreation asset information is improved, including hierarchy, classification, condition, useful life, replacement cost and location information;
- the percentage of assets currently classified as Other that are reviewed and reclassified where appropriate;
- the extent to which customer and technical Levels of Service are developed, adopted and used to guide asset management decisions;
- the extent to which long-term operating, maintenance and capital budget forecasts are confirmed and integrated with the Long-Term Financial Plan and annual budget process;
- the extent to which renewal priorities are informed by asset condition, criticality, functionality, utilisation, safety, compliance and risk;
- the extent to which the modelled renewal backlog is inspected, verified and translated into prioritised renewal actions where required;
- the degree of alignment between service levels, risk management, financial planning and asset management activities;
- the establishment and use of planned maintenance, inspection and defect management processes for priority Open Space & Recreation assets;
- progress against the Asset Management Improvement Plan actions identified within this document; and
- future reporting of renewal and lifecycle funding indicators once long-term operating, maintenance and capital budgets are confirmed.

Appendix A – Renewal Model

The renewal forecasts presented in this Asset Management Plan have been developed using the CT Renewal Model, which is a strategic lifecycle modelling tool used to estimate the long-term timing and value of future renewal expenditure across the asset portfolio.

The model is intended to support long-term financial planning and should not be interpreted as a detailed annual capital works program. Individual renewal projects should continue to be identified, verified and prioritised through Council's asset inspection, risk assessment and capital works planning processes.

The renewal modelling process incorporates the following key inputs:

- Current replacement cost for each asset.
- Asset useful life adopted from the 2025 building valuation dataset.
- Remaining useful life assigned by the valuer based on the observed condition.
- Available asset type and classification information;
- The adopted renewal intervention level; and
- A ten-year planning period.

For this Asset Management Plan, renewal forecasts have been developed using an intervention level broadly equivalent to Condition 4 under the IPWEA 1–5 condition grading system.

The adopted intervention level reflects good asset management practice by identifying assets for renewal planning before they deteriorate to a very poor or failed condition. This provides Council with the opportunity to proactively plan renewal works, reduce service disruption and optimise whole-of-life costs.

Using the adopted useful life, remaining useful life and intervention level, the model estimates the year in which each asset or component is expected to reach its renewal intervention point. The current replacement cost of the asset is then allocated to the corresponding forecast year to calculate annual renewal demand.

The annual renewal demand therefore represents the estimated value of assets expected to require renewal during each year of the planning period, assuming normal deterioration and no major changes to the asset inventory.

The renewal forecasts should be considered strategic planning estimates rather than a prescribed renewal program. In practice, Council may defer or accelerate renewal works based on:

- asset criticality;
- condition verification;
- functionality and utilisation;
- compliance and safety requirements;
- service impact;
- risk assessment;
- available funding; and
- Council priorities.

Accordingly, the renewal forecasts provide an evidence-based foundation for long-term financial planning, while individual renewal projects should continue to be confirmed through detailed condition inspections, engineering assessment and Council's capital works planning process.

Appendix B – Prioritised List of Assets for Inspection Including Backlog

The assets identified in this list should be inspected to verify their condition, confirm renewal requirements and support the development of a prioritised 4–5-year Open Space Asset Renewal Program.

Australis ID	ID	Asset Name	Asset Component	Location	Address	Suburb	Australis Classification	Replacement Cost
700	BSREC108/1	Quilpie Swimming Pool Shade Shelter 1	Parent Asset	Quilpie Aquatic Facility	10 Brolga Street	Quilpie	Aquatic Facility	\$14,100
800	BSREC108/2	Quilpie Swimming Pool Shade Shelter 2	Parent Asset	Quilpie Aquatic Facility	10 Brolga Street	Quilpie	Aquatic Facility	\$14,100
900	BSREC109	Quilpie swimming pool 25m pool shade	Parent Asset	Quilpie Aquatic Facility	10 Brolga Street	Quilpie	Aquatic Facility	\$104,900
13100	BSPARK080	Bicentennial Park Tennis shelter	Parent Asset	Bicentennial Park	86 Brolga Street / Lot 3 Chipu (part of John Waugh sport complex)	Quilpie	Bicentennial Park	\$25,450
13500	BSPARK084	Bicentennial Park basketball courts	Parent Asset	Bicentennial Park	86 Brolga Street / Lot 3 Chipu (part of John Waugh sport complex)	Quilpie	Bicentennial Park	\$100,400
23700	BSREC161	Quilpie Basketball Seating	Parent Asset	Bicentennial Park	86 Brolga Street / Lot 3 Chipu (part of John Waugh sport complex)	Quilpie	Bicentennial Park	\$23,950
30700	BSPARK119	Bob Young Memorial Park Bubbler	Parent Asset	Tourist Information Precinct	Brolga Street	Quilpie	Tourist Information Precinct	\$10,100
31000	BSPARK125	Brolga Street Furniture Street Seating	Parent Asset	Brolga Street Streetscape	Brolga Street	Quilpie	Brolga Street Streetscape	\$5,900
31400	BSPARK126	Brolga Street Furniture Metal Sheep Scull	Parent Asset	Brolga Street Streetscape	Brolga Street	Quilpie	Brolga Street Streetscape	\$20,900
35100	BSREC436	Bulloo Park Horse Holding Yards	Parent Asset	Bulloo Park	Lot 49 NK87 Buln Buln Street	Quilpie	Bulloo Park Complex	\$18,900
42800	PLANT A5	DAM FENCE AT BULLOO PARK	Parent Asset	Bulloo Park		Quilpie	Bulloo Park Complex	\$55,250
19700	BSREC100	Adavale Rec Res Tennis Courts and Fencing	Parent Asset	Adavale Recreation Reserve	Blackwater Street	Adavale	Adavale Recreation Reserve	\$107,550
								\$501,500

11.3 RFQL04 26-27 SCREENING OF MATERIAL FOR 2025 FLOOD DAMAGE WORKS

IX: 279663

Author: Kasey-Lee Davie, Procurement Officer

Authorisers: Eng Lim, Director Infrastructure Services
Sharon Frank, Director Corporate Services
Justin Hancock, Chief Executive Officer

Attachments: Nil

KEY OUTCOME

Key Outcome: 3. Transport

Key Initiative: 3.5 Gravel and water
3.2 Disaster response and recovery (for road assets)

EXECUTIVE SUMMARY

This report recommends awarding RFQL 04 26-27 –Screening of Material for 2025 Flood Damage Works to APV Contracting. The screening package involves material preparation at multiple pit locations on Coonaberry Creek Road and Mt Howitt Road, to support the reconstruction of flood-damaged road networks.

One conforming submission was received from a prequalified supplier. Following evaluation, APV Contracting Pty Ltd achieved the highest weighted score and submitted an advantageous offer to Council, demonstrating value for money and proven capability.

RECOMMENDATION

That Council:

1. Award RFQL 04 26-27 Screening of Material for 2025 Flood Damage Works to APV Contracting Pty Ltd for an amount of \$461,005.66 including GST (\$409,196.05 excluding GST); and
2. Delegate authority to the Chief Executive Officer, pursuant to s. 257 of the *Local Government Act 2009* (Qld), to negotiate, finalise, and execute all matters related to this contract, including any options or variations, in accordance with Council's procurement policy.

BACKGROUND

Council is undertaking restoration works across the sealed and unsealed road networks throughout the Shire that sustained damage following the West Queensland Surface Trough and associated rainfall and flooding between 21 March and 19 May 2025. Completion of these REPA works will help ensure safer and more reliable travel across the network.

This request relates specifically to preparation of material for works on Coonaberry & Mt Howitt Roads. The project scope has been designed to be manageable in scale, encouraging participation from contractors of varying capacities. Given project timelines and delivery requirements, all suitably qualified and resourced contractors are invited to submit a quote.

REPORT

Work Scope

RFQL 04 26-27 covers the extraction, preparation and stockpiling of road-building materials required for Council's ongoing reconstruction and maintenance program. Works are to occur across multiple pit locations, including:

- Coonaberry Road
- Mt Howitt Road

Schedule of works

A project plan for RFQL29 25-26 has been developed and is scheduled.

Mobilisation	Start of Works	Duration	Practical Completion
September 2026 (subject to contract execution)	September 2026 (subject to contract execution)	60 days	December 2026

Procurement method

In accordance with Part 3 Division 2 of the *Local Government Regulation 2012* (Qld) and Council's Procurement Policy, Council invited quotes from three suppliers via VendorPanel Marketplace.

Description	Details
Advertising platform	VendorPanel Portal
RFQ / Tender open	Monday 24 August 2026
RFQ / Tender close	2:00 PM Friday 4 September 2026
Suppliers invited	4 Suppliers- T02 25-26 Register Of Pre-Qualified Suppliers of Road & Civil Construction
Conforming responses received	1

Suppliers	Response
APV Contracting Pty Ltd	Response Received
K.G Bowen & S.C Bowen	No Response Received
The Trustee for the Mascott Earthmoving Trust	No Response Received
Tolbra Earthmovers & Haulage Pty Ltd	No Response Received

Evaluation

The evaluation applied the following published criteria to all conforming submissions: Price (40%), Experience (proven performance) 30%, and Quality/Environmental/Safety Management (30%). The evaluation was conducted through VendorPanel Multiparty. The evaluation was conducted in accordance with the published criteria and weightings.

Supplier	Tendered Price:	Price 40%	Experience (proven performance) 30%	Quality/Environmental/ Safety Management Processes 30%	Overall score
APV Contracting Pty Ltd	\$461,005.66 GST Inc.	40	27	27	94/100
	\$409,196.05 GST Exc.				

The panel's assessment, as detailed in Table 5, scored APV Contracting Pty Ltd highest overall (94). Therefore, the panel considers APV Contracting Pty Ltd submission as the most advantageous outcome overall.

Council may decide not to accept any of the responses it receives. If Council accepts a response, it must select the option that is most advantageous, noting that the lowest price and/or highest weighted score may not necessarily represent the most beneficial outcome.

This assessment aligns with the sound contracting principles in *section 104(3) of the Local Government Act 2009 (Qld)*, particularly:

- value for money
- open and effective competition
- the development of competitive local business and industry
- environmental protection
- ethical behaviour and fair dealing

Probity

The procurement process for RFQL04 26-27 was conducted as per Procurement Policy and processes, ensuring fair and transparent process followed.

OPTIONS

Option 1- Recommended

That Council:

1. Award RFQL 04 26-27 Screening of Material for 2025 Flood Damage Works to The APV Contracting for an amount of \$461,005.66 including GST (\$409,196.05 excluding GST); and
2. Pursuant to section 257 of the *Local Government Act 2009 (Qld)*, delegate to the Chief Executive Officer the authority to negotiate, finalise and execute any and all matters associated with or in relation to this project and contract including without limitation any options and/or variations as per Council's procurement policy.

Option 2

That Council:

1. Resolve not to award RFQL 04 26-27 Screening of Material for 2025 Flood Damage Works

If Council's decision is inconsistent with the recommendation, Council is required to provide reasons for the decision in accordance with Part 2, Division 1A of the Local Government Regulation 2012 (Qld). A statement of reasons must be recorded in the minutes.

CONSULTATION (Internal/External)

Chief Executive Officer

Deputy Director Infrastructure Services

Technical Officer
Proterra Group
Procurement Supervisor

INTERESTED PARTIES

APV Contracting Pty Ltd

Note: The identification of interested parties is provided on a best endeavours basis by Council Officers and may not be exhaustive

LEGISLATION / LEGAL IMPLICATIONS

Under section 254H of the *Local Government Regulation 2012* (Qld), if Council makes a decision inconsistent with the officer recommendation, and the contract value exceeds \$200,000 or 1% of Council's net rate and utility charges, the minutes must include a statement of reasons.

For the purposes of Section 254H (1)(a)(ii), 1% of Council's net rate and utility charges as stated in Council's audited Financial Statements in the 2024/25 adopted Annual Report is \$59,606.70 (net rates, levies, and charges - \$5,960,670 x 1%).

POLICY IMPLICATIONS

Local Government Act 2009 (Qld)

Local Government Regulations 2012 (Qld)

Procurement Policy

FINANCIAL AND RESOURCE IMPLICATIONS

These works are funded under Disaster Recovery Funding Arrangement.

Previously Awarded Flood Damage Projects (Via T02 25-26 list)

RFT/RFQ#	Project Details	Contractor Awarded	Value (\$) excl. GST	Number of Conforming Submissions	Comments
RFQL 25 25-26	Flood Damage Canaway Downs Rd Pkg	APV Contracting Pty Ltd	\$845,742.00	2	Works complete
RFQL 27 25-26	Flood Damage Trinidad Road Pkg	APV Contracting Pty Ltd	\$3,010,058.41	2	Works Complete
RFQL 23 25-26	Flood Damage Ambathalla Rd Pkg	The Trustee for the Mascott Earthmoving Trust	\$2,883,040.18	2	Works Complete
NPV 01 -	Kyabra Road Drainage Works 2025 Flood Damage	K.G Bowen & S.C Bowen	\$839,473.86	3	Works Complete
RFQL 30 25-26	Flood Damage Tobermory Road	APV Contracting Pty Ltd	\$6,688,748.99	2	Works Commenced
RFQL 37 25-26	Flood Damage Pinkenetta Road	The Trustee for the Mascott Earthmoving Trust	\$1,113,832.47	1	Works Complete

RFT/RFQ#	Project Details	Contractor Awarded	Value (\$) excl. GST	Number of Conforming Submissions	Comments
RFQL 39 25-26	Flood Damage Old Thargomindah & Kiandra Road Pkg	The Trustee for the Mascott Earthmoving Trust	\$1,748,839.10	3	Not yet commenced (Conditions)
RFQL 02 26-27	Flood Damage Blackall - Adavale Road	K.G Bowen & S.C Bowen	\$622,155.45	4	Commenced
RFQL 03 26-27	Flood Damage Cheepie-Adavale Road Pkg	The Trustee for the Mascott Earthmoving Trust	\$2,339,988.60	3	Not yet commenced
RFQL 29 25-26	Flood Damage Keeroongooloo Rd Pkg	The Trustee for the Mascott Earthmoving Trust	\$732,400.47	3	Not yet commenced

ASSET MANAGEMENT IMPLICATIONS

The works will restore sections of Springfield Road and Ray Road to pre-disaster condition, improving network resilience and serviceability.

RISK MANAGEMENT IMPLICATIONS

Council will manage risks associated with this project in accordance with the G.11 Enterprise Risk Management Policy and the G.11-A Risk Management Framework. Key risks have been identified, assessed, and documented, with existing controls applied to reduce the likelihood and impact of adverse outcomes. Risk management activities will continue throughout the procurement and delivery phases to ensure risks remain within Council's approved risk appetite.

Risk Name & Description <i>What could happen and why?</i>	Current Controls <i>Are there current controls for the risk</i>	Impacts <i>Impact if the risk eventuates</i>	Risk Assessment			Risk Treatment <i>Depending on risk rating - additional controls / mitigation strategy to be implemented (to reduce risk rating)</i>
			Likelihood	Consequence	Risk Rating	
			<i>Refer to risk calculator provided below for measures</i>			
Example: <i>Insufficient funding</i>	<i>None</i>	<i>Delays to purchasing</i>	<i>C Possible</i>	<i>4 Major</i>	<i>High</i>	<i>Ensure funding approvals obtained at start of project</i>
Limited access to information, no record keeping	Records management procedure, allocated location for project	Approval delays, stakeholder objectives do not align, miss communication	Possible	Minor	Medium	Allocating a staff member who registers all relevant documentation to allocated folder, regular communication

						between stakeholders
No response to the request	Review plan, amend, repost	Delay in contract completion, funding becomes unavailable	Unlikely	Minor	Medium	Ensuring planning of the request is adequate to promote attractiveness of the tender
Lack of availability of suppliers	Evaluation Criteria set to determine the ability of suppliers	Delays in meeting project deadlines	Unlikely	Minor	Medium	Conduct evaluation and market research ensuring suppliers availability to deliver WUC to Council
Conflict of interest	Conflict of interest checks/declaration in place requesting officer and evaluation team	Reputational risk, failure to act in the best interest of the entity and public sector, poor governance.	Possible	Moderate	High	Conduct all possible conflict of interest processes and procedures with documentation and sufficient records kept
Weather	Possibility for deadline variation	Delays in meeting project deadlines	Possible	Minor	Medium	Ensuring the documentation to allow variation in project timeline is available
Contractor delays (machinery break downs/injury)	Possibility for deadline variation, contract allows appointment of additional contractors	Delays in meeting project deadlines	Possible	Minor	Medium	Ensuring there is the documentation to allow variation in project timeline . assigning additional contractors
Response Non-conformance	Competitive process allowing multiple suppliers from Councils pre-qualified list to respond. Clear response criteria	No suitable supplier, different procurement approach, additional administrative cost	Possible	Minor	Medium	Ensuring the documentation is clear and the response schedule meets the request criteria

HUMAN RIGHTS CONSIDERATION

In accordance with section 4(b) of the *Human Rights Act 2019* (Qld), Council has considered the human rights protected under the Act in making this decision. These rights include, but are not limited to, the right to recognition and equality before the law, the right to life, freedom of movement, property rights, and cultural rights of Aboriginal and Torres Strait Islander peoples.

The assessment confirms that RFQL 04 26-27 Screening of Material for 2025 Flood Damage Works to APV Contracting Pty Ltd does not limit any protected human rights. The decision is reasonable, proportionate, and consistent with Council's lawful objectives, including the restoration of safe and reliable road access for residents, industry, and emergency services.

By ensuring open and competitive procurement, adherence to established governance frameworks, and effective risk management, Council's decision supports equitable treatment of suppliers and the broader community. This approach demonstrates compatibility with human rights obligations while delivering essential infrastructure in a safe, timely, and accountable manner.

12 COMMUNITY AND BUSINESS DEVELOPMENT

12.1 THE BRICK HOTEL SPONSORSHIP REQUEST FOR 100 YEAR CELEBRATION

IX: 278998

Author: Toni Bonsey, Corporate and Community Administration Officer

Authorisers: Corey Richards, Deputy Director of Community and Business Development

Lisa Hamlyn, Director Community and Business Development

Justin Hancock, Chief Executive Officer

Attachments:

1. The Brick Sponsorship Opportunities
2. The Brick Sponsorship Letter
3. The Brick 100 Year flyer

KEY OUTCOME

Key Outcome: 7. Community Services and Facilities

Key Initiative: 7.1 Community services

EXECUTIVE SUMMARY

Council has received a request from The Brick Hotel for support through Sponsorship and raffle prize donations, to assist them in delivering The Brick Hotel 100 Year Celebration to be held from Friday 02 October to Sunday 04 October 2026. Funds raised throughout the celebration will be reinvested into our local community through sponsorship and support of local charities and community organisations, as well as supporting the vital work of the Royal Flying Doctor Service.

RECOMMENDATION

1. That Council:
 - (a) acknowledges the Community Assistance Grant Sponsorship request received from The Brick Hotel; and
 - (b) notes that the request does not conform with the Quilpie Shire Council - C.01 Community Assistance Grant Policy; and
 - (c) considers the commercial sponsorship prospectus opportunities provided.

BACKGROUND

The Brick Hotel will celebrate the significant milestone of 100 years serving the Quilpie community from Friday 02 October to Sunday 04 October 2026. They will be hosting a three-day celebration: Friday 2 October – The Great Gatsby 1920s Gala (Ticketed Event). Saturday 3 October – Community Hoedown (Free Event) featuring live music by Luke Geiger, Sunday 4 October – Community Family Day (Free Event) featuring an old-fashioned carnival for the kids, free BBQ dinner, community activities, and the NRL Grand Final live on the big screen. They are seeking support from local businesses through sponsorship and raffle prize donations to assist in delivering this special celebration to give back to the Quilpie community. Support will assist in providing free family

entertainment and community activities. Funds raised through the celebration will be reinvested into the local community through sponsorship and support of local charities and community organisations, as well as supporting the vital work of the Royal Flying Doctor Service.

REPORT

The Brick Hotel has requested sponsorship and raffle prize donations, to assist them in delivering The Brick Hotel 100 Year Celebration to be held from Friday 2 October to Sunday 4 October 2026.

The Sponsorship opportunities offered are:

PLATINUM SPONSOR - \$5,000 • Naming rights • Premium Logo on all marketing • Event signage all weekend • 6 VIP Gatsby Night tickets • 6 VIP Hoedown passes • MC and Social Media recognition	GOLD SPONSOR - \$2,500 • Logo on event marketing & signage • Social media recognition • 4 VIP Gatsby Night tickets • 4 VIP Hoedown passes • MC acknowledgement
SILVER SPONSOR - \$1,000 • Logo on sponsor board • Social media thank you • 2 VIP Gatsby Night tickets • 2 VIP Hoedown passes	COMMUNITY SUPPORTER - \$500 • Business name on supporter board • Social media thank you • 1 VIP Gatsby Night ticket • VIP Hoedown passes
RAFFLE PRIZE DONATION Gift vouchers, products, services, or experiences are all greatly appreciated. All raffle prize donors will receive: • Recognition on our Community Supporters Board • A thank you on The Brick Hotel social media • Acknowledgement during the raffle draw	

While the Community Assistance Grant Policy provides for applications seeking financial assistance for businesses and sponsorship requests, it also specifies that the policy does not apply to events or activities undertaken for the purpose of generating a profit or raising funds for other purposes or charitable organisations, as outlined below in the Policy Scope extract.

Rather, Council should consider this request as a donation toward the event by providing a sponsorship package or provision of a raffle donation to a value determined by Council.

Extract from: C.01 Community Assistance Policy

Scope

This policy covers any request from the community or community organisations outside of established works programs and Council operations. The scope includes financial assistance to community organisations, assistance to businesses and sponsorship requests.

Requests for funding will be considered on “merit based” approach.

What this policy does not apply to:

The awarding of grants under the Regional Arts Development Fund (RADF) are not covered under this policy. RADF grants will be assessed, awarded and distributed under the guidelines of the RADF Program.

Events that are undertaken with the purpose of making a profit or raising funds for other uses or charities will not be funded.

CONSULTATION (Internal/External)

Quilpie Shire Council

Director Community and Business Development

Deputy Director Community and Business Development

The Brick Hotel

INTERESTED PARTIES

The Brick Hotel

The Quilpie Shire Council

Note: The identification of interested parties is provided on a best endeavours basis by Council Officers and may not be exhaustive.

LEGISLATION / LEGAL IMPLICATIONS

Council exercises its discretion to provide a sponsorship or donation under Part 5 (Community Grants) of the *Local Government Regulation 2012* (Qld). Council ensures compliance by:

- Assessing this request against *Policy C.01 – Community Assistance Program*, adopted under section 195 of the *Local Government Regulation 2012* (Qld); and
- Applying section 194 of the *Local Government Regulation 2012* (Qld), which governs Council's power to give grants, sponsorship, or other assistance to community organisations and businesses.

Council applies these legal provisions to ensure transparency, accountability, and consistent use of public resources.

POLICY IMPLICATIONS

Council applies *Policy C.01 – Community Assistance Program* by:

- Reviewing applications against priority criteria, including community benefit, event enhancement, and economic development.
- Ensuring sponsorship and donation approvals follow merit-based assessment.

This approach aligns policy intent with operational delivery.

FINANCIAL AND RESOURCE IMPLICATIONS

To the value determined by Council

ASSET MANAGEMENT IMPLICATIONS

This event will be owned, managed and executed by The Brick Hotel. The event will be held on private property owned by the event organisers.

RISK MANAGEMENT IMPLICATIONS

Council will manage risks in accordance with G.11 Enterprise risk management policy and G.11-A Risk Management Framework.

Table 1 Risk assessment

Risk Name & Description	Current Controls	Impacts	Risk Assessment			Risk Treatment
			Likelihood	Consequence	Risk Rating	
Perceived use of public funds for private event	Council Policy	Council funds may be perceived as supporting a privately owned or commercially operated event rather than delivering a community benefit.	Possible	Minor	Low	Clearly document the community benefit, alignment with Council objectives and rationale for sponsorship.
Reputational risk the event, organiser, sponsors or activities associated with the event may negatively reflect on Council. Damage to Council's reputation or public confidence.	None	Reputational impact and reduced stakeholder confidence in Council's support of community infrastructure.	Possible	Minor	Low	Undertake due diligence on the organiser and event; include appropriate conditions in the sponsorship agreement.
Conflict of interest - a councillor, employee or associate may have a personal, business or other interest in the event organiser or benefit from the sponsorship decision.	Declaration of Interests	Actual or perceived conflict; potential governance or legislative issues.	Possible	Minor	Low	Require relevant interests to be declared and managed in accordance with Council's conflict-of-interest requirements. Queensland legislation requires real and perceived conflicts to be dealt with transparently.

HUMAN RIGHTS CONSIDERATION

Section 58(1) of the *Human Rights Act 2019* (Qld) makes it unlawful for a public entity 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 relevant human right. Section 13 permits a public entity to limit a human right only where the limitation is reasonable and demonstrably justifiable.

This decision engages three rights: recognition and equality before the law (section 15), peaceful assembly and freedom of association (section 22), and cultural rights (section 27). Council applies the eligibility criteria in *Policy C.01 – Community Assistance Program* equally to all applicants, so the decision does not limit equality before the law. The decision does not prevent the community from attending or organising the event, so it does not limit peaceful assembly and association. The event holds cultural significance as a 100 year community milestone, but the decision does not restrict any person's ability to enjoy that culture, so it does not limit cultural rights.

Council has determined that this decision is compatible with the *Human Rights Act 2019* (Qld) and does not limit any human right.



THE BRICK HOTEL 100 YEAR CELEBRATION SPONSORSHIP OPPORTUNITIES

PLATINUM SPONSOR
\$5,000

- Naming rights
- Premium logo on all marketing
- Event signage all weekend
- 6 VIP Gatsby Night tickets
- 6 VIP Hoedown passes
- MC & social media recognition

GOLD SPONSOR
\$2,500

- Logo on event marketing & signage
- Social media recognition
- 4 VIP Gatsby Night tickets
- 4 VIP Hoedown passes
- MC acknowledgement

SILVER SPONSOR
\$1,000

- Logo on sponsor board
- Social media thank you
- Event recognition
- 2 VIP Gatsby Night tickets
- 2 VIP Hoedown passes

COMMUNITY SUPPORTER
\$500

- Business name on supporter board
- Social media thank you
- 1 VIP Gatsby Night ticket
- 1 VIP Hoedown passes

RAFFLE PRIZE DONATION

Gift vouchers, products, services, or experiences are all greatly appreciated.
All raffle prize donors will receive:

- Recognition on our Community Supporters Board
- A thank you on The Brick Hotel social media
- Acknowledgement during the raffle draw



The Brick Hotel
34-36 Brolga Street
Quilpie QLD 4480

21st August 2026

Dear Justin,

This October, The Brick Hotel is proud to celebrate an incredible milestone of 100 years of serving the Quilpie community.

For a century, The Brick has been more than just a hotel. It's been a meeting place, a venue for celebrations, a place to catch up with friends, support local events, and create lasting memories. We want to honour that history by giving something back to the community that has supported us for generations.

From Friday 2 October to Sunday 4 October 2026, we'll be hosting a three-day celebration with something for everyone.

Friday 2 October – The Great Gatsby 1920s Gala (Ticketed Event)

An elegant evening celebrating the rich history of The Brick Hotel with live entertainment, themed décor, fine food, and plenty of 1920s glamour.

Saturday 3 October – Community Hoedown (Free Event)

A free day for the whole community featuring live music by Luke Geiger, family entertainment, food, and a VIP area for sponsors and supporters.

Sunday 4 October – Community Family Day (Free Event)

A fun-filled afternoon featuring an old-fashioned carnival for the kids, free BBQ dinner, community activities, and the NRL Grand Final live on the big screen.

Our goal is to make the weekend as accessible as possible so local families can come together to celebrate this historic occasion.

We are seeking support from local businesses through sponsorship and raffle prize donations to help us deliver this special celebration and give back to the Quilpie community.

Your support will help us provide free family entertainment, community activities, and a memorable weekend for everyone to enjoy. Importantly, any funds raised through the celebration will be reinvested into our local community through sponsorship and support of local charities and community organisations, as well as supporting the vital work of the Royal Flying Doctor Service.

Please see the attached Sponsorship Package for details on how you can be involved.

Thank you for supporting local businesses, our community, and helping us celebrate 100 remarkable years of The Brick Hotel. Together, we can create an event that honours our past while bringing our community together for generations to remember.

We look forward to celebrating this incredible milestone together.

Regards

Amber Vanderwerf & Geoff Baguley
The Brick Hotel, Quilpie



*100 Years of History,
Heart & Community* ♥

**THE
BRICK HOTEL**

100

★ YEAR CELEBRATION ★

★ 2-4 OCTOBER 2026 ★

THE BRICK HOTEL, QUILPIE

*OUR PAST.
OUR PEOPLE.
OUR PRIDE.* ★

*REUNITE
REMINISCE
CELEBRATE!* ♥

Old friends. New memories. One incredible weekend.

FRIDAY 2 OCTOBER	SATURDAY 3 OCTOBER	SUNDAY 4 OCTOBER
THE GREAT GATSBY 1920s GALA	COMMUNITY HOEDOWN EVENING	COMMUNITY FAMILY DAY
★ TICKETED EVENT ★	★ FREE EVENT ★	★ FREE EVENT ★
An elegant evening celebrating the rich history of The Brick Hotel with live entertainment, themed décor, fine food, and plenty of 1920s glamour.	A free evening for the whole community featuring live music by Luke Geiger, family entertainment, food, and a VIP area for sponsors and supporters.	A fun-filled afternoon featuring an old-fashioned carnival for the kids, free BBQ dinner, community activities, and the NRL Grand Final live on the big screen.
		
		NRL GRAND FINAL LIVE ON THE BIG SCREEN

★ EVERYONE WELCOME! ★

100 YEARS STRONG. HERE'S TO THE NEXT 100!

12.2 2027 AUSTRALIA DAY CELEBRATIONS

IX: 279540

Author: Toni Bonsey, Corporate and Community Administration Officer

Authorisers: Corey Richards, Deputy Director of Community and Business Development

Lisa Hamlyn, Director Community and Business Development

Justin Hancock, Chief Executive Officer

Attachments: Nil

KEY OUTCOME

Key Outcome: 7. Community Services and Facilities

Key Initiative: 7.1 Community services

EXECUTIVE SUMMARY

This report seeks Council's endorsement for the proposed 2027 Quilpie Australia Day Awards Program, categories and celebration events.

The proposal is subject to the success of a grant application submitted to the National Australia Day Council. Key recommendations within this report include maintaining categories set in 2026 - Citizen of the Year, Young Citizen of the Year, Community Group of the Year, Certificate of Appreciation and Quilpie Shire Business Award. The event schedule features a community celebration at Bulloo Park on Friday, 22 January 2027 to accommodate families, and family-friendly pool parties being held in Quilpie and Eromanga on Australia Day.

RECOMMENDATION

That Council:

1. Endorse the following categories for the 2027 Quilpie Australia Day Awards:
 - (a) Citizen of the Year
 - (b) Young Citizen of the Year
 - (c) Community Group of the Year
 - (d) Certificate of Appreciation
 - (e) Quilpie Shire Business Award
2. Endorse the following dates and times for 2027 Quilpie Australia Day Celebrations:
 - (a) Friday, 22 January 2027: Australia Day Connect & Celebrate Community Event at Bulloo Park, from 5:00 pm.
 - (b) Tuesday, 26 January 2027: Great Aussie Pool Party at the Quilpie Swimming Pool, from 11:00 am to 4:00 pm.

- (c) Tuesday 26 January 2027: Great Aussie Pool Party at the Eromanga Swimming Pool, from 11:00 am to 4:00 pm.

BACKGROUND

The Quilpie Australia Day Awards and Celebrations are an annual tradition that recognises community contribution. This report outlines the proposed plan for the 2027 events, which is subject to a successful grant application to the National Australia Day Council.

The Australia day Council criteria for Australia Day funding states that events must be held between 24th and 28th January with at least one event to be held on the 26th of January, Community services has requested a variation to allow the Community Connect Celebration at Bulloo Park be held on Friday 22nd January to allow inclusion of the children that will be traveling to boarding school prior to Australia Day. Australia Day Council has allowed this variation in the past; however, we have not had approval at the time of submitting this report.

REPORT

The Quilpie Australia Day Awards and Celebrations are an annual event that recognises outstanding community contributions and fosters local spirit and community connection.

Each year, Council invites the community to nominate individuals and groups who have made significant contributions to the Shire throughout the previous year. These awards are presented at the Connect and Celebrate Community Event, which is held at Bulloo Park. The event is designed to bring the community together to celebrate and welcome new citizens and residents.

Planning for the event has commenced, pending a successful \$10,000 funding application submitted to the National Australia Day Council.

2027 Australia Day Award Categories

The award categories for the 2027 Quilpie Australia Day Awards:

- Citizen of the Year (7 nominations)
- Young Citizen of the Year (0 nominations)
- Community Group of the Year (2 nominations)
- Certificate of Appreciation (4 nominations)
- Quilpie Shire Business Award (0 nominations)

Community and Business Development Services recommends retaining the following Australia Day Award categories for 2027:

- Citizen of the Year
- Young Citizen of the Year
- Community Group of the Year
- Certificate of Appreciation
- Quilpie Shire Business Award

2027 Australia Day Celebrations

The Australia Day Connect and Celebrate Community Event will be held at Bulloo Park on the evening of Friday, 22 January 2027. This timing accommodates families, particularly those with children returning to boarding school.

The event program will include:

- Welcome to Country

- Australia Day Award presentations
- Welcome to our Community new residents / “Quilpieites”
- Community dinner, live music, and a fireworks display

Two Great Aussie Pool Parties will be held on Tuesday, 26 January 2027. Delivered in partnership with All About Aquatics and LeisureSafe, events will take place at both the Eromanga and Quilpie swimming pools.

All About Aquatics will host an event at the Eromanga Swimming Pool from 11:00am to 4:00pm and LeisureSafe will host an event at the Quilpie Swimming Pool from 11.00am to 4.00pm. Both family-friendly events will feature Australia Day themes.

OPTIONS

Option 1 (Recommended)

That Council:

1. Endorse the following categories for the 2027 Quilpie Australia Day Awards:
 - (a) Citizen of the Year
 - (b) Young Citizen of the Year
 - (c) Community Group of the Year
 - (d) Certificate of Appreciation
 - (e) Quilpie Shire Business Award
2. Endorse the following dates and times for 2027 Quilpie Australia Day Celebrations:
 - (a) Friday, 22 January 2027: Australia Day Connect & Celebrate Community Event at Bulloo Park, from 5:00 pm.
 - (b) Tuesday, 26 January 2027: Great Aussie Pool Party at the Quilpie Swimming Pool, from 11:00 am to 4:00 pm.
 - (c) Tuesday 26 January 2027: Great Aussie Pool Party at the Eromanga Swimming Pool, from 11:00 am to 4:00 pm.

Option 2

That Council:

- a) Provide alternative award categories for the 2027 Quilpie Australia Day Awards. and;
- b) Approve the 2027 Quilpie Australia Day Celebrations to be held on the recommended dates.

CONSULTATION (Internal/External)

Consultation has occurred with the National Australia Day Council, Leisure Safe and All About Aquatics in relation to the Australia Day Event Program.

INTERESTED PARTIES

Quilpie Shire Council

Leisure Safe

All About Aquatics

National Australia Day Council

Note: The identification of interested parties is provided on a best endeavours basis by Council Officers and may not be exhaustive.

LEGISLATION / LEGAL IMPLICATIONS

There are no legislative or legal implications to note applicable to the 2027 Australia Day Event Program.

POLICY IMPLICATIONS

No legislative or legal implications have been identified for the 2027 Australia Day Event Program.

FINANCIAL AND RESOURCE IMPLICATIONS

Subject to grant approval, funding for the event will be provided through:

- \$10,000 from the National Australia Day Council Community Events Grant
- \$7,420 from Council's budgeted Community Events allocation

ASSET MANAGEMENT IMPLICATIONS

None noted

RISK MANAGEMENT IMPLICATIONS

This initiative has been assessed in accordance with Council's G.11 Enterprise Risk Management Policy and the G.11-A Risk Management Framework. The primary risks are assessed as low to medium and are considered manageable within the event planning process.

Summary of Campaign Risks

The primary risks identified and managed during this tender are summarised in Table 2.

Table 1 Risk Register

Risk Name & Description <i>What could happen and why?</i>	Current Controls <i>Are there current controls for the risk</i>	Impacts <i>Impact if the risk eventuates</i>	Risk Assessment			Risk Treatment <i>Depending on risk rating - implement additional controls / mitigation strategy (to reduce risk rating)</i>
			Likelihood	Consequence	Risk Rating	
			Risk calculator provided for measures			
Example: <i>Unsuccessful grant application</i>	<i>None</i>	<i>Cancellation of event or substantial extra cost to Council</i>	<i>Unlikely</i>	<i>Minor</i>	<i>Low</i>	<i>Ensure funding approvals obtained at start of project.</i>

Risk Evaluation and Conclusion

The event's structure, using established venues and community partners, inherently manages several logistical risks. The primary treatment for the identified risks is proactive budgeting, promotion, and contingency planning.

As demonstrated in the risk register, the residual risks for this initiative are rated **Low - Medium**. The recommended events represent a manageable risk outcome that aligns with Council's risk appetite and provides significant community value.

HUMAN RIGHTS CONSIDERATION

Section 4(b) of the *Human Rights Act 2019* requires public entities to act and make decisions in a way compatible with human rights. The *Human Rights Act 2019* requires public entities to only limit human rights in certain circumstances. The human rights protected under the *Human Rights Act 2019* are not absolute. This means that the rights must be balanced against the rights of others and public policy issues of significance.

An assessment of the decision to endorse the 2027 Quilpie Australia Day Awards and Celebrations confirms its compatibility with the *Human Rights Act 2019*.

The events promote the right to take part in public life (s 23) and the right to peaceful assembly and freedom of association (s 22) by creating official, inclusive occasions for the community to gather, celebrate, and recognise civic contributions. The decision does not engage or limit any other human rights protected under the Act.

12.3 QUILPIE LOCAL DISASTER MANAGEMENT PLAN REVIEW AND UPDATE

IX: 279690

Author: Lisa Hamlyn, Director Community and Business Development

Authorisers: Justin Hancock, Chief Executive Officer

Attachments: 1. Disaster Management and Resilience Consultancy Quotation

KEY OUTCOME

Key Outcome: 10. Effective Leadership

Key Initiative: 10.4 Disaster planning, risk management, response and recovery

EXECUTIVE SUMMARY

This report seeks Council approval to accept a quotation from Disaster Management and Resilience Consultancy for \$50,000.00 ex GST to undertake a comprehensive review and update of the Quilpie Local Disaster Management Plan and associated sub-plans. The project will ensure Council's disaster management framework remains current, compliant and fit for purpose, and is fully funded through the QRRP Stream 3 Human and Social Recovery Planning Fund (HSRPF) 2025-2026, with no direct financial impact on Council.

RECOMMENDATION

That Council:

- 1 Engage Disaster Management and Resilience Consultancy to undertake a comprehensive review and update the Quilpie Local Disaster Management Plan for the amount of \$55,000.00 including GST (\$50,000.00 excluding GST) in accordance with *section 235 (b) of the Local Government Regulation 2012*, noting the specialised nature of the services being sought and the impracticality for Council to invite quotes or tenders; and
- 2 Delegate power to the Chief Executive Officer, pursuant to *section 257 of the Local Government Act 2009* to negotiate, finalise and execute any and all matters associated with or in relation to this contract including without limitation any options and / or variations.

BACKGROUND

Quilpie Shire Council was successful in securing funding under the Queensland Resilience and Risk Reduction Program (QRRP) Stream 3 - Hazard and Risk Priorities Fund (HRPF) 2025-2026 to deliver a number of projects aimed at strengthening disaster resilience, preparedness and recovery planning across the Shire. The funding was provided to support local governments in enhancing their capability to prepare for, respond to and recover from natural disaster events through improved planning, community engagement and resilience-building initiatives.

One of the key projects funded under this program is the comprehensive review and update of the Quilpie Local Disaster Management Plan (LDMP) and associated disaster management sub-plans. Council's current disaster management framework has been instrumental in guiding preparedness,

response and recovery activities during recent disaster events, including the March 2025 Flood and Associated Rainfall Event.

However, ongoing legislative changes, lessons identified from disaster activations, and evolving community and environmental risks highlight the importance of ensuring these plans remain contemporary, compliant and fit for purpose.

The review will provide an opportunity to assess existing arrangements, incorporate current best-practice disaster management principles, align documentation with state and district requirements, and strengthen planning across all phases of disaster management.

The project will also ensure that Council's disaster management framework continues to support effective coordination with emergency services, government agencies, community organisations and key stakeholders, enhancing the resilience of the Quilpie Shire community into the future.

As funding has already been secured through the QRRP Stream 3 HRPF program, the project can be delivered with no additional financial burden on Council while providing a significant long-term benefit to Council's disaster preparedness and recovery capability.

REPORT

Council has received a quotation from Disaster Management and Resilience Consultancy to undertake a comprehensive review and update of the Quilpie Local Disaster Management Plan and associated sub-plans. The consultancy specialises in business continuity, disaster resilience, assurance reviews and disaster management planning for local governments in Queensland and has a strong understanding of the Quilpie Shire and its disaster management framework. This is a highly specialised field requiring extensive knowledge of disaster management legislation, governance and assurance frameworks, risk management principles, business continuity planning, and the requirements and expectations of both the Office of the Inspector-General of Emergency Management (IGEM) and the Queensland Disaster Management Arrangements (QDMA). The development and review of disaster management documentation requires a level of technical expertise, experience and sector-specific knowledge that is not widely available on the open market.

Engaging a specialist provider will ensure Council's disaster management framework is reviewed and updated in accordance with contemporary best practice, current legislative requirements and lessons identified through recent disaster events and assurance activities. The project will strengthen Council's preparedness, response and recovery capability while supporting ongoing compliance and continuous improvement across the disaster management function. Funding for this project has been secured through the Queensland Resilience and Risk Reduction Program (QRRP) Stream 3 Human and Social Recovery Planning Fund (HRPF) 2025-2026, resulting in no additional financial burden on Council.

The consultant brings not only specialist expertise in disaster management and resilience planning but also a demonstrated understanding of the Quilpie Shire's unique operating environment, disaster risk profile and community recovery challenges. This local knowledge places the consultant in a strong position to undertake a comprehensive review that is both compliant with legislative requirements and tailored to the needs of the Quilpie community.

Given the specialised nature of the services required, it is recommended that Council resolve, pursuant to *section 235(b) of the Local Government Regulation 2012*, that it would be impractical and disadvantageous to invite further quotations or tenders. The consultant possesses specialist expertise in disaster management planning, business continuity and resilience frameworks that align directly with the requirements of IGEM and QDMA, as well as the specific objectives of the funded project. Accordingly, an exemption from the requirement to seek additional quotations is considered justified on the basis of the specialised nature of the services being procured.

OPTIONS

Option 1 (recommended)

That Council:

1. Engage Disaster Management and Resilience Consultancy to undertake a comprehensive review and update the Quilpie Local Disaster Management Plan for the amount of \$55,000.00 including GST (\$50,000.00 excluding GST) in accordance with *section 235 (b) of the Local Government Regulation 2012*, noting the specialised nature of the services being sought and the impracticality for Council to invite quotes or tenders; and
2. Delegate power to the Chief Executive Officer, pursuant to *section 257 of the Local Government Act 2009* to negotiate, finalise and execute any and all matters associated with or in relation to this contract including without limitation any options and / or variations.

Option 2

That Council does not accept the quotation submitted by Disaster Management and Resilience Consultancy for the review and update of the Quilpie Local Disaster Management Plan and associated sub-plans.

CONSULTATION (Internal/External)

Chief Executive Officer

Director Corporate Services

Director Infrastructure Services

INTERESTED PARTIES

Quilpie Shire Council

Quilpie Local Disaster Management Group

Queensland Reconstruction Authority (QRA)

Disaster Management and Resilience Consultancy

Note: The identification of interested parties is provided on a best endeavours basis by Council Officers and may not be exhaustive

LEGISLATION / LEGAL IMPLICATIONS

Under section 254H of the *Local Government Regulation 2012* (Qld), if Council makes a decision inconsistent with the officer recommendation, and the contract value exceeds \$200,000 or 1% of Council's net rate and utility charges, the minutes must include a statement of reasons.

For the purposes of Section 254H (1)(a)(ii), 1% of Council's net rate and utility charges as stated in Council's audited Financial Statements in the 2024/25 adopted Annual Report is \$59,606.70 (net rates, levies, and charges - \$5,960,670 x 1%).

POLICY IMPLICATIONS

Local Government Act 2009 (Qld)

Local Government Regulations 2012 (Qld)

Procurement Policy

FINANCIAL AND RESOURCE IMPLICATIONS

The review and update of the Quilpie Local Disaster Management Plan and associated sub-plans will be fully funded through the Queensland Resilience and Risk Reduction Program (QRRP) Stream 3 HRPF 2025-2026. As funding has already been secured, there will be no unbudgeted financial impact on Council.

Internal resourcing requirements are expected to be moderate and will be managed within existing staff capacity. Council officer involvement will primarily relate to project oversight, coordination, stakeholder engagement, review of draft documents, and contract administration. No additional staffing resources are anticipated to be required as a result of this project.

ASSET MANAGEMENT IMPLICATIONS

The review and update of the Quilpie Local Disaster Management Plan and associated sub-plans will not result in the immediate acquisition, disposal, or upgrade of Council assets. The project is a strategic planning initiative and does not have direct capital or asset management impacts at this stage.

However, the review and update of the Quilpie Local Disaster Management Plan and associated sub-plans may identify future initiatives, resource requirements, capability gaps, training needs, equipment requirements, or operational improvements necessary to strengthen Council's disaster preparedness, response, recovery and resilience arrangements. Any recommendations with financial, resource or operational implications will be subject to separate Council consideration, prioritisation and future budget processes, ensuring alignment with Council's strategic objectives, risk management framework and legislative disaster management obligations.

RISK MANAGEMENT IMPLICATIONS

Council will manage risks associated with this project in accordance with the G.11 Enterprise Risk Management Policy and the G.11-A Risk Management Framework. Key risks have been identified, assessed and documented, with existing controls applied to reduce the likelihood and impact of adverse outcomes. Risk management activities will continue throughout the procurement and delivery phases to ensure risks remain within Council's approved risk appetite.

Risk Name & Description <i>What could happen and why?</i>	Current Controls <i>Are there current controls for the risk</i>	Impacts <i>Impact if the risk eventuates</i>	Risk Assessment			Risk Treatment <i>Depending on risk rating - additional controls / mitigation strategy to be implemented (to reduce risk rating)</i>
			Likelihood	Consequence	Risk Rating	
			Refer to risk calculator provided below for measures			
Limited access to information, no record keeping	Records management procedure, allocated location for the project	Approval delays, stakeholder objectives do not align, miss miscommunication	Possible	Minor	Medium	Allocating a staff member who registers all relevant documentation to allocated folder , and regular communication between stakeholders
Conflict of interest	Conflict of interest checks/declaration in place	Reputational risk, failure to act in the best interest of the entity and the public sector, and poor governance.	Possible	Moderate	High	Conduct all possible conflict of interest processes and procedures with records kept.
Quilpie Local Disaster Management Plan and associated sub-plans become outdated or do not adequately align with current legislative requirements, Queensland Disaster	Existing Local Disaster Management Plan and sub-plans in place. Regular Local Disaster Management Group (LDMG) meetings and exercises. Participation in IGEM assurance	Non-compliance with disaster management legislative and policy requirements. Reduced effectiveness of disaster preparedness, response and recovery activities.	Possible	Moderate	High	Engage Disaster Management and Resilience Consultancy to undertake a comprehensive review and update of the LDMP and associated sub-plans. Ensure plans are aligned with current legislation,

Management Arrangements (QDMA), IGEM assurance expectations, and lessons identified from recent disaster events, potentially reducing Council's effectiveness in preparing for, responding to, and recovering from disasters.	activities and assessments. Collaboration with District Disaster Management Group (DDMG) and emergency service agencies. Funding secured through QRRP Stream 3 HRPF to undertake a comprehensive review.	Adverse findings through IGEM assurance or audit processes. Increased risk to community safety and wellbeing during disaster events. Reputational damage to Council.				QDMA requirements and contemporary best practice. Incorporate lessons learned from recent disaster events and exercises. Consult with key stakeholders, emergency services and the DDMG during plan development. Implement a regular review schedule to ensure disaster management documentation remains current and fit for purpose.
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HUMAN RIGHTS CONSIDERATION

The review and update of the Quilpie Local Disaster Management Plan and associated sub-plans is consistent with the principles of the Human Rights Act 2019 (Qld) and supports Council's ability to protect and promote the rights of community members during disaster events. Effective disaster management planning contributes to the protection of fundamental human rights, including the right to life, the right to security and safety, the protection of families and children, and the right to access essential services and support during emergencies. The updated plans will assist Council and its disaster management partners to deliver coordinated, equitable and inclusive disaster preparedness, response and recovery arrangements that consider the needs of vulnerable and at-risk community members. No adverse human rights impacts have been identified as a result of the proposed engagement of Disaster Management and Resilience Consultancy to undertake this work.

**DISASTER MANAGEMENT AND RESILIENCE CONSULTANCY**

ABN: 66 238 544 911 |
M: 0412 205 566 |
E: Cameron.J.Barwick@gmail.com |
Brisbane QLD |

**Quote for Services: Quilpie Shire Local Disaster Management Plan
(and subplan) Review**

Prepared for - Director Community & Business Development, Lisa Hamlyn, Quilpie Shire Council

Email - dceo@quilpie.qld.gov.au

Mobile - 0427 861 133

Dear Lisa,

I am writing to offer the services of Disaster Management and Resilience Consultancy (DMRC) to support the Quilpie Shire Council and Local Disaster Management Group in the review and comprehensive rewrite of the Quilpie Shire Local Disaster Management Plan and supporting subplans.

Disaster Management and Resilience Consultancy specialises in business continuity, disaster resilience, and assurance-aligned planning for Queensland local governments. Our work is grounded in recognised standards and contemporary best practice, with a strong emphasis on practical, evidence-based solutions that support comprehensive disaster management planning. This includes alignment with the Inspector-General Emergency Management (IGEM) assurance activities, the Queensland Disaster Management Arrangements, and Council's strategic and operational planning frameworks.

Having resided in regional Queensland for nearly three decades, we understand the unique challenges faced by these communities and the need for assurance to impacted Councils through planning and the ability to maintain service delivery with ready resource capacity, capability and trained and competent staff.

We draw on extensive operational experience gained through key disaster coordination roles during multiple disaster-declared activations, complemented by conducting risk assessments, risk management activities, and after-action reviews at both the local and district levels. This threefold perspective ensures our planning arrangements are informed by real-world operational insight and lessons learned.

COMMERCIAL IN CONFIDENCE

ABN: 66 238 544 911 |
M: 0412 205 566 |
E: Cameron.J.Barwick@gmail.com |
Brisbane QLD |

We propose to work collaboratively with Quilpie Shire Council and the Local Disaster Management Group to review, redevelop, and comprehensively rewrite the Quilpie Shire Local Disaster Management Plan. Our objective is to ensure the plan is fit for purpose, auditable, and operationally usable during real-world disaster events. Our methodology incorporates contemporary plan review practices and leverages previous validation and assessment tools to ensure the revised Local Disaster Management Plan meets the highest level of scrutiny applied by the IGEM.

Disaster Management and Resilience Consultancy recognise the need for subplans (Evacuation and Welfare, and Recovery) and a new Adavale Evacuation subplan as included deliverables to this Plan review.

An abridged version of the proposed program offered by Disaster Management and Resilience Consultancy is provided within the attached quote.

Disaster Management and Resilience Consultancy would welcome the opportunity to support the Quilpie Shire Council in strengthening local disaster management planning and capability across the local government area.

Should you require any further information, or wish to discuss the proposed program of activities, I would be pleased to meet at your convenience.

Yours sincerely,



Cameron Barwick

Director

Disaster and Resilience Management Consultancy

COMMERCIAL IN CONFIDENCE

ABN: 66 238 544 911 |
M: 0412 205 566 |
E: Cameron.J.Barwick@gmail.com |
Brisbane QLD |

QUOTE		
Stage	Quoted amount	
1. Quilpie Local Disaster Management Plan/Subplan (current) review - Gap analysis – Disaster Management legislation and doctrine review - Compliance / consistency Audit - Validation / Assessment Tool review - Terminology and Machinery of Government updates - Alignment with Charleville Disaster District and Interim State Disaster Management Plan	\$8,000	
2. Consultation, onsite engagement and lessons review	\$3,200	
3. Comprehensive Rewrite -Quilpie LDMP plus subplans - Quilpie Shire Local Disaster Management Plan - Quilpie Local Recovery Subplan - Evacuation and Welfare Subplan	\$28,000	
4. Develop Evacuation Plan (Adavale) - Research and analysis of historic data - Apply lessons March 2025 Flood event	\$5,600	
5. Stakeholder review/feedback and comment resolution Comment consolidation and analysis	\$3,200	
6. Final Quilpie LDMP suite update and quality assurance (new)	\$2,000	
Total excluding GST	Lump sum	\$50,000
GST	As applicable	\$5,000
Total including GST	Total lump sum	\$55,000

Optional Travel (onsite engagement and briefings per visit)

Item	Costs (actual)
Return travel (Brisbane to Quilpie)	\$1,400
Accommodation (4 nights)	\$700
Meals and incidentals	\$400
Airport Transfer – vehicle hire / fuel	\$500
Total Travel (per onsite visit)	\$3,000
- Travel /Out-of-pocket expenses – Airfares/transfers and accommodation billed at cost only on presentation of tax invoices. Cost summary above approximated only. - Attendance by negotiation and approval of Quilpie Shire Council.	

COMMERCIAL IN CONFIDENCE

ABN: 66 238 544 911 |
M: 0412 205 566 |
E: Cameron.J.Barwick@gmail.com |
Brisbane QLD |

Cameron Barwick
Director, Disaster Management and Resilience Consultancy
ABN: 66 238 544 911

E: Cameron.J.Barwick@gmail.com
M: 0412 205 566
A: Brisbane, Queensland, Australia

PROFESSIONAL PROFILE

Exemplary professional background and a wealth of experience in project delivery, security, disaster and emergency management with over twenty (23) years of operational dedicated disaster management experience. I have also undertaken a six (6) month secondment to the Queensland Reconstruction Authority as the Director Resilience.

EDUCATION

INTERNATIONAL DISASTER MANAGEMENT COURSE -
Bournemouth University – United Kingdom 2016

GRADUATE CERTIFICATE IN EMERGENCY MANAGEMENT -
Regional College of Disaster Management, James Cook
University 2015 - 2016

CERTIFICATE IV IN WORKPLACE HEALTH AND SAFETY - National
Safety Council of Australia 2013 - 2014

CERTIFICATE IV IN TRAINING AND ASSESSMENT - Mount Isa
Institute of TAFE - 2010

DIPLOMA OF PUBLIC SAFETY (Police Search and Rescue
Coordination - Queensland Police Service - 2010

ADVANCED DIPLOMA OF PUBLIC SAFETY (EMERGENCY
MANAGEMENT) - Emergency Management Australia Institute,
Victoria, Australia – 2006 - 2008

DIPLOMA OF PUBLIC SAFETY (POLICING) - Queensland Police
Service - 2005

BACHELOR OF HUMAN RESOURCE MANAGEMENT DEGREE –
University of Southern Queensland, Queensland, Australia –
2000 - 2003

BACHELOR OF APPLIED SCIENCE (BIOLOGY) DEGREE - University
of Central Queensland, Queensland, Australia – 1989 – 1993

CAREER SUMMARY

- Professional experience and expertise as the Disaster District Executive Officer (XO) Mount Isa and Rockhampton 2002-2022. State Operational Coordination 2022- present.
- Coordinated whole of government support to numerous disaster declared events. Tropical Cyclone (TC) Oswald and associated flooding ('13), TC Marcia and associated heatwave ('15), TC Debbie and associated flooding ('17), Central Queensland Fires ('18) and Eastern Queensland Fires ('19), animal and human pandemics (COVID-19)('20-21), and as incident coordinator of siege situations ('11) and search and rescue operations ('10).
- Extensive disaster management experience through command, control and coordination of state, local and internal and external agency resources.
- Project manage disaster management workshops – LGAQ/Biosecurity Queensland ('25). Develop and deliver workshop agenda and peacetime exercise of a biosecurity incursion impacting the NW Qld Regional Organisation of Councils.
- Whitsunday Regional Council (WRC) ('25) Develop evacuation facility audit documents and facilitate shelter review and assessments across the WRC Local Government area.

LEADERSHIP COMPETENCIES AND RESPONSIBILITIES

I bring the following personal, strategic, tactical and operational competencies and networked partnerships to any organisation, incident or project:

- Leadership accountability
- Strategic agility
- Political astuteness
- Action orientation
- Motivate and energise others.

HONOURS AND AWARDS (relevant)

EXEMPLARY CONDUCT MEDAL – 2025 (Exemplary leadership and community engagement)

NATIONAL EMERGENCY MEDAL- 2023 (Significant Service – 1st clasp – Tropical Cyclone Debbie 2017)

ASSISTANT COMMISSIONERS CERTIFICATE -2021. Executive Support Disaster Management

INSPECTOR GENERAL EMERGENCY MANAGEMENT (IGEM) –
2021 Champion of Change - Excellence in Disaster Management

COMMISSIONERS CERTIFICATE - Operations - 2019 Severe Tropical Cyclone Debbie

SUNCORP SCHOLARSHIP 2016 - The role of mitigation strategies in disaster management response – early warning and modelling systems

NATIONAL POLICE SERVICE MEDAL- 2015 QPS

AWARD FOR EXCELLENCE IN PROBLEM ORIENTED POLICING –
2014 Woorl aware – Disaster Resilient Project

NATIONAL EMERGENCY MEDAL (SIGNIFICANT SERVICE)
QUEENSLAND 2010-2011- 2013 QPS

QUEENSLAND FLOOD AND CYCLONE CITATION 2010 – 2011 –
2011 QPS

REFEREES

Mayor Rockhampton Regional Council
(Policy Executive for the Local Government Association of Queensland)

Tony Williams
Mobile: 0407 579 025
Email: Tony.Williams@rrc.qld.gov.au

Assistant Director, Central, West and South Queensland
National Emergency Management Agency

David Mazzaferri
Mobile: 0448 046 436
Email: David.Mazzaferri@nema.gov.au

COMMERCIAL IN CONFIDENCE

13 CORPORATE SERVICES

13.1 T01 26-27 REGISTER OF PREQUALIFIED SUPPLIERS OF MOBILE PLANT AND EQUIPMENT FOR WET AND DRY HIRE 2026-2028

IX: 279151

Author: Kasey-Lee Davie, Procurement Officer

Authorisors: Mwewa Chisenga, Deputy Director of Corporate Services

Sharon Frank, Director Corporate Services

Justin Hancock, Chief Executive Officer

Attachments: Nil

KEY OUTCOME

Key Outcome: 9. Finances and Resources

Key Initiative: 9.3 Financial planning

EXECUTIVE SUMMARY

The purpose of this report is to provide Council with a recommendation to accept pre-qualified suppliers with the technical, financial and managerial capability necessary to provide the services of mobile plant and equipment for wet and dry hire.

RECOMMENDATION

That Council:

1. Approve the selection of the suppliers listed in Table 1 as 'pre-qualified suppliers' for the T01 26-27 Register of Pre-qualified Suppliers of Mobile Plant and Equipment for Wet and Dry Hire.
2. Approve the issuance of Notices of Successful Tender to the suppliers listed in Table 1 in respect of T01 26-27 Register of Prequalified Suppliers of Mobile Plant and Equipment for Wet and Dry Hire.
3. Delegate power to the Chief Executive Officer, pursuant to section 257 of the *Local Government Act 2009* to negotiate, finalise and execute any and all matters associated with or in relation to contracts with the suppliers listed in Table 1 pursuant to T01 26-27 Register of Prequalified Suppliers of Mobile Plant and Equipment for Wet and Dry Hire, including without limitation, any options and/or variations as per Council's procurement policy.

Table 1 – Approved Suppliers of Mobile Plant and Equipment for Wet and Dry Hire

No	Legal Entity	Business/Trading Name	ABN
1	Australian Construction Equipment Rental Pty Ltd	ACE Rental Pty Ltd	87 104 968 925
2	APV Contracting Pty Ltd	APV Contracting Pty Ltd	29 169 579 104
3	BHL & DA Hall	BHL & DA Hall Transport	40 846 702 293

4	Brooks Hire Service Pty Ltd	Brooks Hire Service Pty Ltd	20 008 975 988
5	Ellis Profiling QLD Pty Ltd	Ellis Profiling QLD Pty Ltd	52 090 899 095
6	Commercial Fleet Rental Investments Pty Ltd	FleetCrew	55 151 696 445
7	Quilpie Towing	Gilby Tonkin Mechanical	17 645 629 447
8	Half Hitch Contracting Pty Ltd	Half Hitch Contracting Pty Ltd	93 692 638 501
9	Hunt Earthmoving Contractors Pty Ltd	Hunt Earthmoving Contractors Pty Ltd	50 650 113 205
10	Jason Bell Contracting Pty Ltd	Jason Bell Contracting Pty Ltd	42 687 678 744
11	Sc and KG Bowen Earthmoving	Sc and KG Bowen Earthmoving	43 846 443 873
12	Kev Richardson Welding	Kev Richardson Welding	60 072 120 793
13	Long Plain Trading Pty Ltd	Long Plain Trading Pty Ltd	47 677 229 739
14	Kemshead Pty Ltd ATF The Kemshead Family Trading	Monster Hire	51 709 608 654
15	Rollers Queensland	Rollers Queensland	50 087 309 091
16	Stabilcorp Pty Ltd	Stabilcorp Pty Ltd	25 162 342 001
17	The Stabilising Pty Ltd	The Stabilising Pty Ltd	34 633 525 229
18	The Trustee for Cross Country Fusion Trust	Cross Country Fusion	18 668 005 583
19	The Trustee for The Mascott Earthmoving Trust	Mascott Earthmoving Pty Ltd	91 759 395 478
20	Tolbra Earthmovers and Haulage	Tolbra Earthmovers and Haulage	96 606 706 898
21	United Rentals Australia Pty Ltd	United Rentals Australia Pty Ltd	38 069 244 417
22	Western Solutions Group Pty Ltd	Western Solutions Group Pty Ltd	17 692 131 909

BACKGROUND

Council utilises wet and dry hire services for a range of external plant and equipment to support the delivery of works associated with Council-owned and managed assets. These services provide Council with access to specialised plant, equipment and suitably qualified operators where the required resources are not available within Council's existing fleet or workforce capacity.

The use of external plant and equipment enables Council to respond efficiently to operational and maintenance requirements across its asset portfolio, including roads, drainage, parks, open spaces and other civil infrastructure. It provides flexibility to scale resources in response to workload demands, project requirements, seasonal activities and unforeseen or emergency works.

The current T01 24-25 register expired on 31 August 2026, with the intention that it shall be replaced by the new ROPS T01 26-27 Register of Prequalified Suppliers of Mobile Plant and Equipment for Wet & Dry Hire 2026-2028.

REPORT

Council (QSC) invited tenders from suitably qualified tenderers for selection as a pre-qualified supplier of Mobile Plant and Equipment for Wet & Dry Hire.

The T01 26-27 ROPS contract term is 1 September 2026 (subject to award & contract execution) to 31 August 2028 with the option to extend for further 12 months to 31 August 2029.

Procurement method

In accordance with Part 3 Division 2 of the *Local Government Regulation 2012* (Qld) and Council's Procurement Policy, Council invited quotes from three suppliers via VendorPanel Marketplace.

Description	Details
Advertising platform	VendorPanel Portal
RFQ / Tender open	Monday 03 August 2026
RFQ / Tender close	2:00 PM Monday 24 August 2026
Suppliers invited	Public Tender
Mandatory Tender Briefing	2:00pm Monday 10 August 2026
Conforming Responses	22
Non-Conforming Responses	4

Evaluation

In accordance with Section 232(8) of the LGR 2012, a pre-qualified supplier is a supplier who has been assessed by the local government as having the technical, financial, and managerial capability necessary to perform contracts on time and in accordance with agreed requirements.

Council did not apply weighted criteria, rather have assessed each tenderer on their technical, financial and managerial capability to supply Mobile Plant and Equipment for Wet & Dry Hire, along with the ensuring each mandatory requirement set out in tender documents has been met.

In accordance with the Request for Tender document, a mandatory tender briefing was held at the Quilpie Shire Works Depot, Anzac Drive at 2:00pm on Monday 10 August 2026.

Table 3 – Tender briefing attendance record

Company	Representative
Tolbra Earthmovers & Haulage	Jacque Green
Quilpie towing/ G & T	Jess Gilby
Monster Hire	Hire Coordinator - Monster Hire
Stabilcorp Pty Ltd	Systems Administrator-1
THE Stabilising	ADMINISTRATION
Brooks Hire Service Pty Ltd	Rebecca Druce
Cross Country Fusion	Laura Cross Country Fusion
Brooks Hire Service Pty Ltd	Charlotte Scott
Long Plain Trading Pty Ltd	Ruby Barton
Rollers Australia	Adrian Hudson
Western Solutions Group Pty Ltd	Chantelle Geiger
CQ Holistic Health and Safety Solutions	Tracey Drever

Dream Time Projects	Zarina Shaina Robles
Remote Infrastructure Group	Rhys Jones
Gulf Regional Services	Representative not named
Jason Bell Contracting Pty Ltd	Tamara Bell
FleetCrew	Keltie Chapman
ACE Rental	Andrew Savage
Dream Time Projects	Diana Rose Bayani
S.C & K.G Bowen	Stu-Kate Bowen
United Rentals	Matthew Knudsen Dianne Henderson
Hunt Earthmoving Contractors	James Hunt
Ellis Consolidated	Bengeman Mackay
Hall Transport	Deb & Ben Hall
APV Contracting PTY LTD	Kerri & Anthony Vagg
Mascott Earthmoving Pty Ltd	Scott & Mandy Travers
Half Hitch Contracting Pty Ltd	Jane Thompson Bill
Kev Richardson Welding	Kevin Richardson

At the close of the tender at 2:00pm on Friday 25 July 2024, Council received a total of 26 responses.

Number of suppliers that viewed the tender – 432.

An initial assessment identified that 3 tenderers did not have a representative present at the mandatory tender briefing session held at the Quilpie Shire Works Depot, Anzac Drive at 2:00pm on Friday 10 August 2026 (which included the option to attend via Microsoft Teams).

Therefore, the following tenderers were marked non- conforming due to no attendance:

- Hastings Deering Pty Ltd
- Ezyquip Hire Pty Ltd
- NPE Company Pty Ltd

One response that did not supply all required documentation within the available timeline:

- Dreamtime Projects Group

In accordance with Section 232(8) of the LGR 2012, a pre-qualified supplier is a supplier who has been assessed by the local government as having the technical, financial, and managerial capability necessary to perform contracts on time and in accordance with agreed requirements.

An assessment of the tender was undertaken by three (3) officers, the summary of the evaluation can be seen in the table below:

Table 4 – Tender Assessment Summary

No	Legal Entity	Business/ Trading Name	Conforming	Technical, Financial and Managerial Capability
1	Australian Construction Equipment Rental Pty Ltd	ACE Rental Pty Ltd	Yes	Yes
2	APV Contracting Pty Ltd	APV Contracting Pty Ltd	Yes	Yes
3	BHL & DA Hall	BHL & DA Hall Transport	Yes	Yes
4	Brooks Hire Service Pty Ltd	Brooks Hire Service Pty Ltd	Yes	Yes
5	Ellis Profiling QLD Pty Ltd	Ellis Profiling QLD Pty Ltd	Yes	Yes
6	Commercial Fleet Rental Investments Pty Ltd	FleetCrew	Yes	Yes
7	Quilpie Towing	Gilby Tonkin Mechanical	Yes	Yes
8	Half Hitch Contracting Pty Ltd	Half Hitch Contracting Pty Ltd	Yes	Yes
9	Hunt Earthmoving Contractors Pty Ltd	Hunt Earthmoving Contractors Pty Ltd	Yes	Yes
10	Jason Bell Contracting Pty Ltd	Jason Bell Contracting Pty Ltd	Yes	Yes
11	Sc and KG Bowen Earthmoving	Sc and KG Bowen Earthmoving	Yes	Yes
12	Kev Richardson Welding	Kev Richardson Welding	Yes	Yes
13	Long Plain Trading Pty Ltd	Long Plain Trading Pty Ltd	Yes	Yes
14	Kemshead Pty Ltd ATF The Kemshead Family Trading	Monster Hire	Yes	Yes
15	Rollers Queensland	Rollers Queensland	Yes	Yes
16	Stabilcorp Pty Ltd	Stabilcorp Pty Ltd	Yes	Yes
17	The Stabilising Pty Ltd	The Stabilising Pty Ltd	Yes	Yes
18	The Trustee for Cross Country Fusion Trust	Cross Country Fusion	Yes	Yes
19	The Trustee for The Mascott Earthmoving Trust	Mascott Earthmoving Pty Ltd	Yes	Yes

20	Tolbra Earthmovers and Haulage	Tolbra Earthmovers and Haulage	Yes	Yes
21	United Rentals Australia Pty Ltd	United Rentals Australia Pty Ltd	Yes	Yes
22	Western Solutions Group Pty Ltd	Western Solutions Group Pty Ltd	Yes	Yes
23	Dreamtime Projects Group	Dreamtime Projects Group	No	-
24	Hastings Deering (Australia) Pty Ltd	Hastings Deering (Australia) Pty Ltd	No	-
25	NPE Company Pty Ltd	NPE Company Pty Ltd	No	-
26	Ezyquip Hire Pty Ltd	Ezyquip	No	-

OPTIONS

Option 1 – Recommended

That Council:

1. Approve the selection of the suppliers listed in table 1 as 'pre-qualified suppliers' for the T01 26-27 Register of Pre-qualified Suppliers of Mobile Plant and Equipment for Wet and Dry Hire;
2. Approve the issuance of Notices of Successful Tender to the suppliers listed in Table 1 in respect of T01 26-27 Register of Prequalified Suppliers of Mobile Plant and Equipment for Wet and Dry Hire; and
3. Delegate power to the Chief Executive Officer, pursuant to section 257 of the *Local Government Act 2009* to negotiate, finalise and execute any and all matters associated with or in relation to contracts with the suppliers listed in table 1 pursuant to T01 26-27 Register of Prequalified Suppliers of Mobile Plant and Equipment for Wet and Dry Hire including without limitation any options and/or variations as per Council's procurement policy.

Option 2

That Council does not approve the selection of any suppliers listed in Table 1 above.

CONSULTATION (Internal/External)

Chief Executive Officer

Director of Infrastructure Services

Deputy Director of Infrastructure Services

Deputy Director of Corporate Services

Procurement Supervisor

INTERESTED PARTIES

All noted in Table 4

Note: The identification of interested parties is provided on a best endeavours basis by Council Officers and may not be exhaustive

LEGISLATION / LEGAL IMPLICATIONS

NIL

POLICY IMPLICATIONS

Local Government Act 2009 (Qld)

Local Government Regulations 2012 (Qld)

Procurement Policy

FINANCIAL AND RESOURCE IMPLICATIONS

Council is not obliged to enter into engagements with any of the pre-qualified suppliers that may be selected to the ROPS. Should Council engage a supplier pursuant to the ROPS such engagements will be in accordance with Council's procurement policy and approved budgets

RISK MANAGEMENT IMPLICATIONS

Council will manage risks associated with this project in accordance with the G.11 Enterprise Risk Management Policy and the G.11-A Risk Management Framework. Key risks have been identified, assessed, and documented, with existing controls applied to reduce the likelihood and impact of adverse outcomes. Risk management activities will continue throughout the procurement and delivery phases to ensure risks remain within Council's approved risk appetite.

Risk Name & Description <i>What could happen and why?</i>	Current Controls <i>Are there current controls for the risk</i>	Impacts <i>Impact if the risk eventuates</i>	Risk Assessment			Risk Treatment <i>Depending on risk rating - additional controls / mitigation strategy to be implemented (to reduce risk rating)</i>
			Likelihood	Consequence	Risk Rating	
			Refer to risk calculator provided below for measures			
Example: <i>Insufficient funding</i>	<i>None</i>	<i>Delays to purchasing</i>	<i>C Possible</i>	<i>4 Major</i>	<i>High</i>	<i>Ensure funding approvals obtained at start of project</i>
Insufficient market response resulting in an inadequate number of suppliers on the Register.	Public advertisement, market research, clear Request documentation.	Reduced competition and limited supplier availability	Possible	Moderate	Medium	Undertake market engagement prior to release, advertise widely, allow sufficient response period
Register does not attract suitably qualified suppliers.	Clear pre-qualification criteria and mandatory requirements	Council unable to source capable suppliers when required.	Possible	Major	High	Develop appropriate evaluation criteria, clearly define minimum capability requirements
Conflict of interest not identified.	Mandatory Conflict of Interest declarations completed before evaluation.	Compromised integrity of procurement process	Unlikely	Major	Medium	Periodically refresh the Register
Suppliers fail to maintain required	Contract conditions	Increased legal, financial and operational risk.	Possible	Major	Hight	Require annual evidence of compliance and

licences, insurances or certifications.	requiring ongoing compliance.					remove non-compliant suppliers from the Register.
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HUMAN RIGHTS CONSIDERATION

In accordance with section 4(b) of the *Human Rights Act 2019* (Qld), Council has considered the human rights protected under the Act in making this decision. These rights include, but are not limited to, the right to recognition and equality before the law, the right to life, freedom of movement, property rights, and cultural rights of Aboriginal and Torres Strait Islander peoples.

The assessment confirms that T01 26-27 does not limit any protected human rights. The decision is reasonable, proportionate, and consistent with Council's lawful objectives, including the restoration of safe and reliable road access for residents, industry, and emergency services.

By ensuring open and competitive procurement, adherence to established governance frameworks, and effective risk management, Council's decision supports equitable treatment of suppliers and the broader community. This approach demonstrates compatibility with human rights obligations while delivering essential infrastructure in a safe, timely, and accountable manner.

13.2 FINANCIAL SERVICES REPORT MONTH ENDED 31 AUGUST 2026.**IX: 279553****Author: Mwewa Chisenga, Deputy Director of Corporate Services****Authorisers: Sharon Frank, Director Corporate Services
Justin Hancock, Chief Executive Officer****Attachments: 1. Finance report August 2026.pdf****KEY OUTCOME****Key Outcome:** 9. Finances and Resources**Key Initiative:** 9.3 Financial planning
9.4 Financial accountability
9.5 Financial policies and processes**EXECUTIVE SUMMARY**

The purpose of this report is to present the monthly financial report to Council in accordance with section 204 of the Local Government Regulation 2012 (Qld) for the period ended 31 August 2026.

RECOMMENDATION

1. That Council:
 - (a) receive and note the Monthly Finance Report for the period ending 31 August 2026.

BACKGROUND

Section 204 of the *Local Government Regulation 2012* (Qld) requires a financial report to be presented at a meeting of Council each month. The report must provide an update on Council's progress against the adopted budget for the financial year, covering a period as close as practicable to the end of the preceding month. This ensures that Councillors receive timely and accurate financial information to support informed oversight and decision-making.

The Monthly Finance Report is prepared to provide Council with accurate, timely, and transparent financial information to support informed oversight, decision-making, and accountability. It includes:

1. Operating results, revenue, and expenditure;
2. Capital revenue and expenditure;
3. Cash, investment, and liquidity positions;
4. Budget variances and explanations; and
5. Progress against key financial ratios and performance indicators.

REPORT

Operating result

The month of August 2026 constitutes 17% of the 2026/27 financial year. The operating position 31 August 2026 is an operating surplus of \$4,248,119.

Operating revenue

Operating revenue recognised to the end of August 2026 is \$9.012 million, which is 8.2% of the adopted budget for 2026/27:

- Net rates and utility charges is at \$5.101 million following the levy 1 being issued in the month.
- Fees and charges income of \$117,406 is at 56% and ahead of budget.
- Rental income is \$144,366 and on budget at 17%.
- Interest received includes bank interest and interest received from overdue rates and utility charges. Total interest received is at 20% of the budget:
 - Queensland Treasury Corporation investment interest received to August is \$271,074
 - Term deposit investments with NAB, AMP, Defence and Judo Banks have slightly higher interest rates returning \$219,447 (interest received and accrued) to date; and
- Other income totalling \$502,642 is significantly over budget following receipt of \$500k from insurance claims.
- Recoverable works revenue includes sales revenue; contract works for the Department of Transport and Main Roads and other private works. Revenue for contract works (RMPC and Contracts) may be impacted by the timing of claims. The revenue to Aug is at 12% of the Recoverable works budget.
- Operating grants and subsidies are at 2% of the budget.

Operating expenses

Operating expenses of \$4.764 million have been expended to the end of August 2026 which is 4% of the budget:

- Corporate governance is on budget at 22%, with \$422k expended.
- Administration costs are at \$726k and below budget at 11%.
- Community service expenses are below the budget at 3%. Expenditure is expected to increase following the onboarding of community and resilience officers.
- Utilities costs are the expenses associated with providing water, sewerage and waste services. These costs to 31 August 2026 total \$199k which is 13% of the budget.
- Recoverable works and flood damage expenses are at 3% of budget estimates. This is expected to increase in the coming months. Flood damage expense budgets are based on the total of all QRA approved submissions.
- Environmental health expenses include pest management, stock routes, reserves, animal control. Expenditure to August totalled \$69,503 or 9% of the budget.
- Net plant operations are on par with budget at (\$234k) which represents 18% of the budget.
- Tourism and economic development expenditure is at \$171k and slightly below budget at 14%.
- Infrastructure maintenance costs are slightly below budget at 14%, totalling \$0.456 million in expenditure.
- Finance costs are administration costs associated with the at call investment with Queensland Treasury Corporation which is higher than budget at 23%.

- Depreciation expense at the end of August is nil. It will be processed once the financial statements for 2025/26 are finalised and the asset module is rolled forward.

Capital revenue

Capital revenue includes both grants and subsidies where the funding has been confirmed and where funding is yet to be approved. Capital grant revenue is revenue recognised based on actual expenditure and the funding agreement terms.

Capital grant revenue recognised to August is \$41,250

Table 1 Capital revenue

Capital Grant	Actual YTD	Budget
ENHM Stage 3	-	14,800,000
Energy Funding	-	77,081
QRA		1,270,640
Eromanga Bore (subject to external funding application and approval)	-	1,380,000
R2R Revenue	-	1,352,401
Gyrica Gardens extension (Design)	-	250,000
Sewerage Treatment Plant (subject to external funding application and approval)	-	11,861,194
Quilpie Aerodrome DSUP	41,250	75,000
SLRIP	-	1,840,000
W4Q 24-27	-	710,000
Residential Activation Fund (subject in part to external funding application and approval)	-	8,630,261
Airport Pavement Reconstruction	-	11,607,375
Childcare centre (subject to external funding application and approval)	-	3,000,000
Battery Collection Project	-	37,099
TOTAL	\$41,250	\$56,891,051

Capital expenditure

Payments for property plant and equipment to 31 August 2026 is **\$0.644 million**.

The adopted capital budget for 2026/27 is \$73.74 million, with a few large projects included to commence in the first quarter of the year.

Cash and investments

At 31 August 2026, Council's total cash and investments amounted to \$67,887,818 with the detailed breakdown provided in Table 2.

Table 2 Cash and investments

Description	Balance
National Australia Bank (NAB) Ltd - Cash/General Fund	\$1,766,885 *
Queensland Treasury Corporation Call Cash Fund	\$31,015,312 *
National Australia Bank (NAB) Ltd EFRP – Corporate account	\$15,105,621
National Australia Bank (NAB) Ltd – Term Deposit (3 months at 4.9%)	\$3,000,000
National Australia Bank (NAB) Ltd – Term Deposit (3 months at 4.9%)	\$2,000,000
National Australia Bank (NAB) Ltd – Term Deposit (6 months at 5.1%)	\$2,000,000

Description	Balance
National Australia Bank (NAB) Ltd – Term Deposit (6 months at 5.15%)	\$2,000,000
Defence Bank – Term Deposit (9 months at 4.8%)	\$5,000,000
Judo Bank – Term Deposit (3 months at 4.95%)	\$3,000,000
Judo Bank – Term Deposit (6 months at 5.25%)	\$3,000,000
TOTAL	\$67,887,818

* including accrued interest

Council's restricted cash at the end of August was \$39,751,666 (unspent grant receipts).

Council's unrestricted cash at the end of August was \$28,136,152

Unrestricted cash expense cover ratio

Type	Liquidity
	<i>Total Cash and Equivalents add Current Investments add Available Ongoing QTC Working Capital Facility Limit less Externally Restricted Cash</i>
Calculation	<i>Total Operating Expenditure less Depreciation and Amortisation less Finance Costs x 12</i>
Description	The unrestricted cash expense cover ratio is an indicator of the unconstrained liquidity available to a council to meet ongoing and emergent financial demands, which is a key component to solvency. It represents the number of months a council can continue operating based on current monthly expenses.
Target	Tier 7 – greater than 4 months
Actual Current Yr.	3.3 months

Externally restricted cash

As at 31 August 2026, Council's total contract liabilities amounted to \$39,751,666, representing advance payments for grants and other funding received. In accordance with Accounting Standards, this revenue is not recognised until the associated works have been completed. A detailed breakdown of contract liabilities is provided in Table 3.

Table 3 Grant / Contract Liabilities on 31 August 2026

Grant / Contract	Contract Liability
Sundry Apprentice Incentive Funds	\$1,099
Community Energy upgrade	\$46,249
Battery Collection Project	\$2,263
Works for Queensland - 24-26	\$607,646
DRFA Airport Upgrade	\$3,482,212
Residential Activation Fund	\$1,967,107
DRFA Mar 2025 Restoration Works	\$6,606,064
EFRP Grant Delivery	\$14,712,620
Townhouse Estate Development	\$4,801,964
ENHM Stage 3	\$7,000,000

QRRRP 2526B QBF	\$141,192
QRRRP 2526B HRA	\$383,250
Total	\$39,751,666

Grant/Contract assets

At 31 August 2026, Council's total contract assets amounted to \$1,989,983. These represent grant and contract funds yet to be received, where revenue is recognised based on actual expenditure incurred in accordance with the relevant funding agreements. A detailed breakdown of contract assets is provided in Table 4.

Table 4 Grant / Contract Assets on 31 August 2026

Grant / Contract	Contract Asset
DRFA Sept 2022 Restoration Works	\$15,463
DRFA 2023 Restoration Works	\$67
DRFA Nov 2024 Emergent Works	\$31
DRFA Mar 2025 Emergent Works	\$7,467
DRFA Mar 2025 Immediate Restoration Works	\$1,349,755
DRFA 24 Restoration	\$517,591
W4Q	\$62,457
Toompine Aerodrome Upgrade	\$37,153
Total	\$1,989,983

OPTIONS

Option 1 (Recommended)

1. That Council:
 - (a) Receive and note the Monthly Finance Report for the period ending 31 August 2026.

Option 2

1. That Council:
 - (a) Does not accept the Monthly Finance Report for the period ending 31 August 2026.

CONSULTATION (Internal/External)

Chief Executive Officer

Executive Leadership Team

Finance and Administration Team

LEGAL IMPLICATIONS

The Monthly Finance Report has been prepared and presented in compliance with section 204 of the *Local Government Regulation 2012* (Qld).

Specifically, the report:

- Has been prepared for the relevant reporting period and presented to Council within the required monthly timeframe;
- Reports on Council's financial performance against the adopted budget for the financial year to date, using information current to a date as near as practicable to the end of the preceding month; and
- Presents financial information in a form that enables Council to assess operating results, revenue and expenditure trends, capital performance, liquidity, and financial position.

The content, structure, and timing of the report ensure Council meets its statutory obligation to monitor and oversee financial performance on an ongoing basis. Internal financial controls, reconciliation processes, and review by senior management support the accuracy and reliability of the information presented.

Accordingly, receipt and noting of this report satisfies Council's legislative reporting obligations and does not give rise to any non-compliance, enforcement, or legal risk.

POLICY IMPLICATIONS

Not applicable

FINANCIAL AND REVENUE IMPLICATIONS

As outlined in this report and the attachments.

ASSET MANAGEMENT IMPLICATIONS

Not applicable

RISK MANAGEMENT IMPLICATIONS

The risks associated with the Monthly Finance Report have been assessed in accordance with Council's Enterprise Risk Management Policy (G.11) and Risk Management Framework (G.11-A).

The preparation and presentation of the report utilise established financial systems, internal controls, reconciliations, and management review processes that are embedded in Council's monthly financial reporting cycle. These controls mitigate risks relating to financial misstatement, incomplete reporting, non-compliance with statutory timeframes, and decision-making based on inaccurate or untimely information.

Table 5 Risk Register

Risk Name & Description <i>What could happen and why?</i>	Current Controls <i>Are there current controls for the risk</i>	Impacts <i>Impact if the risk eventuates</i>	Risk Assessment			Risk Treatment <i>Depending on risk rating - implement additional controls / mitigation strategy (to reduce risk rating)</i>
			Likelihood	Consequence	Risk Rating	
			Risk calculator provided for measures			
Financial report not monthly	Standard agenda item	Non-compliance with legislative requirements	Rare	Minor	Low	Ensure that more than 1 staff member can prepare monthly finance report
Financial report does not state progress in relation to budget	Template for monthly finance report includes required format	Non-compliance with legislative requirements Financial information presented to Council not in required format	Rare	Minor	Low	Not applicable

Following assessment, the residual risk associated with receiving and noting the report is assessed as **low**. On this basis, the risks associated with the report are considered acceptable and appropriately managed within Council's existing governance and financial management frameworks.

HUMAN RIGHTS CONSIDERATION

In preparing and presenting the Financial Services Report, Council has considered its obligations under s 58 *Human Rights Act 2019* (Qld) to act and make decisions in a way that is compatible with human rights and to give proper consideration to human rights relevant to the decision.

The decision before Council is administrative and financial in nature, and relates solely to receiving and noting information on Council's financial performance against the adopted budget.

The human rights relating to equality before the law, participation in public life, privacy and reputation, and access to information are engaged through the transparent reporting of Council's financial position in an open Council meeting, consistent with statutory reporting requirements. These rights are supported by providing Councillors and the community with accurate, timely, and accessible financial information to enable informed oversight and accountability.

No human rights are limited by the preparation or consideration of this report. The reporting process supports good governance, transparency, and accountability, and is therefore compatible with all human rights protected under the *Human Rights Act 2019* (Qld).

Income Statement

For the month ending 31 August 2026

Year Elapsed 17%

	Actual Aug	Actual YTD	Original Budget	%
REVENUE				
Operating Revenue				
Rates, Levies and Charges	5,101,779	5,101,551	10,212,812	50%
Fees and Charges	51,132	117,406	209,625	56%
Rental Income	64,826	144,366	834,318	17%
Interest Received	336,335	611,617	3,021,775	20%
Other Income	4,386	502,642	20,000	2513%
Recoverable Works Revenue	156,269	760,994	6,411,716	12%
Grants and Subsidies	1,647,519	1,773,845	89,060,447	2.0%
Total Operating Revenue	7,362,246	9,012,421	109,770,693	8.2%
EXPENSES				
Operating Expenses				
Corporate Governance	253,936	421,677	1,927,266	22%
Administration Costs	468,309	725,815	6,380,798	11%
Community Service Expenses	770,720	1,013,106	32,931,583	3%
Utilities Costs	130,656	199,204	1,542,985	13%
Recoverable Works / Flood Damage	1,640,054	1,935,386	55,396,344	3%
Environmental Health Expenses	15,304	69,503	740,273	9%
Net Plant Operations	(109,300)	(233,502)	(1,320,355)	18%
Tourism and Economic Development	121,210	170,983	1,192,854	14%
Infrastructure Maintenance	314,276	455,678	3,315,754	14%
Finance Costs	3,215	6,454	28,000	23%
Depreciation and Amortisation	-	-	8,602,759	0%
Total Operating Expenses	3,608,380	4,764,302	110,738,261	4%
NET OPERATING SURPLUS / (DEFICIT)	3,753,865	4,248,119	(967,568)	
Capital Revenue				
Grants and Subsidies	-	41,250	56,891,051	0%
Gain / (Loss) on Disposal of PPE	-	-	-	
Total Capital Revenue	-	41,250	56,891,051	0%
NET RESULT	3,753,865	4,289,369	55,923,483	8%

Statement of Financial Position

For the month ending 31 August 2026

	Actual Aug	Original Budget	%
Current Assets			
Cash and Equivalents	67,887,818	26,218,897	259%
Trade Receivables	2,507,783	1,176,786	213%
Rate Receivables	6,036,662	527,573	1144%
Inventories	1,127,501	1,063,019	106%
Total Current Assets	77,559,764	28,986,275	268%
Non-Current Assets			
Trade and Other Receivables	29,882	34,479	87%
Property, Plant and Equipment	328,183,787	312,847,238	105%
Capital Works in Progress	5,069,175	68,298,830	7%
Total Non-Current Assets	333,282,844	381,180,547	87%
TOTAL ASSETS	410,842,609	410,166,822	100%
Current Liabilities			
Trade and Other Payables	40,094,192	460,764	8702%
Employee Leave Provisions	1,666,894	1,349,222	124%
Total Current Liabilities	41,761,085	1,809,986	2307%
Non-Current Liabilities			
Employee Leave Provisions	115,104	75,469	153%
Total Non-Current Liabilities	115,104	75,469	153%
TOTAL LIABILITIES	41,876,189	1,885,455	2221%
NET COMMUNITY ASSETS	368,966,419	408,281,367	90%
Community Equity			
Shire Capital Account	88,402,906	142,293,956	62%
Asset Revaluation Reserve	244,241,842	230,766,104	106%
Current Year Surplus	4,037,221	55,923,483	7%
Accumulated Surplus (B/Fwd)	32,284,451	- 20,702,176	-156%
TOTAL COMMUNITY EQUITY	368,966,419	408,281,367	90%

Cash Flow Statement

For the month ending 31 August 2026

Year Elapsed 17%

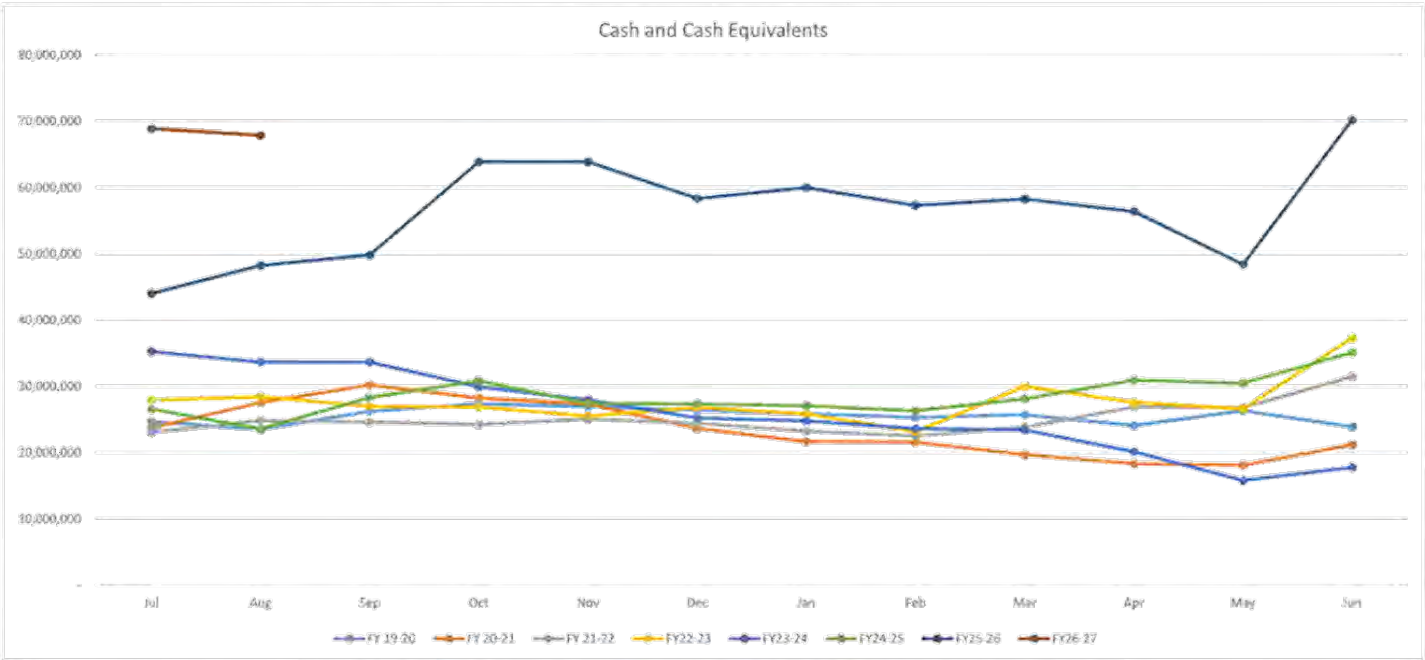
	Actual Aug	Original Budget	%
Cash Flows from Operating Activities			
Receipts from customers	1,847,796	16,854,153	11%
Payment to suppliers and employees	(5,930,242)	(102,135,502)	6%
	(4,082,447)	(85,281,349)	5%
Interest received	442,702	3,021,775	15%
Rental income	144,366	834,318	17%
Operating grants and subsidies	1,769,845	68,004,196	3%
Net Cash Inflow (Outflow) from Operating Activities	(1,725,534)	(13,421,060)	13%
Cash Flows from Investing Activities			
Payments for property, plant and equipment	(644,075)	(70,541,088)	1%
Payments for Intangible Assets	-	0	
Net movement on loans and advances	-	3,750	0%
Proceeds from sale of assets	-	-	0%
Capital grants and subsidies	41,250	39,961,119	0%
Net Cash Inflow (Outflow) from Investing Activities	(602,825)	(30,576,219)	2%
Cash Flows from Financing Activities			
Repayments of loans	-	-	0%
Net Cash Inflow (Outflow) from Financing Activities	-	-	0%
Net Increase (Decrease) in Cash Held	(2,328,359)	(43,997,279)	
Cash at beginning of reporting period	70,216,177	70,216,177	
Cash at End of Reporting Period	67,887,818	26,218,897	

Financial Data

For the month ending 31 August 2026

Cash and Equivalents

Cash and Equivalents held at the end of each month for a period of 6+ years



Revenue and Expenditure Report

For the month ending 31 August 2026

Year Elapsed 17%

		Actual			EXPENSE			COMMENTS
Resp. Off		ACTUAL YTD	ORIGINAL BUDGET 26/27	%	ACTUAL YTD	ORIGINAL BUDGET 26/27	%	
1000-0001	CORPORATE GOVERNANCE							
1000-0002	EXECUTIVE SERVICES							
1000-2000-0000	Executive Services Salaries and Oncosts	CEO			\$4,474	568,057	0%	
1000-2020-0000	Executive Services Expenses	CEO			10,980	162,720	0%	
1000-2025-0000	Subscriptions	CEO			119,434	133,673	89%	Annual membership SWGROC & LGAG
1000-0002	EXECUTIVE SERVICES		-	0%	214,888	864,450	25%	
1100-0002	COUNCILLORS EXPENSES							
1100-2000-0000	Councillor Wages	CEO			65,901	333,154	20%	
1100-2001-0000	Councillor Remuneration - Meetings	CEO			-	65,253	0%	
1100-2020-0000	Councillors Allowances & Expenditure	CEO			14,585	4,500	324%	To be journalised
1100-2025-0000	Councillor Superannuation	CEO			7,908	47,809	17%	
1100-2026-0000	Councillor Advocacy	CEO			312	30,000	1%	
1100-2027-0000	Councillor Community Engagement	CEO			-	5,000	0%	
1100-2030-0000	Councillor Professional Dev Training	CEO			-	5,000	0%	
1100-2040-0000	Councillors Conferences & Deputation	CEO			3,312	25,000	13%	
1100-2050-0000	Election Expenses	CEO			-	-	0%	
1100-2060-0000	Meeting Expenses	CEO			1,871	12,600	15%	
1100-0002	COUNCILLORS EXPENSES		-	0%	93,890	528,316	18%	
1200-0002	GOVERNANCE EXPENSES							
1200-2200-0000	Governance Operating Expenses	MGC			76,926	395,500	20%	
1200-0002	GOVERNANCE EXPENSES		-	0%	76,926	395,500	19%	
1300-0003	MEDIA & COMMUNICATIONS							
1300-2200-0000	Media & Comms Operating Expenses				28,305	90,000	31%	
1300-0003	MEDIA & COMMUNICATIONS		-	0%	28,305	90,000	31%	
1000-0001	CORPORATE GOVERNANCE		-	5%	414,009	1,570,206	22%	
2100-0002	ADMINISTRATION & FINANCE							
2100-2220-0000	Shire Office Operating Expenses	MFA			32,007	215,400	15%	
2100-2020-0000	Consultants	MFA			-	-	0%	
2100-2230-0000	Insurance	MFA			98,155	96,120	102%	Annual LGM Liability m/ship
2100-2280-0000	Postage	MFA			732	5,000	15%	
2100-2290-0000	Printing & Stationery	MFA			2,672	30,000	9%	
2100-2330-0000	Shire Office Repairs & Maintenance	MFA			9,904	15,000	66%	Modifications works in Boardroom
2100-2600-0000	Depn General Admin	MFA			-	111,754	0%	
2100-0002	ADMINISTRATION & FINANCE		-	0%	143,470	473,274	30%	
2105-0002-0000	FINANCIAL SERVICES							
2105-2120-0000	Audit Fees	MFA			-	118,000	0%	
2105-2130-0000	Bank Charges	MFA			1,575	7,000	23%	
2105-2135-0000	Dishonoured Cheques	MFA			-	-	0%	
2105-2185-0000	Fringe Benefits Tax	MFA			2,596	13,000	20%	
2105-2220-0000	Financial Services Operating Expenses	MFA			118,022	1,160,062	10%	
2105-2260-0000	Bad Debts Expense	MFA			-	3,415,871	0%	
2105-2500-0000	Valuation of Assets	MFA			5,900	40,000	15%	
2105-2510-0000	Asset Management Expenses	MFA			17,798	10,000	178%	Annual mapping
2105-2991-0000	Odd Cents Rounding Expense	MFA			-	-	0%	
2105-0002-0000	FINANCIAL SERVICES		-	0%	144,992	4,763,933	3%	
2110-0002	STORES							
2110-1550-0000	Auction Sales	MFA	-	0%	-	-	0%	

For the month ending 31 August 2026
Year Elapsed 17%

Item 13.2 - Attachment 1

Revenue and Expenditure Report

For the month ending 31 August 2026

Year Elapsed 17%

Actual				EXPENSE			
Resp. Off	ACTUAL YTD	ORIGINAL BUDGET 26/27	%	ACTUAL YTD	ORIGINAL BUDGET 26/27	%	COMMENTS
2295-1100-0000	FA Grant - General Component	MFA	395,387	7,747,900			Bulk of payments to be received in June 2027
2295-1130-0000	FA Grant - Identified Road Component	MFA	112,799	2,205,377			Bulk of payments to be received in June 2027
2296-1100-0000	Grant - Roads to Recovery	DES	-	-	0%		
2296-1120-0000	Grant - Scheme Supply Fund	CEO	-	50,000	0%		
2296-1110-0000	Grant - Housing Support Program	CEO	-	-	0%		
2296-1140-0000	Grant - Active Transport Program 26/27	DIS	-	37,500	0%		
2297-1000-0000	SWQ Water and Sewerage Alliance Revenue	DES	-	-	0%		
2297-2000-0000	SWQ Water and Sewerage Alliance Costs	DES	-	-	0%	-	-
2298-1200-0000	Capital Grant - SES Donation	MFA	-	-	0%		
2298-1204-0000	Capital Grant - SES Support Grant	MFA	-	-	0%		
2298-1205-0000	Cap Grant - LRCIP Programme Round 3	MFA	-	-	0%		
2298-1206-0000	Capital Grant - LRCIP Programme Round 4 Part A	MFA	-	-	0%		
2298-1207-0000	Capital Grant - LRCIP Programme Round 4 Part B	MFA	-	-	0%		
2298-1208-0000	Capital Grant - ENHM Stage 3	MFA	-	14,800,000	0%		
2298-1209-0000	Capital Grant - Energy Funding	-	-	77,081	0%		
2298-1210-0000	Capital Grant - RAUP Toompine	MFA	-	-	0%		
2298-1211-0000	Capital Grant - QRA	DIS	-	1,270,640	0%		
2298-1212-0000	Capital Grant - Eromanga Bore	DIS	-	1,380,000	0%		
2298-1220-0000	Capital Grant - LGGSP - Townhouses	MFA	-	-	0%		
2298-1270-0000	Cap Grant - R2R Revenue	MFA	-	1,352,401	0%		
2298-1275-0000	Capital Grant - BOR Quilpie STP Design	MFA	-	-	0%		
2298-1280-0000	Cap Grant - LGGSP - Quilpie Airport Upgrade Design	MFA	-	-	0%		
2298-1285-0000	Cap Grant - Gyrica Gardens Extension (Design)	DIS	-	250,000	0%		
2298-1288-0000	Cap Grant - W4Q 24-27	MFA	-	710,000	0%		
2298-1289-0000	Capital Grant - LGGSP - Quilpie Sewerage Treatment Plant (Subject to funding)	MFA	-	11,861,194	0%		
2298-1290-0000	Cap Grant - Quilpie Aerodrome DSUP	DIS	41,250	75,000	55%		
2298-1291-0000	Capital Grant - SLRIP	DIS	-	1,840,000	0%		
2298-1292-0000	Capital Grant - Res Activation Fund	MFA	-	8,630,281	0%		
2298-1293-0000	Capital Grant - Quilpie Airport Upgra	MFA	-	11,607,375	0%		
2298-1294-0000	Capital Grant - Disaster Ready Fund	MFA	-	-	0%		
2298-1296-0000	Capital Grant - Country Roads Connec	MFA	-	-	0%		
2298-1298-0000	Capital Grant - Battery Collection Project	DIS	-	37,099	0%		
2298-1299-0000	Capital Grant - Childcare centre	CEO	-	3,000,000	0%		
2295-0002	GRANTS		549,436	66,931,828	1%	-	- 0%
2300-0002	OTHER REVENUE						
2300-1500-0000	Administration Fees (GST Applies)	MFA	19	5,000	0%		
2300-1510-0000	Admin Fees (GST Exempt)	MFA	2,989	5,000	0%		
2300-1801-0000	Fire Levy Commission	MFA	-	4,000	0%		
2300-1800-0000	Bank Interest Received	MFA	3,724	15,000	25%		
2300-1810-0000	Investment Interest	MFA	490,521	1,560,000	31%		
2300-1900-0000	Miscellaneous Income	MFA	35,056	2,000	175%		
2300-1995-0000	Misc Income GST Free	MFA	23,498	2,000	1175%		Reimb of training Course - BR1 Adj
2300-2130-0000	Investment Admin Fees	MFA	-	-	0%	6,454	28,000 23%
2310-1300-0000	Quilpie Club Rent	MFA	-	500	0%		
2310-2300-0000	Quilpie Club Expenses	MFA	-	-	0%	304	500 61%
2300-0002	OTHER REVENUE		555,806	1,593,500	35%	6,758	28,500 24%
2400-0002	EMPLOYEE ONCOSTS						
2400-2010-0000	Expense Annual Leave	MFA	-	-	0%	147,755	680,000 22%
2400-2011-0000	Expense Long Service Leave	MFA	-	-	0%	22,598	151,000 15%
2400-2012-0000	Expense Sick Leave	MFA	-	-	0%	42,439	230,000 19%
2400-2013-0000	Expense Public Holiday	MFA	-	-	0%	676	220,000 0%
2400-2015-0000	Expense Bereavement Leave	MFA	-	-	0%	1,821	4,000 46%
2400-2016-0000	Expense Domestic Violence Leave	MFA	-	-	0%	-	2,000 0%

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2400-2020-0000	Expense Maternity Leave	MFA	Actual			EXPENSE			COMMENTS
			Actual	Original	%	Actual	Original	%	
2400-2025-0000	Expense - Phone Allowance	MFA	ACTUAL YTD	BUDGET 26/27	%	ACTUAL YTD	BUDGET 26/27	%	
2400-2065-0000	Expense Super Contributions	MFA							
2400-2230-0000	Expense Workers Compensation	MFA							Workers comp annual insurance
2400-2315-0000	Expense Employee Relocation	MFA							
2400-2410-0000	Expense WH&S	MFA							
2400-2821-0000	Recovery Annual Leave	MFA							
2400-2822-0000	Recovery Sick Leave	MFA							
2400-2823-0000	Recovery LSL	MFA							
2400-2824-0000	Recovery Public Holidays	MFA							
2400-2825-0000	Recovery Superannuation	MFA							
2400-2826-0000	Recovery Workers Comp	MFA							
2400-2827-0000	Recovery Training	MFA							
2400-2828-0000	Recovery WH&S	MFA							
2400-2829-0000	Recovery Contractors	MFA							
2400-2830-0000	Recovery Office Equipment	MFA							
2400-2831-0000	Recovery Administration	MFA							
2400-0002	EMPLOYEE ONCOSTS								
2400-0001	ADMINISTRATION AND FINANCE								
3000-0001	INFRASTRUCTURE								
3000-0002	ENGINEERING ADMIN & SUPERVISION								
3000-1100-0000	Apprentice Incentive Payments	DIS							
3000-1101-0000	Grant - R2R	DIS							
3000-1500-0000	Contributions - Infrastructure	DIS							
3000-2029-0000	Engineering O/C Recover Supervision	DIS							
3000-2030-0000	Engineering O/C Recover Plant	DIS							
3000-2040-0000	Engineering O/C Recover FP & LT	DIS							
3000-2050-0000	Engineering O/C Recover Wet Weather	DIS							
3000-2060-0000	Wet Weather Wages Expense	DIS							
3000-2080-0000	Floating Plant / Loose Tools	DIS							
3000-2220-0000	Engineering Management Expenses	DIS							
3000-2420-0000	Quality Assurance Expenses	DIS							
3000-2985-0000	Engineering Consultants	DIS							
3000-2990-0000	Works Supervision	DIS							
3000-0002	ENGINEERING ADMIN & SUPERVISION								
3100-0002	WATER								
3100-0003	WATER - QUILPIE								
3100-1000-0000	Quilpie Water Charges	MFA							
3100-1005-0000	Quilpie Water Charges Interest	MFA							
3100-1020-0000	Quilpie Other Water Revenue	MFA							
3100-1080-0000	Quilpie Water Discount	MFA							
3100-1085-0000	Quilpie Water Pensioner Rebate	MFA							
3100-1090-0000	Quilpie Water Writeoff and Refund	MFA							
3100-1500-0000	Quilpie Water Connections	DIS							
3100-2200-0000	Drinking Water Quality Plan	DIS							
3100-2230-0000	Quilpie Water Operations	DIS							
3100-2600-0000	Depn Quilpie Water	DIS							
3100-0003	WATER - QUILPIE								
3110-0003	WATER - EROMANGA								
3110-1000-0000	Eromanga Water Charges	MFA							
3110-1005-0000	Eromanga Water Charges Interest	MFA							

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3110-1020-0000	Eromanga Other Water Revenue	Resp. Off	Actual			EXPENSE			COMMENTS
			ACTUAL YTD	ORIGINAL BUDGET 26/27	%	ACTUAL YTD	ORIGINAL BUDGET 26/27	%	
3110-1080-0000	Eromanga Water Discount	MFA	-	-	0%				
3110-1085-0000	Eromanga Water Pensioner Rebate	MFA	(351)	(1,250)	18%				
3110-1090-0000	Eromanga Water Writeoff and Refund	MFA	(2)	-	0%				
3110-2220-0000	Eromanga Water Operations-Wages	DIS				11,009	72,000	15%	
3110-2230-0000	Eromanga Water Operations-Expenses	DIS				38,097	297,500	13%	
3110-2600-0000	Depn Eromanga Water	DIS				-	116,442	0%	
3110-0003	WATER - EROMANGA		23,911	47,760	50%	49,106	485,942	10%	
3120-0003	WATER - ADAVALE								
3120-1000-0000	Adavale Water Charges	MFA	16,632	33,264	50%				
3120-1005-0000	Adavale Water Charges Interest	MFA	22	500	4%				
3120-1080-0000	Adavale Water Discount	MFA	-	-	0%				
3120-1085-0000	Adavale Water Pensioner Remissions	MFA	(866)	(1,300)	66%				
3120-1090-0000	Adavale Water Chgs Writeoff & Refund	MFA	-	-	0%				
3120-2220-0000	Adavale Water Operations	DIS				2,308	50,000	5%	
3120-2600-0000	Depn Adavale Water	DIS				-	19,196	0%	
3120-0003	WATER - ADAVALE		15,789	32,464	49%	2,308	69,196	3%	
3130-0003	WATER - CHEEPIE								
3130-1000-0000	Cheepie Water Charges	DIS	-	3,024	0%				
3130-2220-0000	Cheepie Water Operations	DIS				291	1,000	29%	
3130-2600-0000	Depn Cheepie Water	DIS				-	265	0%	
3130-0003	WATER - CHEEPIE		-	3,024	0%	291	1,265	23%	
3140-0003	WATER - TOOMPINE								
3140-1000-0000	Toompine Water Charges	MFA		12,096	0%				
3140-1005-0000	Toompine Water Charges Interest	MFA		-	0%				
3140-1080-0000	Toompine Water Discount	MFA		-	0%				
3140-2220-0000	Toompine Water Operations-Wages	DIS				279	5,000	6%	
3140-2230-0000	Toompine Water Operations	DIS				76	15,000	1%	
3140-2600-0000	Water Depreciation-Toompine	DIS				-	20,487	0%	
3140-0003	WATER - TOOMPINE		-	12,096	0%	355	40,487	1%	
3100-0002	WATER		274,834	554,228	50%	84,678	1,011,744	9%	
3200-0002	SEWERAGE								
3200-0003	SEWERAGE QUILPIE								
3200-1000-0000	Quilpie Sewerage Charges	MFA	153,804	307,818	50%				
3200-1005-0000	Quilpie Sewerage Interest	MFA	416	2,000	21%				
3200-1080-0000	Quilpie Sewerage Discount	MFA	-	-	0%				
3200-1085-0000	Quilpie Sewerage Pensioner Remission	MFA	-	(700)	0%				
3200-1090-0000	Quilpie Sewerage Writeoff & Refunds	MFA	(2)	(100)	0%				
3200-1500-0000	Quilpie Sewerage Waste Charge	MFA	-	-	0%				
3200-1510-0000	Quilpie Sewerage Connection	DIS	600	1,000	60%				
3200-2230-0000	Quilpie Sewerage Operations	DIS				23,671	260,000	9%	
3200-2600-0000	Depn Quilpie Sewerage	DIS				-	110,748	0%	
3200-0003	SEWERAGE QUILPIE		154,819	310,018	50%	23,671	370,748	6%	
3210-0003	SEWERAGE EROMANGA								
3210-1000-0000	Eromanga Sewerage Charges	MFA	14,606	29,211	50%				
3210-1005-0000	Eromanga Sewerage Charges Interest	MFA	23	500	5%				
3210-1080-0000	Eromanga Sewerage Discount	MFA	-	-	0%				
3210-1085-0000	Eromanga Sewerage Pensioner Remissions	MFA	-	(100)	0%				
3210-1090-0000	Eromanga Sewerage Writeoff & Refunds	MFA	(3)	-	0%				
3210-2230-0000	Eromanga Sewerage Operations	DIS				5,701	42,000	14%	

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Resp. Off		Actual			EXPENSE			COMMENTS
		ACTUAL YTD	ORIGINAL BUDGET 26/27	%	ACTUAL YTD	ORIGINAL BUDGET 26/27	%	
3210-2600-0000	Depn Eromanga Sewer				-	37,622	0%	
3210-0003	SEWERAGE EROMANGA	14,625	29,611	49%	5,701	79,622	7%	
3212-0003	SEWERAGE ADAVALE							
3212-2600-0000	Depn Adavale Septic System				-	73	0%	
3212-0003	SEWERAGE ADAVALE	-	-	0%	-	73	0%	
3214-0003	SEWERAGE TOOMPINE							
3214-2600-0000	Depn Toompine Hall Septic System				-	204	0%	
3214-0003	SEWERAGE TOOMPINE	-	-	0%	-	204	0%	
3200-0002	SEWERAGE	169,444	339,629	50%	29,372	450,647	7%	
3300-0002	INFRASTRUCTURE MAINTENANCE							
3300-0003	SHIRE ROADS MAINTENANCE							
3300-1000-0000	Special Rate - Keeroongooloo road seal	147,750	295,500		10,124	231,605	4%	
3300-2220-0000	Shire Roads & Drainage - Wages				84,350	542,788	16%	
3300-2230-0000	Shire Roads & Drainage Expenses				-	4,030,749	0%	
3300-2600-0000	Depn Roads & Streets							
3300-0003	SHIRE ROADS MAINTENANCE	147,750	295,500	50%	94,474	4,805,142	2%	
3305-0003	SHIRE ROADS - FLOOD DAMAGE							
3302-1160-0000	FD MAR 2025 Restoration Works	1,210,832	49,200,000	2%	1,210,832	49,200,000	2%	
3306-1170-0000	FD 2024 Restoration Works	-	-	0%	-	-	0%	
3302-2240-0000	FD MAR 2025 Restoration Works							
3308-2400-0000	FD 2021 Restoration							
3305-0003	SHIRE ROADS - FLOOD DAMAGE	1,210,832	49,200,000	2%	1,210,832	49,200,000	2%	
3310-0003	TOWN STREET & DRAINAGE MAINTENANCE							
3310-2220-0000	Town Street & Drainage Maintenance				83,235	700,000	12%	
3310-2230-0000	Street Lighting				6,489	37,500	17%	
3310-2240-0000	Street Cleaning Operations				-	5,000	0%	
3310-0003	TOWN STREET & DRAINAGE MAINTENANCE	-	-	0%	99,724	742,500	13%	
3330-0003	DEPOTS & CAMPS							
3330-1510-0000	Camp Accommodation Rent	-	10,000	0%				
3330-2220-0000	Camps Operations				6,492	54,075	12%	
3330-2330-0000	Depots Operations				73,974	227,850	33%	
3330-2600-0000	Depn Depot & Camp				-	277,912	0%	
3330-0003	DEPOTS & CAMPS	-	10,000	0%	80,466	559,837	14%	
3340-0003	WORKSHOP							
3340-2220-0000	Workshop Operations				45,608	10,500	434%	Includes W/Shop supervisor temp staff costs
3340-2230-0000	Workshop Maintenance & Repairs				9,027	286,500	3%	
3340-0003	WORKSHOP	-	-	0%	54,634	297,000	18%	
3350-0003	PLANT & MACHINERY							
3350-1500-0000	Insurance Claims	500,000	-	0%				
3350-1510-0000	Gain/Loss on Sale/Disposal of Plant	-	-	0%				
3350-1570-0000	Diesel Rebate - ATO	22,957	180,000	13%				
3350-2145-0000	Small Plant Repairs				1,831	17,000	11%	
3350-2225-0000	Small Plant Purchases				1,330	20,000	7%	
3350-2229-0000	Plant Operations				164,242	916,188	18%	
3350-2330-0000	Plant Repairs & Maintenance				91,219	845,000	11%	
3350-2331-0000	Plant Registration and Insurance				97,082	184,458	53%	Annual motor vehicle insurance
3350-2585-0000	Plant Recoveries				(633,051)	(3,600,000)	0%	

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Resp. Off	Actual			EXPENSE			COMMENTS
	ACTUAL YTD	ORIGINAL BUDGET 26/27	%	ACTUAL YTD	ORIGINAL BUDGET 26/27	%	
3350-2600-0000 Depn Plant							
3350-0003 PLANT & MACHINERY							
	522,957	180,000	291%	(258,137)	(401,255)	72%	
3360-0003 AERODROME							
3360-1200-0000 Quilpie Aerodrome Fees	5,618	40,000	14%				
3360-2325-0000 Quilpie Aerodrome Operations				26,025	41,200	63%	
3360-2330-0000 Quilpie Aerodrome Repairs & Maint				9,158	97,020	9%	
3360-2340-0000 Eromanga Aerodrome Repairs & Maint				2,058	15,000	14%	
3360-2350-0000 Adavale Aerodrome Repairs & Maint				2,618	6,500	40%	
3360-2360-0000 Toompine Aerodrome Repairs & Maint				85	2,163	4%	
3360-2370-0000 Cheepie Aerodrome Repairs & Maint				-	2,271	0%	
3360-2600-0000 Depn - Quilpie Aerodrome				-	260,679	0%	
3361-2600-0000 Depn - Adavale Aerodrome				-	35,207	0%	
3362-2600-0000 Depn - Toompine Aerodrome				-	16,204	0%	
3363-2600-0000 Depn - Cheepie Aerodrome				-	64	0%	
3365-2600-0000 Depn - Eromanga Aerodrome				-	138,883	0%	
3360-0003 AERODROME	-	40,000	0%	39,843	615,191	6%	
3366-0003 QUILPIE REFUELLING FACILITY							
3366-1310-0000 Quilpie Refuelling Revenue	64,518	350,000	18%				
3366-2310-0000 Quilpie Refuelling Operation and R&M				46,495	315,000	15%	
3366-2600-0000 Depn - Quilpie Refuelling Facility				-	20,798	0%	
3366-0003 QUILPIE REFUELLING FACILITY	64,518	350,000	18%	46,495	335,798	0%	
3370-0003 BULLOO PARK							
3370-1500-0000 Bulloo Park Fees	574	2,000	29%				
3370-2220-0000 Bulloo Park Operations				18,287	122,000	15%	
3370-2600-0000 Depn Bulloo Park				-	121,351	0%	
3370-0003 BULLOO PARK	574	2,000	29%	18,287	243,351	8%	
3371-0003 BULLOO RIVER WALKWAY							
3371-2220-0000 Bulloo River Walkway Operations				-	2,000	0%	
3371-0003 BULLOO RIVER WALKWAY	-	-	0%	-	2,000	0%	
3374-0003 TOOMPINE PLAY AREA							
3374-2220-0000 Toompine Play Area Operations				650	2,000	32%	
3374-2600-0000 Depn - Toompine Play Area				-	11,803	0%	
3374-0003 TOOMPINE PLAY AREA	-	-	0%	650	13,803	5%	
3375-0003 JOHN WAUGH PARK							
3375-2220-0000 John Waugh Park Operations				16,341	190,000	9%	
3375-2600-0000 Depn John Waugh Park				-	45,805	0%	
3375-0003 JOHN WAUGH PARK	-	-	0%	16,341	235,805	7%	
3376-0003 BICENTENNIAL PARK							
3376-2220-0000 Bicentennial Park Operations				7,935	26,000	31%	
3376-2600-0000 Depn Bicentennial Park				-	55,549	0%	
3376-0003 BICENTENNIAL PARK	-	-	0%	7,935	81,549	10%	
3377-0003 BALDY TOP RECREATION AREA							
3377-2220-0000 Baldy Top Operations				7,420	5,250	141%	
3377-2600-0000 Depn - Baldy Top				-	4,157	0%	
3377-0003 BALDY TOP RECREATION AREA	-	-	0%	7,420	9,407	79%	
3378-0003 OPALOPOLIS PARK							
3378-2220-0000 Opalopolis Park Operations				295	5,250	6%	
3378-2600-0000 Depn - Opalopolis Park				-	1,321	0%	

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Actual				EXPENSE			COMMENTS	
Resp. Off	ACTUAL YTD	ORIGINAL BUDGET 26/27	%	ACTUAL YTD	ORIGINAL BUDGET 26/27	%		
3378-0003	OPALOPOLIS PARK	-	-	0%	295	6,571	4%	
3379-0003	KNOT-O-SAURUS PARK							
3379-2220-0000	Knot-o-saurus Park Operations	DCCS			845	5,250	16%	
3379-2600-0000	Depn - Knot-o-saurus Park	DCCS			-	7,753	0%	
3379-0003	KNOT-O-SAURUS PARK		-	0%	845	13,003	0%	
3380-0003	COUNCIL LAND & BUILDINGS							
3380-1500-0000	Gain / Loss on Land & Buildings for Resale	DCCS	-	0%				
3380-1501-0000	Profit / (Loss) on Sale of Assets	DCCS	-	0%				
3380-2100-0000	Land Sale Costs	DCCS			-	2,000	0%	
3380-2330-0000	Council Properties Operating Exp	DCCS			2,963	32,550	9%	
3380-2600-0000	Depn Council Buildings Other	DCCS			-	89,829	0%	
3380-0003	COUNCIL LAND & BUILDINGS		-	0%	2,963	134,379	2%	
3385-0003	PARKS & GARDENS							
3385-2220-0000	Parks & Gardens Operating Expenses	DES			23,983	170,000	14%	
3385-2800-0000	Depn Parks Building	DES			-	38,166	0%	
3385-0003	PARKS & GARDENS		-	0%	23,983	208,166	12%	
3390-0003	PUBLIC TOILETS							
3390-2220-0000	Public Toilets Operations	DES			11,390	52,500	22%	
3390-0003	PUBLIC TOILETS		-	0%	11,390	52,500	22%	
3300-0002	INFRASTRUCTURE MAINTENANCE		1,946,631	50,077,500	4%	1,428,542	57,154,747	2%
3400-0002	BUSINESS OPPORTUNITIES							
3400-0003	DMR WORKS							
3402-1258-0000	RMPC Contract	DIS	116,377	1,733,714	7%			
3402-1260-0000	RMPC Contract Variations	DIS	-	-	0%			
3402-2230-0000	RMPC Contract	DIS				217,122	1,560,342	14%
3403-1275-0000	Quilpie-Adavale Red Rd (TIDS) Revenue	DIS	-	-	0%			
3403-2200-0000	Quilpie-Adavale Red Road (TIDS) Exps	DIS				-		
3403-1276-0000	Adavale-Blackall Rd (TIDS)	DIS	-	530,863				
3403-2201-0000	Adavale-Blackall Rd (TIDS)	DIS				-	530,863	
3404-1280-0000	TIDS Adavale Blackall Rd Revenue	DIS	-	-	0%			
3404-2200-0000	TIDS Adavale Blackall Rd Expenses	DIS				623		
3409-1281-0000	CN25602 250 Event DRFA Recon Program	DIS	580,099	3,770,139	15%			
3409-2301-0000	CN25602 250 Event DRFA Recon Program	DIS				385,295	3,770,139	10%
3400-0003	DMR WORKS		696,476	6,034,716	12%	610,540	5,861,344	10%
3410-0003	PRIVATE WORKS							
3410-1280-0000	MAR 2025 Event - TMR Works	DIS	-	-	0%			
3410-1550-0000	Private Works Revenue	DIS	-	27,000	0%			
3410-2230-0000	Private Works Expenditure	DIS				59,255	20,000	2%
3410-2300-0000	MAR 2025 Event - TMR Works	DIS		-		12	-	
3411-1280-0000	CN23526 Grid Removals	DIS	-	-	0%			
3411-2300-0000	CN23526 Grid Removals	DIS				8,252	-	
3410-0003	PRIVATE WORKS		-	27,000	0%	67,519	20,000	338%
3420-0003	CAR HIRE LEASE							
3421-1201-0000	Car Hire Lease Revenue	DOCBD	3,388	16,000	21%			
3421-2301-0000	Car Hire Lease Expenditure	DOCBD				2,942	6,367	
			3,388	16,000		2,942	6,367	
3400-0002	BUSINESS OPPORTUNITIES		699,864	6,077,716	12%	681,001	5,887,711	12%

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	Actual	Actual YTD	ORIGINAL BUDGET 26/27	%	EXPENSE	Actual YTD	ORIGINAL BUDGET 26/27	%	COMMENTS
3006-0001	INFRASTRUCTURE	3,090,772	57,049,073	5%		2,335,074	60,670,331	4%	
4000-0001	ENVIRONMENT & HEALTH								
4100-0002	PLANNING & DEVELOPMENT								
4100-0003	TOWN PLANNING - LAND USE & SURVEY								
4100-1500-0000	Town Planning Fees	CEO	1,210	5,000	24%	840	10,000	8%	Planning consultancy
4100-2220-0000	Town Planning Expenses	CEO							
4100-0003	TOWN PLANNING - LAND USE & SURVEY		1,210	5,000	24%	840	10,000	8%	
4150-0003	BUILDING CONTROLS								
4150-1500-0000	Building Fees No GST	CEO	626	1,000	63%				
4150-1501-0000	Building Fees - GST Applies	CEO	1,824	30,000	6%				
4150-2220-0000	Building Expenses	CEO				4,844	60,000	8%	Certification services
4151-1505-0000	Swimming Pool Inspection Fees	CEO							
4151-2225-0000	Swimming Pool Inspection Costs	CEO							
4150-0003	BUILDING CONTROLS		2,450	31,000	8%	4,844	60,000	8%	
4100-0002	PLANNING & DEVELOPMENT		3,660	36,000	10%	5,684	70,000	8%	
4200-0002	WASTE MANAGEMENT								
4200-0003	GARBAGE COLLECTION								
4200-1000-0000	Garbage Charges	DES	234,259	475,230	49%				
4200-1005-0000	Garbage Charges - Interest	DES	613	4,200	15%				
4200-1080-0000	Garbage Charges Discount	DES	-	-	0%				
4200-1085-0000	Garbage Pensioner Remission	DES	-	-	0%				
4200-1090-0000	Garbage Charges Writeoff and Refund	DES	(10)	(100)	10%				
4200-2220-0000	Garbage Operations	DES				30,508	176,000	17%	
4220-2225-0000	Annual Kerbside Collection	DES				986	6,000	16%	
4200-0003	GARBAGE COLLECTION		234,861	479,330	49%	31,495	182,000	17%	
4250-0003	LANDFILL OPERATIONS								
4250-1500-0000	Landfill Fees Revenue	DES	-	1,000	0%				
4250-2235-0000	Landfill Operations	DES				43,660	315,500	14%	
4250-2600-0000	Depn Landfill	DES				-	52,941	0%	
4250-0003	LANDFILL OPERATIONS		-	1,000	0%	43,660	368,441	12%	
4200-0002	WASTE MANAGEMENT		234,861	480,330	49%	75,155	550,441	14%	
4300-0002	PEST MANAGEMENT & ANIMAL CONTROL								
4300-0003	PLANT PEST CONTROL								
4300-2250-0000	Com. Combating Drought-Pest Weed Exp	DCCS				-	-	0%	
4300-2290-0000	Plant Pest Control Expenses	DCCS				235	30,000	1%	
4300-0003	PLANT PEST CONTROL		-	-	0%	235	30,000	1%	
4310-0003	ANIMAL PEST CONTROL								
4310-1000-0000	Wild Dog Special Levy	DCCS	122,396	242,405	51%				
4310-2235-0000	Wild Dog Coordinator Expenditure	DCCS				20,602	201,075	10%	
4310-2280-0000	Wild Dog Bonus Payments	DCCS				-	5,000	0%	
4310-2280-0000	DNR Prescpt - Barrier Fence	DCCS				-	-	0%	
4312-1000-0000	Baiting Fee Reimbursements	DCCS	-	-	0%				
4312-2260-0000	Syndicate Baiting Expense	DCCS				42,109	244,712	17%	
4313-1170-0000	Grant - QLD Feral Pest Initiative	DCCS	-	-	0%				
4313-2250-0000	QLD Feral Pest Initiative	DCCS							

Revenue and Expenditure Report

For the month ending 31 August 2026

Year Elapsed 17%

				Actual	EXPENSE				
	Resp. Off	ACTUAL YTD	ORIGINAL BUDGET 26/27	%	ACTUAL YTD	ORIGINAL BUDGET 26/27	%	COMMENTS	
4313-2290-0000	2022 Council Exclusion Fence Subsidy		-		-	-	0%		
4313-2300-0000	2023 Council Exclusion Fence Subsidy		-		-	-	0%		
4310-0003	ANIMAL PEST CONTROL	122,396	242,405	50%	62,710	450,787	14%		
4320-0003	STOCK ROUTES & RESERVES MANAGEMENT								
4320-1500-0000	Common Application Fees	(63)	2,000	-3%					
4320-1600-0000	Mustering / Supplement Fees	(691)	2,500	-28%					
4320-1800-0000	Reserve Fees	-	-	0%					
4320-2200-0000	Common Fence Repairs & Firebreaks				-	16,000	0%		
4320-2220-0000	Stock Routes & Reserves Expenses				-	15,000	0%		
4320-0003	STOCK ROUTES & RESERVES MANAGEMENT	(754)	4,500	-17%	-	31,000	0%		
4330-0003	DOMESTIC ANIMAL CONTROL								
4330-1300-0000	Animal Write-Off	-	-	0%					
4330-1400-0000	Animal Discounts	-	-	0%					
4330-1500-0000	Animal Control Fees	984	15,000	7%					
4330-1700-0000	Animal Control Fines & Penalties	-	1,000	0%					
4330-2220-0000	Animal Control Expenses				595	20,000	3%		
4330-0003	DOMESTIC ANIMAL CONTROL	984	16,000	6%	595	20,000	3%		
4350-0003	PRECEPT BARRIER FENCE								
4350-1000-0000	Precept Barrier Fence Special Levy	69,654	141,389	50%		141,486			
4350-2200-0000	Precept Barrier Fence Expenditure				-	141,486			
		69,654	141,389		-	141,486			
4300-0002	PEST MANAGEMENT & ANIMAL CONTROL	192,281	404,294	48%	63,541	673,273	9%		
4500-0002	ENVIRONMENT & HEALTH								
4510-0003	ENVIRONMENTAL PROTECTION								
4510-2220-0000	Environmental Protection Expenses				-	28,000			
4510-0003	ENVIRONMENTAL PROTECTION	-	-	0%	-	28,000	0%		
4520-0003	HEALTH AUDITING & INSPECTION								
4520-1400-0000	Health Licenses & Permits Revenue	4,094	3,500	117%					
4520-2230	Health Operations	4,094	3,500	117%	-	-	0%		
4500-0002	ENVIRONMENT & HEALTH	4,094	3,500	117%	-	28,000	0%		
4000-0001	ENVIRONMENT & HEALTH	424,694	924,124	47%	144,379	1,221,714	12%		
5000-0001	COMMUNITY SERVICES								
5100-0002	COMMUNITY DEVELOPMENT								
5120-0003	COMMUNITY FACILITIES SWIMMING POOLS								
5120-2220-0000	Quilpie Swimming Pool Operations				58,344	427,079	14%		
5120-2330-0000	Quilpie Swimming Pool Repairs & Mtc				1,698	65,000	3%		
5120-2600-0000	Depn Swimming Pool Structures				-	95,308	-		
5125-2220-0000	Eromanga Swimming Pool Opt & Maint				-	-	0%		
5125-2230-0000	Eromanga Swimming Pool Repairs & Mtc				60,344	146,618	41%		
5125-2600-0000	Depn Eromanga Swimming Pool				-	26,018	-		
5120-0003	COMMUNITY FACILITIES SWIMMING POOLS	-	-	0%	110,386	760,023	15%		
5150-0003	COMMUNITY FACILITIES - SHIRE HALLS								
5150-1500-0000	Shire Halls - Revenue	3,478	3,000	116%					
5150-2220-0000	Shire Hall Operations				25,405	66,845	38%		
5150-2330-0000	Shire Halls Repairs & Maintenance				18,528	135,555	14%		

Revenue and Expenditure Report

For the month ending 31 August 2026

Year Elapsed 17%

Resp. Off	Actual	ORIGINAL BUDGET 26/27	%	EXPENSE			COMMENTS
				ACTUAL YTD	ORIGINAL BUDGET 26/27	%	
5150-2600-0000 Depn Shire Halls	DCCS	-	-	-	228,392	-	
5150-0003 COMMUNITY FACILITIES - SHIRE HALLS		3,478	3,000	116%	43,933	430,792	10%
CHILD CARE CENTRE							
5160-2500-0000 Council Grant		-	-	7,451	36,828	-	
		-	-	7,451	36,828	-	
5170-0003 RECREATION FACILITIES							
5170-2220-0000 Recreational Facilities Operating Expenses	DCCS	-	-	6,721	15,000	-	
5170-2230-0000 Recreational Facilities Repairs & Maintenance	DCCS	-	-	-	2,500	-	
5170-2250-0000 All Sports Building	DCCS	-	-	188	4,000	-	
5170-2330-0000 Adavale Sport & Rec Grounds	DCCS	-	-	1,996	20,000	-	
5170-2340-0000 Eromanga Rodeo & Race Grounds	DCCS	-	-	8,696	25,000	-	
5170-2350-0000 Toompine Shooting Facility	DCCS	-	-	1,088	4,400	-	
5170-2600-0000 Depn Recreational Facilities	DCCS	-	-	-	232,728	-	
5170-0003 RECREATION FACILITIES		-	-	18,699	303,626	6%	
5190-0003 COMMUNITY DEVELOPMENT							
5190-1140-0000 Sundry Income	DCCS	364	-	-	-	0%	
5190-1150-0000 Community Bus Income	DCCS	2,454	7,500	33%	-	-	
5190-1160-0000 Community Event - Ticket Sales	DCCS	-	-	-	-	0%	
5190-1210-0000 Grants - National Australia Day Council	DCCS	-	15,000	0%	-	-	
5190-1220-0000 Grant - NAIDOC Week	DCCS	-	-	-	-	0%	
5190-1221-0000 NAIDOC Week Contribution	DCCS	-	-	-	-	0%	
5190-1230-0000 Grant - Celebrating Multicultural Qld	DCCS	-	-	-	-	0%	
5190-2100-0000 Community Support Activities & Event	DCCS	-	-	757	47,700	-	
5190-2150-0000 Buses - Community Support	DCCS	-	-	-	-	-	
5190-2320-0000 Community Celebrations	DCCS	-	-	9,369	60,000	-	
5190-2500-0000 Council Community Grants	DCCS	-	-	7,001	53,000	-	
5190-2840-0000 Outipie Street Development	DCCS	-	-	3,649	-	-	
5190-0003 COMMUNITY DEVELOPMENT		2,817	22,500	13%	20,777	160,700	13%
5100-0002 COMMUNITY DEVELOPMENT		6,296	25,500	25%	201,236	1,691,969	12%
5200-0002 AGED SERVICES							
5220-1200-0000 Aged Peoples Accommodation Rent	DCCS	18,660	132,600	14%	-	-	
5220-2220-0000 Aged Peoples Accommodation O&M	DCCS	-	-	40,398	121,500	-	
5220-2240-0000 Gyrica Gardens Rec-Centre - O&M	DCCS	-	-	2,280	18,500	-	
5220-2600-0000 Depn Aged Accom Building	DCCS	-	-	-	152,386	-	
5200-0002 AGED SERVICES		18,660	132,600	14%	42,678	292,386	15%
5225-0002 HOUSING							
5225-1200-0000 Rent - Housing	DCCS	125,706	691,218	18%	-	-	
5225-2220-0000 Housing Operating Expenses	DCCS	-	-	5,896	65,000	-	
5225-2230-0000 Housing - Repairs & Maintenance	DCCS	-	-	114,072	354,711	-	
5225-2600-0000 Depn Housing	DCCS	-	-	-	473,585	-	
5225-0002 HOUSING		124,597	691,218	18%	119,967	893,296	13%
5200-0002 AGED SERVICES & HOUSING		143,257	823,818	17%	162,645	1,185,682	14%
5300-0003 COMMUNITY HEALTH PROMOTIONS							
5300-1100-0000 Health Promotions Officer Grant Rev	DCCS	-	75,000	0%	-	-	
5300-1150-0000 SW Primary Care Pilot Funding	DCCS	-	67,480	0%	-	-	
5300-2000-0000 Health Promotions Officer Wages	DCCS	-	-	-	-	-	
5300-2020-0000 National Dis. Ins. Scheme Officer	DCCS	-	-	17,893	112,000	-	
5300-2200-0000 Heart of Australia Bus Visit	DCCS	-	-	-	30,000	-	

Revenue and Expenditure Report

For the month ending 31 August 2026

Year Elapsed 17%

		Actual			EXPENSE				
	Resp. Off	ACTUAL YTD	ORIGINAL BUDGET 26/27	%	ACTUAL YTD	ORIGINAL BUDGET 26/27	%	COMMENTS	
5300-2240-0000	Health Promotions Officer Activities				25,434	229,875	11%		
5300-2800-0000	SW Primary Health Care Pilot Expenses				10,574	67,480	16%		
5300-0003	COMMUNITY HEALTH PROMOTIONS	-	142,480	0%	53,900	439,355	12%		
5300-0003	COMMUNITY HEALTH	-	142,480	0%	53,900	439,355	12%		
5400-0003	COMMUNITY SERVICES ADMINISTRATION								
5400-2220-0000	Community Services Admin Operating Expenses				95,253	559,512	17%		
5400-0003	COMMUNITY SERVICES ADMINISTRATION	-	-	0%	95,253	559,512	17%		
5400-0003	COMMUNITY SERVICES SUPPORT	-	-	0%	95,253	559,512	17%		
5600-0002	ARTS & CULTURE								
5610-0003	MUSEUMS								
5610-2220-0000	Eromanga Living History Centre O&M	CEO			3,047	13,000	23%		
5610-2230-0000	Museum Operations & Maintenance	MED			822	5,000	16%		
5610-2240-0000	Powerhouse Museum Operations	MED			1,731	4,500	38%		
5610-2250-0000	Railway / Local History	MED			1,506	10,000	15%		
5610-2260-0000	Eromanga Natural Hist. Museum	CEO			53,158	80,900	66%		
5610-2290-0000	ENHM COVID-19 Operating Support	CEO			-	-	-		
5610-2600-0000	Depn Museum	MED			-	303,897	0%		
5610-0003	MUSEUMS	-	-	0%	60,265	417,297	14%		
5630-0003	REGIONAL ARTS DEVELOPMENT FUNDING								
5630-1100-0000	RADF Grant Revenue	DCCS	26,250	100%					
5630-1400-0000	RADF Earnback and Refunds	DCCS	-	0%					
5630-2190-0000	RADF Grant Expenditure	DCCS	-		-	30,000	0%		
5630-5000-0000	REGIONAL ARTS DEVELOPMENT FUNDING		26,250	100%	-	30,000	0%		
5600-0002	ARTS & CULTURE		26,250	100%	60,265	447,297	13%		
5700-0002	LIBRARY SERVICES								
5710-1100-0000	Libraries Operating Grant Revenue	DCCS	-	3,000	0%				
5710-1110-0000	Strategic Priorities Grant	DCCS	-	-	0%				
5710-1120-0000	First Five Grant - Library	DCCS	-	3,000	0%				
5710-1130-0000	Grant - Library Resourcing	DCCS	-	20,000	0%				
5710-1140-0000	Grant - Empowering Rural Australia	DCCS	-	-	0%				
5710-1150-0000	Grant - Community Cohesion Program	DCCS	4,000	-	0%				
5710-1160-0000	Grant -SLQ Library Champions Bursary		-	-	0%				
5710-1170-0000	Grant - LitUp program		-	-	0%				
5710-1600-0000	Library Fees & Charges Revenue	DCCS	-	500	0%				
5710-2110-0000	Strategic Priorities Grant Expenditure	DCCS			-	-			
5710-2120-0000	First Five Grant - Library Exp	DCCS			1,087	3,000	36%		
5710-2220-0000	Library Operating Expenses	DCCS			36,537	203,840	18%		
5710-2330-0000	Library Repairs & Maintenance Expenses	DCCS			1,275	6,000	21%		
5710-2600-0000	Depn Library	DCCS			-	22,355	0%		
5711-1130-0000	Grant Centrelink Access Point	DCCS	1,621	7,800	21%				
5711-1131-0000	Grant - Regional Tech Hub	DCCS	-	-	-	-			
5711-2115-0000	Grant - Regional Tech Hub expenses	DCCS			-	-			
5700-0002	LIBRARY SERVICES		5,621	34,300	16%	38,899	235,195	17%	
5750-0002	DISASTER MANAGEMENT SERVICES								
5750-1100-0000	Grant - Get Ready Queensland	DCCS	-	6,780	0%				
5750-1120-0000	CDO Category A - QRA Funding	MFA	-	-	0%				
5750-1130-0000	CDO Category B - QRA Funding	MFA	-	-	0%				
5750-1135-0000	Category C - Community Recovery Fund	MFA	-	-	0%				

Revenue and Expenditure Report

For the month ending 31 August 2026

Year Elapsed 17%

	Actual	Actual YTD	ORIGINAL BUDGET 26/27	%	EXPENSE	Actual YTD	ORIGINAL BUDGET 26/27	%	COMMENTS
5750-1136-0000	Cat C - Community Health & Wellbeing Package	CEO	-	-					
5750-1140-0000	Coordinated Emergency Fodder Support	MFA	-	-					
5750-1150-0000	Emerg Fencing Reconstitution Program	MFA	-	0%					
5750-2020-0000	Get Ready Qld Exp	DCCS	27,800,000	0%					
5750-2220-0000	Disaster Management Operations	CEO	-	-		5,793	6,780	0%	Maintenance of rain gauges
5750-2300-0000	CDO Cat A Emergency Assistance Individuals	CEO	-	-		-	-	0%	
5750-2400-0000	CDO Cat B Protection of General Public	CEO	-	-		-	-	0%	
5750-2450-0000	Cat C - Community Relief Fund Exp	CEO	-	-		-	-	0%	
5750-2451-0000	Cat C - Community Health & Wellbeing Package	CEO	-	-		44,299	-	0%	
5750-2500-0000	Coordinated Emergency Fodder Support	CEO	-	-		-	-	0%	
5750-2550-0000	Emerg Fencing Reconstitution Program	CEO	-	-		-	27,800,000	0%	
5761-1500-0000	Program Administration Reimbursement	CEO	-	317,860	0%				
5761-2300-0000	Program Administration Expenses	CEO	-	-		69,157	317,860	0%	
5762-1100-0000	EFRP Grant	DCCS	-	1,277,500					
5762-2300-0000	EFRP Delivery expenses	DCCS	-	-		261,319	1,277,500	0%	
5750-0002	DISASTER MANAGEMENT SERVICES		-	29,402,140	0%	380,567	29,402,140	1%	
5800-0002	PUBLIC SERVICES								
5810-0003	STATE EMERGENCY SERVICES								
5810-1140-0000	QLD Emergency Services Grant Revenue	WHS	-	20,000	0%				
5810-2220-0000	Emergency Services Operations	WHS	-	-		3,393	20,000	0%	
5810-2600-0000	Depn S.E.S	WHS	-	-		-	19,134	0%	
5810-0003	STATE EMERGENCY SERVICES		-	20,000	0%	3,393	39,134	0%	
5820-0003	TELEVISION								
5820-2230-0000	TV Maintenance & Repairs	DCCS	-	-		1,481	25,000	0%	
5820-2600-0000	Depn Satellite TV	DCCS	-	-		-	3,067	0%	
5820-0003	TELEVISION		-	-	0%	1,481	28,067	5%	
5830-0003	CEMETERIES								
5830-1500-0000	Burial Fees	DCCS	1,342	4,000	34%				
5830-1510-0000	Grave Reservation Fee	DCCS	-	-	0%				
5830-2220-0000	Cemeteries Operations	DCCS	-	-		5,962	36,000	0%	
5830-2230-0000	Cemeteries Maintenance	DCCS	-	-		-	3,000	0%	
5830-2600-0000	Depn Cemeteries Building	DCCS	-	-		-	2,738	0%	
5830-0003	CEMETERIES		1,342	4,000	34%	5,962	41,738	14%	
5840-0003	EROMANGA STATE SCHOOL FACILITY								
5840-2500-0000	Eromanga State School Operating Expe	DCCS	-	-		-	-	0%	
5840-2600-0000	Depn - Eromanga State School Facility	MFA	-	-		-	26,462	0%	
5840-0003	EROMANGA STATE SCHOOL FACILITY		-	-	0%	-	26,462	0%	
5800-0002	PUBLIC SERVICES		5,963	29,460,440	0%	430,302	29,772,736	1%	
5900-0001	COMMUNITY SERVICES		152,765	10,475,483	1%	1,903,602	34,996,331	3%	
6000-0001	HUMAN RESOURCES								
6100-0002-0000	PAYROLL SERVICES								
6100-2200-0000	Payroll Operating Expenses	HR	-	-		17,370	107,000	16%	
6100-0002-0000	PAYROLL SERVICES		-	-	0%	17,370	107,000	16%	
6200-0002-0000	HUMAN RESOURCES								
6200-1100-0000	Staff Deductions - Wellbeing Checks	HR	-	3,000	0%				
6200-1200-0000	Staff Deductions - Staff Functions	HR	-	500					

Revenue and Expenditure Report

For the month ending 31 August 2026

Year Elapsed 17%

Resp. Off	Actual			EXPENSE			COMMENTS
	ACTUAL YTD	ORIGINAL BUDGET 26/27	%	ACTUAL YTD	ORIGINAL BUDGET 26/27	%	
6200-2040-0000	Human Resource Expenses			107,808	713,265	15%	
6200-2090-0000	Council Gym Membership Program - 20%			-	7,600	0%	
6200-0002-0000	HUMAN RESOURCES			107,808	720,865	15%	
6300-0002-0000	TRAINING & DEVELOPMENT						
6300-2000-0000	Staff Training & Development Wages			18,060	-	17%	
6300-2070-0000	Staff Training & Development			14,454	142,000	10%	
6300-2300-0000	Training & Development Operating Costs			7,868	49,000	16%	
6300-0002-0000	TRAINING & DEVELOPMENT			40,182	191,000	21%	
6000-0001	HUMAN RESOURCES			148,350	1,011,865	16%	
7100-0001	ECONOMIC DEVELOPMENT & TOURISM						
7100-0002	ECONOMIC DEVELOPMENT & PROMOTION						
7100-2100-0000	Economic Development			2,049	341,587	1%	
7100-2120-0000	Economic Dev Training and Conferences			1,814	5,000	36%	
7100-2130-0000	Opal Fossicking Area			154	5,000	3%	
7100-2140-0000	Subscriptions and Memberships			14,076	15,000	94%	
7100-2150-0000	SWRED-Tourism Development			-	-	0%	
7100-0002	ECONOMIC DEVELOPMENT & PROMOTION			18,093	366,587	5%	
7200-0002	VISITOR INFORMATION CENTRE						
7200-1100-0000	Grant - Accessible Tourism Elevate F			-	-	0%	
7200-1150-0000	Grant - Building Bush Tourism			-	-	0%	
7200-1500-0000	Visitors Info Centre Sales			14,825	32,000	46%	
7200-1505-0000	VIC - Quilpeta Sales			9,045	26,000	35%	
7200-1510-0000	VIC Gallery Sales (GST Free)			7,532	10,000	75%	
7200-1515-0000	VIC Gallery Sales (GST)			-	-	0%	
7200-1520-0000	Visitors Information Centre Donation			-	1,500	0%	
7200-1530-0000	Bus Tour Fees			2,327	3,000	78%	
7200-2000-0000	VIC - Wages			45,035	250,500	18%	
7200-2110-0000	VIC - Exhibitions and Events			638	10,000	6%	
7200-2120-0000	VIC - Tourism Promotion			-	60,000	0%	
7200-2130-0000	VIC - Bus Tour			-	-	0%	
7200-2220-0000	VIC Operating Expenses			19,688	83,500	24%	
7200-2230-0000	VIC - Repairs & Maintenance			10,546	47,250	22%	
7200-2510-0000	Artist Payments - Sales (GST Excl)			4,199	8,000	52%	
7200-2515-0000	Artist Payments - Sales (GST Incl)			-	2,000	0%	
7200-2600-0000	Depn - VIC			-	52,760	0%	
7200-2710-0000	Grant - Accessible Tourism Elevate Fund Exp			-	-	0%	
7200-2720-0000	Grant - Building Bush Tourism Expenses			-	-	0%	
7201-1500-0000	VIC Outback Males to NP Camping Perm			68	100	68%	
7200-0002	VISITOR INFORMATION CENTRE			33,797	72,600	47%	
7300-0002	TOURISM EVENTS & ATTRACTIONS						
7300-1200-0000	Event Revenue			-	-	0%	
7300-2100-0000	EVENT - Major Events Promotion			245	15,000	2%	
7300-2150-0000	Tourism Development			-	59,000	0%	
7300-2200-0000	EVENTS - Tourism Events			-	99,250	0%	
7300-0002	TOURISM EVENTS & ATTRACTIONS			245	173,250	0%	
7100-0001	ECONOMIC DEVELOPMENT & TOURISM			88,443	1,053,847	9%	

For the month ending 31 August 2026

	Actual				EXPENSE				COMMENTS
	Resp. Off	ACTUAL YTD	ORIGINAL BUDGET 26/27	%	ACTUAL YTD	ORIGINAL BUDGET 26/27	%		
TOTAL REVENUE AND EXPENDITURE		£ 048,055	166,661,743.77	5%	4,788,357	110,738,200.94	4%		
PROFIT / (LOSS)		ACTUAL 4,289,369	BUDGET 55,923,483	8%					

CAPITAL EXPENDITURE REPORT

For the month ending 31 August 2026

PROJECT DETAILS										
Project Description	Type	RO	WIP at 30 June 2026	Current Year [Actual]	Current Year [Committed]	Total Year to Date	Total Project Cost	Project Budget 2026/27	Project Budget 2027/28	Total Project Budget
Land										
Multi year project - Rural Residential Estate	N	CEO	224,875	475,439	6,096	481,535	706,411	4,124,215		4,124,215
Carry over project - Strategic Land purchases	N	CEO	-	-	-	-	-	174,270		174,270
Industrial land subdivision	N	CEO		-	-			250,000		250,000
Sale of Industrial Blocks	N	CEO								-
Sale of Council Housing	N	CEO								-
			224,875	475,439	6,096	481,535	706,411	\$ 4,548,485	\$ -	\$ 4,548,485
Buildings & Structures										
Adavale Hall Grounds Upgrade	R	DIS	8,606	-	-	-	8,606	-	-	-
Multi year project - Eromanga Natural History Museum (ENHM) - Stage 3	N	CEO	1,690	-	1,793,160	1,793,160	1,794,850	17,799,000	-	17,799,000
Carry-over project - Gyrica Housing Refurbishment Unit 3	R	DIS	1,578	-	560	560	2,138	124,612		124,612
Carry-over project - Gyrica Housing Refurbishment Unit 4	R	DIS		-	-	-	-	123,637		123,637
Carry-over project - Eromanga Pool Refurbishment (Fence and shed)	R	DDIS	291,486	-	23,000	23,000	314,486	38,579		38,579
Council Housing Refurbishments	R	DIS	-	4,211	41,641	45,852	45,852	294,000		294,000
Gyrica Housing Refurbishments	R	DIS	-	16,828	-	16,828	16,828	100,000		100,000
Garage, carport & fencing - 14 Donald Street, Eromanga (Carry-over project)	DIS	DIS	108,743	2,374	5,622	7,997	116,740			
Garage, carport & fencing - 16 Donald Street, Eromanga (Carry-over project)	DIS	DIS	3,683	2,000	-	2,000	5,683			
Multi year project - Child Care Centre	N	CEO	-	-	-	-	-	3,150,000		3,150,000
Carry-over project - Toilet at Cemetery	N	DDIS	-	-	-	-	-	30,000		30,000
Carry-over project - Community Services Storage	R	DDIS	8,804	4,140	-	4,140	12,945	31,196		31,196
Carry-over project - Depot Office redesign	N	CEO	9,678	40,801	942	41,743	51,421	79,323		79,323
Redesign Administration Building	R	DDIS	930	-	-	-	930			
Carry-over project - Quilpie Community Energy Upgrade Project	N	CEO	-	8,100	614	8,714	8,714	154,163		154,163
Multi year project - Powerhouse House Development	N	CEO		-	-			6,387,944		6,387,944
Gyrica Gardens extension	N	CEO		-	-			250,000		250,000
Quilpie Pool Shade	R	DIS		-	-			180,000		180,000
Cricket Pitch cover	R	DIS		-	-			15,000		15,000
Quilpie Pool Roof	R	DIS		-	-			50,000		50,000
			435,199	\$ 78,455	\$ 1,865,540	\$ 1,943,995	\$ 2,379,193	\$ 28,807,454	\$ -	\$ 28,807,454
Other Infrastructure										
Foompine Airstrip – Secure and Safer Runway with Perimeter Fencing	N	DIS	-	4,207	-	4,207	4,207			-
Carry-over project - Entrance to Bulloo Park	N	DDIS	-	-	-	-	-	30,000		30,000
Carry-over project - Baldy Top Walking Path	U	CEO	402,100	-	6,150	6,150	408,250	102,661		102,661
Carry-over project - Bob Young Memorial Park Upgrade	R	DIS	31,355	-	-	-	31,355	679,963		679,963
Carry-over project - Administration Building - External Paint	R	DIS	6,000	-	20,680	20,680	26,680	19,000		19,000
Carry-over project - Administration Building - Stage 2 - Front Office Garden	N	DIS	9,860	200	20	220	10,080	75,000		75,000
Carry-over project - Knot-a-Saurus Park footpath	N	DDIS	-	-	-	-	-	12,000		12,000
Carry-over project - Install Automatic Watering Systems - Various Locations	N	DDIS	-	-	-	-	-	65,000		65,000

CAPITAL EXPENDITURE REPORT

For the month ending 31 August 2026

PROJECT DETAILS										
Project Description	Type	RO	WIP at 30 June 2026	Current Year [Actual]	Current Year [Committed]	Total Year to Date	Total Project Cost	Project Budget 2026/27	Project Budget 2027/28	Total Project Budget
Carry-over project - Quilpie Cemetery Improvements	N	DIS	-	-	700	700	700	110,000		110,000
Carry-over project - Install playground at Adavale	N	DDIS	-	-	-	-	-	30,000		30,000
Carry-over project - Sealing wash bay approach and install silt trap	N	DIS	-	-	-	-	-	190,000		190,000
Carry-over project - Install fireproof battery collection boxes	N	DIS	58,391	19,190	1,499	20,689	79,079	46,375		46,375
Multi year project - Rest Area - Diamantina Development Road	N	DDIS		-	-			2,300,000		2,300,000
Stand pipe at Wash Bay	N	DDIS		-	-			90,000		90,000
			507,706	23,597	29,049	52,646	560,351	\$ 3,749,999	\$ -	\$ 3,749,999
Plant & Equipment										
Carry-over project - Replace plant 1122 - Toyota Prado	PR	DDIS		577	77,274	77,851	77,851	90,000		90,000
Carry-over project - Replace Unit 1113 Toyota Prado GX Wagon	PR	DDIS		577	-	577	577	90,000		90,000
Carry-over project - Replace Unit 1116 Toyota Prado GX Wagon	PR	DDIS		577	77,606	78,183	78,183	90,000		90,000
Carry-over project - Replace Unit 1141 Nissan Xtrail Wagon (second-hand)	PR	DDIS		2,273	37,990	40,263	40,263	60,000		60,000
Carry-over project - 2x 2 Bed Sleeper with ensuite, 1x Driller Kitchen /Crib/Bathroom/Laundry unit and 1x Crib/Bathroom/Office	PR	DDIS			-	-	-	500,000		500,000
Replace plant 1127 - Toyota Hilux	PR	DDIS			-	-	-	70,000		70,000
Replace plant 1128 - Toyota Hilux - Xtra Cab ute	PR	DDIS						80,000		80,000
Replace plant 1136 - Ford Ranger - Dual Cab ute	PR	DDIS						90,000		90,000
Replace plant 1139 - Ford Ranger - Dual Cab ute	PR	DDIS						90,000		90,000
Replace plant 1155 - Triton 2wd Single cab (Second Hand)	PR	DDIS						80,000		80,000
NEW - WH&S/ Stores Ute	PN	DDIS						50,000		50,000
Replace plant 1122 - Toyota Prado GXL Wagon	PR	DDIS						120,000		120,000
Replace plant 1131 - Ford Everst Trend Wagon	PR	DDIS						90,000		90,000
Replace plant 1132 - Ford Everst Trend Wagon	PR	DDIS						90,000		90,000
Replace plant 1138 - Toyota Prado GXL Wagon	PR	DDIS				-	-	120,000		120,000
Replace plant 2200 - Mack Agitator	PR	DDIS				-	-	20,000		20,000
Replace plant 3402 - Komatsu WA320PZ loader	PR	DDIS				-	-	400,000		400,000
Replace plant 3804 - Caterpillar 301.5 Excavator	PR	DDIS				-	-	50,000		50,000
Replace plant 4005 - EGO Electric Zero turn mower	PR	DDIS			-	-	-	15,000		15,000
Replace plant 181 - Bitumen Sprayer Tank	PR	DDIS			-	-	-	30,000		30,000
NEW - Trailers	PN	DDIS			-	-	-	10,000		10,000
Replace plant 316 -Profiler (Hydropower)	PR	DDIS			-	-	-	50,000		50,000
Hook Truck Tipper Body	PN	DDIS			-	-	-	35,000		35,000
Water Tank for Hook Truck	PN	DDIS			-	-	-	60,000		60,000
Sundry plant	PR	DDIS			-	-	-	15,000		15,000
Sale of Plant	PR	DDIS			-	-	-			
			-	\$ 4,004	\$ 192,870	\$ 196,874	\$ 196,874	\$ 2,395,000	\$ -	\$ 2,395,000
Road Infrastructure										
Quilpie Aerodrome Pavement Reconstruction	R	DIS	762,909	-		-	762,909	12,000,179		12,000,179
Carry-over project - Brolga Street - reseal carparking lanes	R	DIS	320	-		-	320	235,950		235,950
Carry-over project - Dukamurra St Widen (Eastern)	R	DIS		-		-	-	20,000		20,000
Carry-over project - Quarrion Street - spoon drain	N	DIS		-		-	-	50,000		50,000

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For the month ending 31 August 2026

PROJECT DETAILS										
Project Description	Type	RO	WIP at 30 June 2026	Current Year [Actual]	Current Year [Committed]	Total Year to Date	Total Project Cost	Project Budget 2026/27	Project Budget 2027/28	Total Project Budget
Carry-over project - Footpaths - remaining stage 1 at the caravan park, including upgrade to caravan park driveway	N	DIS	3,230	6,282	-	6,282	9,512	70,000		70,000
Footpath - missing section in Chulungra Street (from the State School crossing to Quarrion Street)	N	DIS	36,194	0		0	36,194			
Footpath - Stage 2 Gyrica Street	N	DIS	82,950	-		-	82,950			
Footpath - St Finbarrs	N	DIS	41,475	871		871	42,345			
Deferred from FY26 - Adavale Charleville Road Sealing	N	DIS	194	-		-	194	244,845		244,845
Carry-over project - Keeroongooloo Road Seal	N	DIS	-	-		-	-	1,182,000		1,182,000
Carry-over project - Keeroongooloo Road - Heavy Formation Grade	R	DIS	2,575	-		-	2,575	386,250		386,250
angeberry Road (Ch 53.76 to 53.78; Ch 54.68 to 53.70; Ch 55.80 to 55.82; Ch 54.39 to 54.41) 4 locations	R	DIS	-	-		-	-	14,000		14,000
roermory Road (Ch 18.66 to 18.68; Ch 18.70 to 18.72; Ch 18.760 to 18.785; Ch 44.16 to 47.18; Ch 44.50 to 44.52) 5 locations	R	DIS	-	17,932	9,553	27,485	27,485	15,000		15,000
roermory Road (Ch.76.81 on Bowalli Creek) 1 location	R	DIS	-	441	441	882	882	120,000		120,000
Congie Road (Ch 23.420 to 23.455; Ch 27.96 to 28.00 and Ch 32.58 to 32.62) 3 locations	R	DIS	-	-		-	-	22,000		22,000
Arronfield Road (Ch 24.60 to 24.90 and Ch 38.80 to Ch 39.25) 2 locations	R	DIS	-	-		-	-	15,000		15,000
Ray Road (Ch 8.03 to 8.04; 8.05 to 8.06; Ch 12.86 to 12.89; Ch 12.89 to 12.95) 4 locations	R	DIS	-	-		-	-	22,000		22,000
Cheepie Adavale Road (Ch 53.11 to 53.14; Ch 53.32 to 53.35 and Ch 53.56 to 53.59) 3 locations	R	DIS	-	-		-	-	100,000		100,000
Big Creek Road (Ch 5.82 to 5.94; Ch 26.85 to 26.87 and Ch 26.92 to 26.94) 3 locations	R	DIS	-	-		-	-	100,000		100,000
Coonaberry Creek Road (3 locations TBC)	R	DIS	-	-		-	-	100,000		100,000
Mulianna Road (3 locations TBC)	R	DIS	-	-		-	-	100,000		100,000
Napoleon Road (Ch 8.60 to 8.63) 1 location	R	DIS	-	-		-	-	7,000		7,000
Old Thargomindah Road (Ch 8.58 to 8.60; 13.565 to 13.600; Ch 16.82 to 16.84 and Ch 43.80 to 44.00) 4 locations	R	DIS	-	-		-	-	120,000		120,000
Trinidad Road (2 locations TBC)	R	DIS	-	-		-	-	70,000		70,000
Wareo Road (Ch 0.47 to 0.50; Ch 11.260 to Ch 11.285) 2 locations	R	DIS	-	-		-	-	70,000		70,000
Adavale Black Road (Ch 62.640 to 62.680)	R	DIS		-		-	-	80,000		80,000
Adavale Black Road (Ch 63.050 to 63.080)	R	DIS		-		-	-	80,000		80,000
Adavale Black Road (Ch 64.110 to 64.130)	R	DIS		-		-	-	80,000		80,000
Humeburn Road (Ch 10.160 to 10.185)	R	DIS		666	666	1,332	1,332	80,000		80,000
Humeburn Road (Ch 37.589 to 37.614)	R	DIS		-		-	-	80,000		80,000
Humeburn Road (Ch 46.570 to 46.610)	R	DIS		-		-	-	80,000		80,000
Gyrica Street (West) - Broilga st to Boonkai Street 120m	N	DIS		-		-	-	67,200		67,200
Gyrica Street (West) - Boonkai St to Quarrion St 120m	N	DIS		-		-	-	67,200		67,200
Chulungra Street (East) - Jabiru St to Winchu St 120m	N	DIS		-		-	-	67,200		67,200
Chulungra Street (West) - Winchu St to Bulloo Park St 150m	N	DIS		-		-	-	84,000		84,000
BulnBuln Street(East) - Boonkai St to Quarrion St 120m	N	DIS		-		-	-	67,200		67,200
Boonkai Street (North)- Chipu Street to Dukamura Street 230m	N	DIS		-		-	-	128,800		128,800
Boonkai Street (North) - Dukamura Street to Bulnbuln Street 230m	N	DIS		-		-	-	128,800		128,800

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For the month ending 31 August 2026

PROJECT DETAILS										
Project Description	Type	RO	WIP at 30 June 2026	Current Year [Actual]	Current Year [Committed]	Total Year to Date	Total Project Cost	Project Budget 2026/27	Project Budget 2027/28	Total Project Budget
Bulbul Street (East) - Quarrion Street to Jabiru Street 71m	N	DIS		-		-	-	39,760		39,760
Brolga Street (North) - Bob Memorial Park to Chulungra St 71m	R	DIS		-		-	-	48,792		48,792
Winchu Street (South) - Corner footpath (40 m) and new pram crossing in front of Quilpie Hardware Shop	R	DIS		-		-	-	30,600		30,600
Kyabra Road Reseal	R	DIS		-		-	-	200,000		200,000
Mt Margaret Road Reseal	R	DIS		-		-	-	100,000		100,000
Chipu Street Reseal	R	DIS	-	-		-	-	75,000		75,000
Salah Street Reseal	R	DIS	-	-		-	-	75,000		75,000
Anzac Drive Reseal	R	DIS	-	-		-	-	100,000		100,000
Kookaburra Street Reseal	R	DIS	-	-		-	-	50,000		50,000
Brolga St Reseal	R	DIS	-	-		-	-	200,000		200,000
Bulloo Park Reseal	R	DIS	-	-		-	-	100,000		100,000
Adavale-Charleville Road	R	DIS	-	-		-	-	800,000		800,000
Quilpie Aerodrome - Accessibility and Compliance Project	N	DIS	-	34,752	14,970	49,722	49,722	150,000		150,000
			929,845	\$ 60,945	\$ 25,630	\$ 86,575	\$ 1,016,420	\$ 18,123,776	\$ -	\$ 18,123,776
WIP Mar 2025 Impairment			945,522	0		-	945,522			
Water Infrastructure										
Sommerfield Road Water Main Upgrade (Carry-over Project)	R	DDIS	331,457			-	331,457	-		-
Boonkai Street	R	DDIS				-	-	120,000		120,000
Carry-over project - Gyrica Street	R	DDIS		1,636		1,636	1,636	180,000		180,000
Carry-over project - Winchu Street	R	DDIS				-	-	170,000		170,000
Quilpie - Town bore upgrade	U	DDIS				-	-	25,000		25,000
Eromanga Bore	N	DDIS						1,500,000		1,500,000
			331,457	1,636	-	1,636	333,094	\$ 1,995,000	\$ -	\$ 1,995,000
Sewerage Infrastructure										
Quilpie Sewerage Treatment Plant	R	DIS	742,027			-	742,027	13,911,374		13,911,374
Sewer Pump Station at Quarrion Street, Quilpie (SPS002) (Carry-over Project)	R	DIS	308,469			-	308,469			
Carry-over project - Eromanga Sewerage	R	DDIS				-	-	100,000		
Quilpie - Rising Main	R	DDIS				-	-	30,000		
Quilpie - SPS 3 (Curlew Estate)	R	DDIS				-	-	15,000		15,000
Quilpie - SPS 3 (Curlew Estate)	R	DDIS				-	-	5,000		5,000
Eromanga - Supervisory Control and Data Acquisition system	R	DDIS				-	-	50,000		50,000
Quilpie - Bulloo Park Pump Station	R	DDIS				-	-	10,000		10,000
			1,050,495	\$ -	\$ -	\$ -	\$ 1,050,495	\$ 14,121,374	\$ -	\$ 13,991,374
TOTAL			4,425,100	\$ 644,075	\$ 2,119,185	\$ 2,763,260	\$ 7,188,360	\$ 73,741,088	\$ -	\$ 73,611,088

13.3 DEVELOPMENT APPLICATION - DA10 25-26 CHANGE APPLICATION - RECONFIGURING A LOT - INDUSTRIAL ESTATE, ANZAC DRIVE QUILPIE**IX: 279633****Author: Dominique Wells, Records Officer****Authorisers: Mwewa Chisenga, Deputy Director of Corporate Services
Sharon Frank, Director Corporate Services
Justin Hancock, Chief Executive Officer****Attachments:**
1. Proposal Plans - DA10 25-26
2. DA10 25-26 - 2607-53777 SRA Response with conditions
3. Existing Approval**SUMMARY****Applicant: Quilpie Shire Council****Owner: Quilpie Shire Council****Proposal:** Reconfiguring a Lot (1 into sixteen (16) Lot Industrial Subdivision, New Road and Easements)**Location:** Lots 2-4 & 15 in SP313216 & Lots 5-14 on SP273738**KEY OUTCOME****Key Outcome:** 1. Land and Housing**Key Initiative:** 1.1 Land development, housing construction and refurbishment**Key Outcome:** 4. Development**Key Initiative:** 4.1 Planning and building**EXECUTIVE SUMMARY**

Council is asked to consider and decide a change application (other change) an existing approval for Reconfiguring a Lot at 1, 10, 15, 18, 23, 28, 31, 36, 41, 43, 44, 52 and 54 Anzac Drive, Quilpie, described as Lots 2-4 & 15 in SP313216 & Lots 5-14 on SP273738. The applicant is Quilpie Shire Council, owner of the affected premises.

The existing approval for the establishment of the Quilpie Industrial Estate was to subdivide one (1) lot into 21 lots. Stage 1 of the approval has been completed. Council has submitted a change application to vary Stage 2 of the development, reducing the overall scale of the development to sixteen (16) lots.

In accordance with Section 82 of the Planning Act 2016, assessing and deciding change applications for other changes, the relevant provisions apply as if the change were a new development application. Therefore, the development is subject to Code assessment and must be assessed against the assessment benchmarks specified in Section 45 of the *Planning Act 2016*, to the extent

relevant, and any matter prescribed by regulation. The Development Assessment Rules set out the procedural requirements that Council must follow in the development assessment process. Pursuant to s.83 of the *Planning Act 2016* (Qld), Council must decide whether or not to approve the change.

The application has been assessed against the applicable assessment benchmarks, being the relevant provisions of the Quilpie Shire Planning Scheme. The proposal is generally consistent with the relevant assessment benchmarks.

Approval is recommended subject to conditions addressing compliance with relevant servicing and engineering standards and amenity protection. The decision is compatible with the *Human Rights Act 2019* (Qld). No unmanaged legal risks arise from this report.

RECOMMENDATION

That Council:

1. Receive this report; and
2. Pursuant to section 83 of the *Planning Act 2016* (Qld), the change application (Other) for the existing Reconfiguring a Lot Approval for One (1) lot into **sixteen (16)** lot industrial subdivision, new road and easements on land situated at Lot at 1, 10, 15, 18, 23, 28, 31, 36, 41, 43, 44, 52 and 54 Anzac Drive, Quilpie, described as Lots 2-4 & 15 in SP313216 & Lots 5-14 on SP273738, subject to the listed conditions and general advice.

Conditions

Table 1 Approved conditions

No.	Condition									
1	Approval is granted for the purpose of Reconfiguring a Lot (1 into sixteen (16) Lot Industrial Subdivision, New Road and Easements).									
2	The approved development is to be carried out in accordance with following approved plans and subject to the approval conditions. Where there is any conflict between the approval conditions and the details shown on the approved plans, the approval conditions prevail. <table><tr><td>Plan/Document Number</td><td>Plan/Document Name</td><td>Date</td></tr><tr><td>PRJ-0860-06-SK01</td><td>Stage 02 – Layout & Staging Plan</td><td>29 May 2026</td></tr><tr><td>250238-1/03</td><td>Working Plan</td><td>17/06/2026</td></tr></table>	Plan/Document Number	Plan/Document Name	Date	PRJ-0860-06-SK01	Stage 02 – Layout & Staging Plan	29 May 2026	250238-1/03	Working Plan	17/06/2026
Plan/Document Number	Plan/Document Name	Date								
PRJ-0860-06-SK01	Stage 02 – Layout & Staging Plan	29 May 2026								
250238-1/03	Working Plan	17/06/2026								
3	The new road shall have a minimum reservation width generally in accordance with the approved plans.									
4	The new road shall be sealed, designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.1(1) of the Quilpie Shire Planning Scheme or to other accepted and endorsed engineering standards.									
5	The new road shall be appropriately named.									
6	Each proposed lot shall be given an appropriate street number in accordance with Australian Standard AS4819.									
7	Street lighting shall be provided in the new road in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.1(1) of the Quilpie Shire Planning Scheme or to other accepted and endorsed engineering standards.									
8	Each proposed lot shall have vehicle access from a formed road in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Area and Access, Section 2.3 (1) and (2) of the Quilpie Shire Planning Scheme or to other accepted and endorsed engineering standards.									

No.	Condition
9	The existing water supply main shall be extended to the subject site within the road reserves, and of sufficient length to facilitate direct connection from each proposed lot to the water supply main, with capacity sufficient for the development, including adequate pressure for fire fighting purposes, in accordance with Schedule 1, Division 3: Standards for Water Supply, Section 3.1(1) of the Quilpie Shire Planning Scheme or to or to other accepted and endorsed engineering standards.
10	Each proposed lot shall be connected to Council's reticulated water supply system, in accordance with Schedule 1, Division 3: Standards for Water Supply, Section 3.1 of the Quilpie Shire Planning Scheme or to other accepted and endorsed engineering standards.
11	Fire hydrants shall be provided in the new road reserve in accordance with the accepted and endorsed engineering standards.
12	Prior to the submission to Council of the Plan of Survey required by Condition 26, reporting demonstrating that each lot can be adequately provided with an on-site effluent disposal system in accordance with Schedule 1, Division 4: Standards for On-Site Sewerage, Section 4.2 or to other accepted and endorsed engineering standards, shall be prepared by a Registered Professional Engineer Queensland (RPEQ)-Civil or other suitably qualified person and shall be submitted to and for the endorsement of Council.
13	Each proposed lot shall have stormwater collected and discharged in accordance with Schedule 1, Division 5: Standards for Stormwater Drainage, Section 5.1 of the Quilpie Shire Planning Scheme or to other accepted and endorsed engineering standards.
14	Each proposed lot, shall be connected to the reticulated electricity supply system in accordance with relevant standards required by the service provider.
15	A statutory covenant, pursuant to section 97A of the Land Title Act 1994, shall be registered over Easements A to G as shown on the approved plans, for the purpose of retaining vegetation for screening and visual amenity along and for the entire length of the subject site where it has frontage to Diamantina Developmental Road-
16	Easements A to G, generally as shown on the approved plans, shall be provided in favour of Council to facilitate access by Council to the covenant areas required by Condition 15 for the purpose of vegetation amenity and maintenance.
17	All utility services shall be located within the road reserve where possible in accordance with accepted and endorsed engineering standards.
18	Any filling or excavation necessitated to meet the conditions of this approval shall be undertaken in accordance with Schedule 1, Division 1: Standards for Construction Activities, Section 1.1 of the Quilpie Shire Planning Scheme or to other accepted and endorsed engineering standards.
19	Best practice soil erosion control techniques shall be used at the location of all works to be completed on the subject site in accordance with Schedule 1, Division 1: Standards for Construction Activities, Section 1.1 of the Quilpie Shire Planning Scheme or to other accepted and endorsed engineering standards and shall remain in place for the duration of construction.
20	No construction shall take place until the appropriate erosion control and silt collection measures are in place as required by Condition 20 (above). Such erosion control and silt collection measures shall remain on-site throughout the construction period.
21	Prior to undertaking any works required by the conditions of approval for the road (including street lighting), vehicle crossovers, water supply main extension (including fire hydrants), water supply connections and stormwater drainage, engineering plans and specifications shall be prepared by a Registered Professional Engineer Queensland (RPEQ)-Civil in accordance with the relevant standards required by the conditions of approval and shall be submitted to and for the endorsement of Council.

No.	Condition
22	On completion of the works, "as constructed" plans shall be submitted to Council, with certification by a Registered Professional Engineer Queensland (RPEQ)-Civil that the works have been completed in accordance with the endorsed plans and any approved modifications.
23	The cost of carrying out works and providing services to each proposed lot, as required by conditions of approval, shall be at the expense of the applicant.
24	Council may identify lot/s for sale. In respect of those identified lot/s and prior to their release for sale by Council, all works necessitated by the conditions of approval for roads (including street lighting), vehicle crossovers, water supply main extensions (including fire hydrants), water supply connections, stormwater drainage, earthworks and reticulation of electricity shall be completed.
25	The applicant shall submit a detailed Plan of Survey, including the statutory covenant and easement documentation required by Conditions 15 and 16, prepared by a licensed surveyor, for the approval of Council.

Table 2 General Advice

No.	Category	Condition
(a)	Relevant Planning Scheme	The relevant planning scheme for this development is the Quilpie Shire Planning Scheme. All references to the 'Planning Scheme' and 'Planning Scheme Schedules' within these conditions refer to this planning scheme.
(b)	Future Permits	A development permit for a Material Change of Use will be required for any activity or development on the approved lot(s) that does not comply with the accepted development criteria in the Quilpie Shire Planning Scheme.
(c)	Duty of Care	This approval in no way removes the duty of care responsibility of the applicant under the <i>Aboriginal Cultural Heritage Act 2003</i> . Pursuant to Section 23(1) of the <i>Aboriginal Cultural Heritage Act 2003</i> , a person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage (the "cultural heritage duty of care").
(f)	Environmental harm	The Environmental Protection Act 1994 states that a person must not carry out any activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm. Environmental harm includes environmental nuisance. In this regard, persons and entities involved in the operation of the approved works are to adhere to their 'general environmental duty' to minimise the risk of causing environmental harm to adjoining premises.
(g)	Necessary Permits	It is the responsibility of the developer to obtain all necessary permits and submit all necessary plans to the relevant authorities for the approved use.
(h)	Future changes	In completing an assessment of the proposed development, council has relied on the information submitted in support of the development application as true and correct. Any change to the approved plans and documents may require a new or changed development approval. it is recommended that the applicant contact council for advice in the event of any potential change in circumstances.

BACKGROUND

On 30 June 2026, Council received a properly made change application (other) to an existing approval for Reconfiguring a Lot to establish the Quilpie Industrial Estate, located at 1, 10, 15, 18,

23, 28, 31, 36, 41, 43, 44, 52 and 54 Anzac Drive, Quilpie, described as Lots 2-4 & 15 in SP313216 & Lots 5-14 on SP273738. The applicant is Quilpie Shire Council, represented by Hartecs Group.

This report presents the assessment of the application against the applicable assessment benchmarks of the Quilpie Shire Planning Scheme and recommends that approval be granted subject to conditions.

REPORT

Site Characteristics

The site is comprised of 14 individual allotments, currently developed as the Quilpie Industrial Estate and contains a range of industrial land uses, Council operations, vacant land and Open Space and Recreation (Gun Club) activities. The site is located within the Township Zone (Industry Precinct) under the Quilpie Shire Planning Scheme.

The site has frontages to Diamantina Developmental Road and Quilpie Thargomindah Road along the northern and western property boundaries. Anzac Drive forms the internal access road servicing the subject lots. Figure 1 below shows the site and surrounding lots.



Figure 1 - Locality Plan

Proposal

The proposed development application seeks change the existing approval issued by Council. The original development approval was in two (2) stages, creating 10 industrial lots in Stage 1 and a further 11 lots in Stage 2. The approved development plan is included below as Figure 2.

The Decision Notice, approving the development subject to conditions, was issued on 11 September 2015 and Stage 1 of the development was subsequently completed.

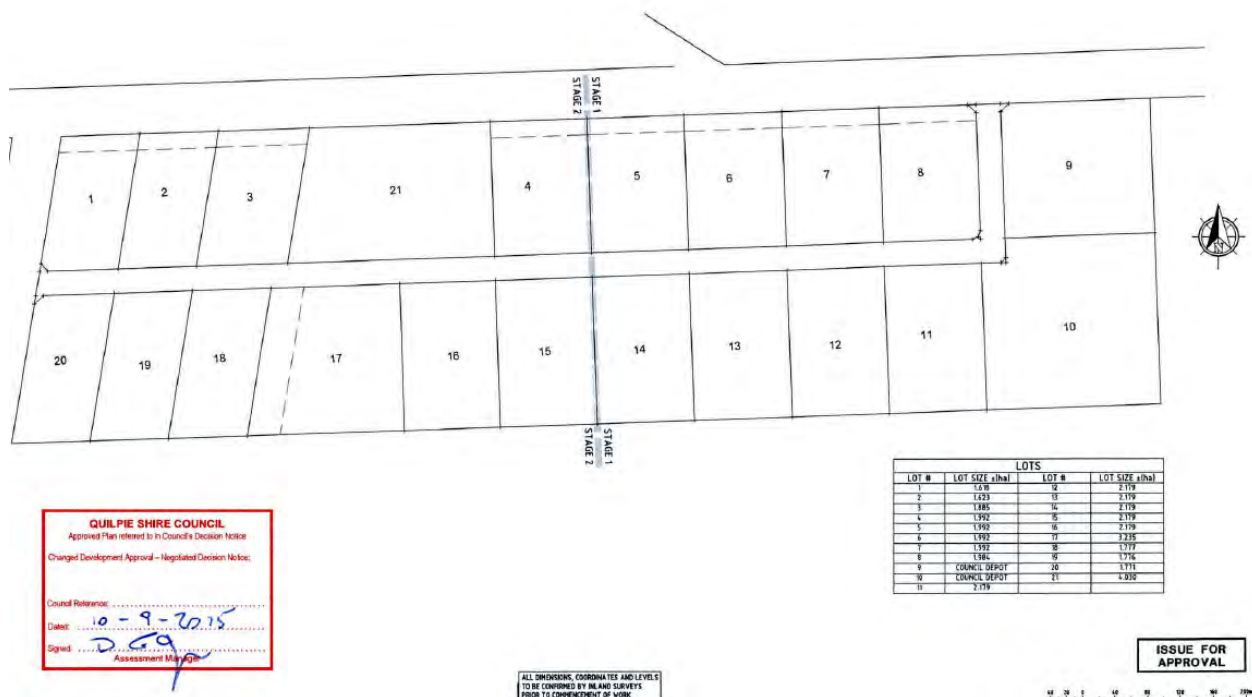


Figure 2 – Approved Development Plan

Council is now seeking to change the development as it applies to Stage 2 of the development. The change removes the through-road connection of Anzac Drive to Quilpie Thargomindah Road and reduces the overall scale of the development to sixteen allotments. The change also removes the Opal Fossicking Area, previously contained on Proposed Lot 17, and the associated direct access to Diamantina Developmental Road.

This will be achieved by subdividing both existing Lots 4 15 into two lots. Lots 2 and 3, containing the Gun Club, will remain generally unchanged.

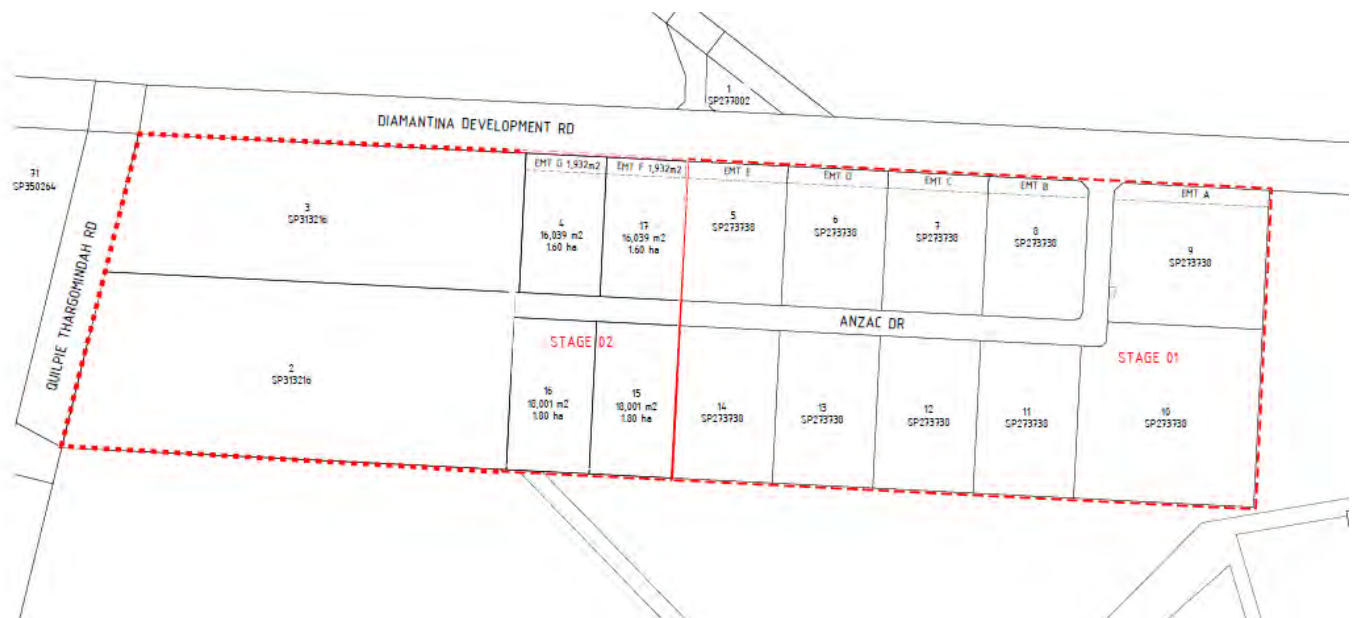


Figure 3 - Proposed Development Layout

Access to all lots will continue to be via Anzac Drive. All lots will be connected to the reticulated water network, via separate connections. On-site wastewater disposal systems are provided on each lot to service the scale of activity occurring on site.

Assessment

The proposal constitutes a Change (Other) application as the change does not meet the definition of minor change as stated in Schedule 2 of the *Planning Act 2016* as the proposal was considered to result in substantially different development.

In accordance with Section 82(2) of the *Planning Act 2016*, Council's assessment of a change application that is not a minor change is to be as if it were a new development application.

Accordingly, under Table 5.6.1 of the Quilpie Shire Planning Scheme, Reconfiguring a Lot is subject to Code assessment. The proposed use requires a development permit to be issued by Council prior to the commencement of use. Pursuant to Section 45 of the *Planning Act 2016*, a Code Assessable application is an assessment that must be carried out only:

- (a) *against the assessment benchmarks in a categorising instrument for the development; and*
- (b) *having regard to any matters prescribed by regulation for this paragraph.*

The Assessment Benchmarks applicable to the development assessment are:

- the Regional Plan (i.e. South West Regional Plan);
- the State Planning Policy; and
- the Quilpie Shire Planning Scheme.

Regional Plan

The South West Regional Plan is a statutory instrument intended to assist in managing change and shaping the prospects of rural communities in the South West region. The regional plan sets out desired regional outcomes, which identify aspirations for the region.

The *Quilpie Shire Planning Scheme*, specifically the strategic framework, appropriately advances the *South West Regional Plan 2009* as it applies in the planning scheme area. No further assessment of the application against the regional plan is required.

State Planning Policy (SPP)

The Quilpie Shire Planning Scheme appropriately integrates all SPP matters relevant to the Quilpie Shire, therefore an independent assessment of the proposal against the SPP is not required.

Quilpie Shire Planning Scheme

The Quilpie Shire Planning Scheme is applicable to the assessment of the Development Application. The relevant sections of the planning scheme are:

- Part 7 Development Codes
 - o Part 7.4.2 Reconfiguring a Lot Code

Part 7.4.2 Reconfiguring a Lot Code

The proposed development complies with the Purpose and Outcomes of the General Development Code because;

- The proposal creates safe and functional lots suitable for industrial land uses, consistent with the purpose of the zone;
- All lots will be provided with suitable access to Anzac Drive and will be connected to all available urban infrastructure services.

- The site is not mapped as containing any matters of state ecological significance.

The proposed development has also been assessed against the Performance and Acceptable Outcomes of the Reconfiguring a Lot Code. The proposed development complies with all relevant assessment benchmarks, with exceptions outlined below:

Performance Outcome	Acceptable Outcome	Assessment and Response
PO2 The proposed lots have a legal point of access from local or state controlled road networks.	AO2 No acceptable outcome provided.	Condition to comply Conditions are applied for all proposed lots to have a new industrial crossover constructed to Anzac Drive.
PO16 The stock route network identified in SPP mapping – Agriculture, Development and Construction, Mining and Extractive Resources and Tourism is protected from incompatible development on adjoining sites.	AO16 No new allotments are created within or adjacent to the stock route network.	Alternative Solution The subject site is surrounded by mapped stock routes along the northern, western and southern boundaries of the Industrial Estate. The proposal does not create new lots in addition to those approved under the existing development approval. Notwithstanding, all lots will gain access via Anzac Drive, which will reduce potential conflicts with the stock route network. Further, the proposed lots are within the Industry Precinct and are not expected to be developed for sensitive land uses that could be affected by the ongoing operation of the stock route network.

On the basis of the assessment above, the proposal is generally consistent with the applicable assessment benchmarks of the Quilpie Shire Planning Scheme. Approval subject to conditions is the appropriate outcome.

OPTIONS

In accordance with section 83 of the *Planning Act 2016*, for an application that involves a change that is not a minor change, after carrying out the assessment, Council must decide—

(a) to make the change; or

(b) to not make the change.

Option (a) — Recommended to make the change in accordance with the request, subject to conditions. The assessment demonstrates that the proposal is generally consistent with the applicable planning scheme benchmarks, subject to conditions. The recommended conditions address access and services. Approval subject to conditions is the appropriate decision.

Option (c) — Refusal. The assessment does not identify grounds for refusal. Refusal would not be consistent with the Planning Scheme assessment benchmarks and would expose Council to the risk of an appeal under s.229 of the *Planning Act 2016* (Qld).

CONSULTATION (Internal/External)

Table 3 Consultation

Party	Nature of consultation	Outcome
Dominique Wells, Records Officer — Author	Preparation of this report. Assessment of the proposal against the Planning Scheme assessment benchmarks.	Report prepared and submitted for authorisation.
Sharon Frank, Director Corporate Services	Report authorisation. Review of assessment and recommendation.	Report reviewed and authorised.

Party	Nature of consultation	Outcome
Justin Hancock, Chief Executive Officer	Report authorisation. Confirmation of Council's role as Concurrence Agency and the assessment outcome.	Report authorised for tabling.
Kate Swepson, A/Senior Town Planner, Maranoa Regional Council	Undertake planning assessment and recommend conditions. Engaged to provide independent planning advice given Council's limited in-house planning capacity.	Planning assessment confirmed as consistent with the Quilpie Shire Planning Scheme. Conditions reviewed and endorsed.
Hartecs Group — Applicant's representative	Receipt of application.	Application properly made 30 June 2026.
State Assessment and Referral Agency	Concurrence Agency to the Development Application	Development approved, subject to conditions, on 27 August 2026.

INTERESTED PARTIES

Quilpie Shire Council – owner of the subject land affected by the change application.

It is noted that a number of lots within Stage 1 are under private ownership. In accordance with Section 51 of the Planning Act 2016, owner's consent was not required for these lots as they are defined as 'excluded premises' under Schedule 2 of the *Planning Act 2016* as the premises will not be materially affected by the change.

Note: The identification of interested parties is provided on a best endeavours basis by Council officers and may not be exhaustive.

LEGISLATION / LEGAL IMPLICATIONS

Assessability and Council's role

Under section 78A of the *Planning Act 2016* (Qld) and Schedule 8 of the *Planning Regulation 2017* (Qld), the local government is the responsible entity for a change application to an approval issued by the Local Government. The change application on this property results in assessable development requiring a development approval.

Council's role as the assessment manager is to decide in accordance with section 82 of the *Planning Act 2016* (Qld), as set out in the Options section of this report.

Assessment benchmarks

Pursuant to section 45 of the *Planning Act 2016* (Qld), a code assessment must be carried out only:

- (a) *against the assessment benchmarks in a categorising instrument for the development; and*
- (b) *having regard to any matters prescribed by regulation for this paragraph.*

The applicable assessment benchmarks and Council's assessment against the benchmarks is outlined in the Report section of this report.

Appeal rights

Pursuant to section 229 of the *Planning Act 2016* (Qld), the applicant may appeal a decision of Council as Assessment Manager to the Planning and Environment Court. The assessment in this report demonstrates that the recommended approval with conditions is consistent with the applicable planning scheme assessment benchmarks. The risk of a successful appeal against the recommended decision is assessed as Low.

Conflict of Interest

The reporting officer declares no conflict of interest about any matter in this report. Councillors are reminded of their obligations under subsection 150EB to 150FA of the *Local Government Act 2009* (Qld) to declare any prescribed or declarable conflict of interest before participating in any vote on related matters.

POLICY IMPLICATIONS

Quilpie Shire Planning Scheme

Council assessed the proposal against the relevant provisions of the Quilpie Shire Planning Scheme. Reconfiguring a Lot in all zones is assessable development.

The assessment demonstrates that the proposal is generally consistent with the assessment benchmarks. The proposed subdivision is consistent with community expectations for the site by complying with the minimum lot size requirements. Council imposes conditions to protect the amenity of the surrounding area and ensure the development is adequately serviced.

Planning Regulation 2017 (Qld)

The development is defined as reconfiguring a lot under Schedule 2 of the *Planning Act 2016* (Qld) and is made assessable development under the Quilpie Shire Planning Scheme. The assessment benchmarks applied are those specified in section 82 and section 45 of the *Planning Act 2016* (Qld). Council conducted the assessment against those benchmarks. Council's decision has been made in accordance with section 82 of the *Planning Act 2016* (Qld).

FINANCIAL AND RESOURCE IMPLICATIONS

In general, recommended conditions of approval must be completed at no cost to Council.

Council may incur costs if its decision regarding the application is appealed to the Planning and Environment Court under section 229 of the *Planning Act 2016* (Qld). The assessment in this report demonstrates consistency with the applicable planning scheme benchmarks. The risk of a successful appeal against the recommended decision is Low, as noted in the Risk Management Implications section. Accordingly, the financial exposure arising from potential appeal proceedings is assessed as Low.

The engagement of Kate Swepson, A/Senior Town Planner at Maranoa Regional Council, for completing the planning assessment represents an internal government-to-government arrangement. Any cost associated with that engagement is within Council's existing operational budget for planning and development assessment.

ASSET MANAGEMENT IMPLICATIONS

Nil.

RISK MANAGEMENT IMPLICATIONS

Table 2 Risk register

Risk name and description	Current controls	Impacts if risk eventuates	Likelihood	Consequence	Rating	Risk treatment
Appeal — applicant or third party appeals Council's decision to the Planning and Environment Court.	Council assessed the application against applicable planning scheme benchmarks. An independent assessment was undertaken. Conditions are proportionate	Council incurs legal costs defending its decision. Decision may be set aside or varied by the Court.	D. Unlikely	2. Minor	L	No additional treatment required. Maintain thorough assessment documentation. Residual risk: Low.

Risk name and description	Current controls	Impacts if risk eventuates	Likelihood	Consequence	Rating	Risk treatment
	the development.					
Condition non-compliance	The approval includes conditions that require action prior to commencement of use and also those that have ongoing obligations.	Future landowners are responsible for achieving compliance with conditions, including any costs associated.	D. Unlikely	3. Moderate	M	Council, as the responsible Planning Body, can refuse to authorise the survey plan registration until compliance with conditions is achieved.

HUMAN RIGHTS CONSIDERATION

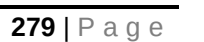
Under Section 4(b) of the *Human Rights Act 2019* (Qld), public entities are required to act and make decisions in a manner that is compatible with human rights. The Act stipulates that human rights may only be limited in specific circumstances. It is important to note that the rights protected under the *Human Rights Act 2019* (Qld) are not absolute. As such, these rights must be carefully balanced against the rights of others and significant public policy considerations.

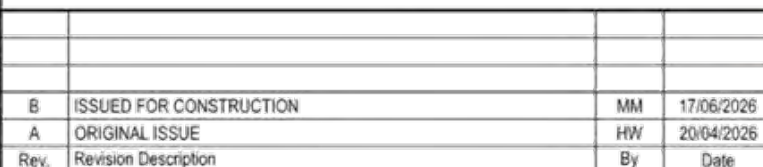
s.15 — Recognition and equality before the law: The development assessment process has been conducted consistently with the applicable planning scheme benchmarks, applied equally and without discrimination to this application as to all others. This right is advanced by the assessment process. No right under s.15 is limited.

s.24 — Property rights: The right to not be deprived of property other than in accordance with law is engaged by this decision. The application is made with the consent of the owner of the property. The recommended approval advances this right by permitting the owner and/or applicant to make productive use of the property for the benefit of the community. No property right is limited by this decision.

s.28 — Cultural rights — Aboriginal peoples and Torres Strait Islander peoples: The Quilpie Shire is the ancestral home of the Mardigan, Boonthamurra, Bidjara, Wongkumara and Kullili peoples. This decision relates to a site with no identified connection to the cultural heritage of Aboriginal and Torres Strait Islander peoples. The decision does not engage or limit any right under s.28. Should any connection to cultural heritage be identified during the archival documentation process, Council will take appropriate steps in accordance with its obligations under s.28 and the *Aboriginal Cultural Heritage Act 2003* (Qld).

This report is compatible with the *Human Rights Act 2019* (Qld). The decision advances the rights identified above. No right is limited by this decision.





Drawn:	Hunter Williams
Designed:	Hunter Williams
Checked:	Sergio Rangel
Survey:	GBA Consulting Engineers

Client:	QUILPIE SHIRE COUNCIL
Project:	QUILPIE INDUSTRIAL SUBDIVISION
Title:	WORKING PLAN

Category: SUBDIVISIONS		
Drawing No. 250238-1/03		Rev. B
Units: m (UNO)	Scale: H 1:1000 V 1:200	Size: A3



RA6-N
 SARA reference: 2607-53777 SRA
 Council reference: 277430: Dominique Wells DA10 25-26
 Applicant reference: PRJ-0860

27 August 2026

Chief Executive Officer
 Quilpie Shire Council
 PO Box 57
 QUILPIE QLD 4480
 admin@quilpie.qld.gov.au

Attention: Dominique Wells

Dear Ms Wells

SARA referral agency response—1, 10, 15, 18, 23, 28, 31, 36, 41, 43, 44, 52 and 54 Anzac Drive, Quilpie QLD 4480

(Referral agency response given under section 56 of the *Planning Act 2016*)

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 28 July 2026.

Response

Outcome:	Referral agency response – with conditions
Date of response:	###Secondary1###
Conditions:	The conditions in Attachment 1 must be attached to any development approval
Advice:	Advice to the applicant is in Attachment 2
Reasons:	The reasons for the referral agency response are in Attachment 3

Development details

Description:	Development permit	Change application (Other) to existing Development Permit - Reconfiguring a Lot - 1 into 16 lot industrial subdivision, new road and easements
SARA role:	Referral agency	

2607-53777 SRA

SARA trigger:	Schedule 10, Part 9, Division 4, Subdivision 1, Table 1. Item 1 (Planning Regulation 2017)
	Development impacting on state transport infrastructure
	Schedule 10, Part 9, Division 4, Subdivision 2, Table 1, Item 1 (Planning Regulation 2017)
	Reconfiguring a lot near a state transport corridor
	Schedule 10, Part 9, Division 4, Subdivision 2, Table 3, Item 1 (Planning Regulation 2017)
	Reconfiguring a lot near a state-controlled road intersection
SARA reference:	2607-53777 SRA
Assessment manager:	Quilpie Shire Council
Street address:	1, 10, 15, 18, 23, 28, 31, 36, 41, 43, 44, 52 and 54 Anzac Drive, Quilpie QLD 4480
Real property description:	Lots 2-4 & 15 in SP313216 & Lots 5-14 on SP273738
Applicant name:	Quilpie Shire Council C/- Hartecs Group
Applicant contact details:	Cathedral Village, Office 26, Level 1, 115 Wickham Street Fortitude Valley QLD 4006 nicole@strategic-urban.com.au
<i>Human Rights Act 2019</i> considerations:	The decision has been assessed for compatibility with human rights under the <i>Human Rights Act 2019</i> . The decision was found not to limit human rights under the <i>Human Rights Act 2019</i> therefore, it is reasonable to conclude the decision is compatible with human rights.

Representations

An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s.30 Development Assessment Rules). Copies of the relevant provisions are in **Attachment 4**.

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

For further information please contact Ian McHugh, Principal Planning Officer, on 07 4616 7320 or via email ToowoombaSARA@dsdip.qld.gov.au who will be pleased to assist.

Yours sincerely



Paul Gleeson
A/Manager

2607-53777 SRA

enc Attachment 1 - Referral agency conditions
Attachment 2 - Advice to the applicant
Attachment 3 - Reasons for referral agency response
Attachment 4 - Representations about a referral agency response provisions
Attachment 5 - Documents referenced in conditions

cc Quilpie Shire Council, nicole@strategic-urban.com.au

2607-53777 SRA

Attachment 1—Referral agency conditions

(Under section 56(1)(b)(i) of the *Planning Act 2016* the following conditions must be attached to any development approval relating to this application) (Copies of the documents referenced below are found at Attachment 5)

No.	Conditions	Condition timing
Reconfiguring a lot - 1 into 16 lot industrial subdivision		
10.9.4.1.1.1, 10.9.4.2.1.1 & 10.9.4.2.3.1—The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of Department of Transport and Main Roads (DTMR) to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following conditions:		
1.	The development must be carried out generally in accordance with the following plan: Stage 02 Layout & Staging Plan prepared by Hartecs Group dated 19 May 2026, reference Drawing No. PRJ-0860-06-SK01 (Rev. B).	At all times
2.	(a) Stormwater management of the development must not cause worsening to the operating performance of the Quilpie-Thargomindah Road or Diamantina Development Road, such that any works on the land must not: (i) create any new discharge points for stormwater runoff onto the state-controlled corridors (ii) concentrate or increase the velocity of flows to the state-controlled corridors (iii) interfere with and/or cause damage to the existing stormwater drainage on the state-controlled corridors (iv) surcharge any existing culvert or drain on the state-controlled corridors (v) reduce the quality of stormwater discharge onto the state-controlled corridors (vi) impede or interfere with any overland flow or hydraulic conveyance from the state-controlled corridors (vii) reduce the floodplain immunity of the state-controlled corridors. (b) Submit Registered Professional Engineer Queensland (RPEQ) certification to DTMR confirming that the development has been designed in accordance with part (a) of this condition.	(a) At all times (b) Prior to obtaining development approval for operational work
3.	(a) Any excavation, filling, paving, landscaping, construction or any other works to the land must not: (i). create any new discharge points for stormwater runoff onto the state-controlled road; (ii). interfere with and/or cause damage to the existing stormwater drainage on the state-controlled road; (iii). surcharge any existing culvert or drain on the state controlled road; and (iv). reduce the quality of stormwater discharge onto the state controlled road. (b) The applicant must provide RPEQ certification to DTMR that the development has been designed and constructed in accordance with parts (a) of this condition.	(a) At all times (b) Prior to obtaining development approval for operational work
4.	(a) Road works comprising the construction of the new road/Diamantina Developmental Road intersection, for which	Prior to submitting the Plan of Survey to the

2607-53777 SRA

	approval under section 33 of the <i>Transport infrastructure Act 1994</i> must be obtained, must be provided: i. Located generally in accordance with the site plan titled: Stage 02 Layout & Staging Plan prepared by Hartecs Group dated 19 May 2026, reference Drawing No. PRJ-0860-06-SK01 (Rev. B). ii. Road works comprising a Basic Left Turn (BAL) and Basic Right Turn (BAR) treatments catering for Type 2 Road Trains; and iii. The installation of lighting identified as required in accordance with DTMRs' Road Planning and Design Manual (2nd Edition) and any manuals/standards (including Australian Standards) referenced therein. (b) The road works (including lighting and external signage) must be designed and constructed in accordance with the following: i. Road Planning and Design Manual, prepared by DTMR, and ii. Manual of Uniform Traffic Control Devices (Queensland), prepared by DTMR.	local government for approval for Stage 1 of the development.
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2607-53777 SRA

Attachment 2—Advice to the applicant

General advice	
1.	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 3.6. If a word remains undefined it has its ordinary meaning.

2607-53777 SRA

Attachment 3—Reasons for referral agency response

(Given under section 56(7) of the *Planning Act 2016*)

The reasons for the SARA's decision are:

- The development complies with the assessment benchmarks of State codes 1 and 6 of SDAP in that the development:
 - is suitably located and designed to prevent environmental harm to the acoustic and air environment, receiving waters, and sensitive land uses
 - effectively prevents and minimises hazardous contaminants from release to the environment
 - avoids impacts on matters of state environmental significance.
 - does not adversely impact the structural integrity or physical condition of the state controlled road network
 - does not adversely impact the function and efficiency of the state controlled road network

Material used in the assessment of the application:

- the development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- the SDAP (version 3.6), as published by SARA
- the Development Assessment Rules
- SARA DA Mapping system
- section 58 of the *Human Rights Act 2019*

2607-53777 SRA

Attachment 4—Representations about a referral agency response provisions

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2607-53777 SRA

Attachment 5—Documents referenced in conditions

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Street Address 50 Broilga Street, Quilpie QLD 4480

Phone (07) 4656 0500 Facsimile (07) 4656 1443

Email admin@quilpie.qld.gov.au Web www.quilpie.qld.gov.au

ABN 53 680 434 639

All correspondence to be addressed to:
Chief Executive Officer, PO Box 57, Quilpie QLD 4480

Our Reference: 84492 : Angie Hennessy

Your Reference: DA 02/13

11 September 2015

Dave Burges
Quilpie Shire Council
PO Box 57
QUILPIE QLD 4480

Dear Mr Burges

RE: Decision Regarding Request to Change Development Approval – Negotiated Decision Notice (s369 of SPA); Development Permit for Reconfiguring a Lot (1 into 21 Lot Industrial Subdivision, New Road and Easements); Lot 2 on SP234981 – Diamantina Developmental Road, Quilpie

We refer to your request to change development approval – negotiated decision notice issued on 19 May 2014 to include in *Item (11) Approved Plans, 2. General* of that decision notice, an additional staging plan for the proposed subdivision.

Council, as the responsible entity pursuant to section 369(e) of SPA has considered your request and has agreed to change the *Negotiated Decision Notice* accordingly.

Pursuant to section 376 of SPA, please find attached the *Changed Development Approval – Negotiated Decision Notice* for Development Permit for Reconfiguring a Lot (1 into 21 Lot Industrial Subdivision, New Road and Easements).

The *Changed Development Approval – Negotiated Decision Notice* details the nature of the changes made to the previous *Decision Notice* and replaces the previous *Decision Notice*.

Please contact Angie Hennessy of Quilpie Shire Council on (07) 4656 0500 should you have any queries.

Yours faithfully

Dave Burges
CHIEF EXECUTIVE OFFICER

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CHANGED DEVELOPMENT APPROVAL – NEGOTIATED DECISION NOTICE

(Section 376 of the *Sustainable Planning Act 2009*)

Council File Reference: DA 02/13
Council Contact: Angie Hennessy
Council Contact Phone: (07)4656 0500

Changed Development Approval – Negotiated Decision Notice

Development Permit for Reconfiguring a Lot (1 into 21 Lot Industrial Subdivision, New Road and Easements)

Lot 2 on SP234981 – Diamantina Developmental Road, Quilpie

Pursuant to section 376 of the *Sustainable Planning Act 2009* (SPA):

I wish to advise that I, as the delegated representative of the Quilpie Shire Council, the responsible entity, pursuant to section 369(e) of SPA considered the Request to Change Development Approval – Negotiated Decision Notice dated 8 September 2015 and agreed on 10 September 2015 to issue a Changed Development Approval – Negotiated Decision Notice by adding the following additional row in the table in *Item (11) Approved Plans, 2. General* and by making any necessary amendments to the associated introductory paragraph:

Reference:	132098 SP01 Issue A
Description:	"Staging Plan", prepared by Brandon & Associates, dated 14 October 2014
Amendments:	Nil

This Changed Development Approval – Negotiated Decision Notice replaces the Negotiated Decision Notice for Reconfiguring a Lot (1 into 21 Lot Industrial Subdivision, New Road and Easements) approved on 13 May 2014.

(1) Date of Negotiated Decision

I wish to advise that the assessment manager considered the representations about the decision notice and agreed on 13 May 2014 to issue a Negotiated Decision Notice.

This Negotiated Decision Notice replaces the decision notice for Reconfiguring a Lot (1 into 21 Lot Industrial Subdivision, New Road and Easements) approved on 8 April 2014.

(2) Applicant Details

Name: Quilpie Shire Council
Postal Address: PO Box 57
Quilpie Qld 4480
Phone No.: (07) 4656 0500
Email: admin@quilpie.qld.gov.au

(3) Property Description

RPD: Lot 2 on SP234981
Street Address: Diamantina Developmental Road, Quilpie

(4) Referral Agencies

Pursuant to sections 250(a) and 251(a) of the *Sustainable Planning Act 2009* (SPA) and *Schedule 7 Referral Agencies and their Jurisdictions* of the *Sustainable Planning Regulation 2009* (SP Reg), the following referral agency was prescribed for the development application.

SP Reg, Schedule 7	Referral Trigger	Referral Agency	Referral Agency Name & Address
Table 2, Item 2 (Land Relating to a State-controlled Road)	Reconfiguring a lot on land relating to a State-controlled road unless – (a) the total number of lots is not increased; and (b) the total number of lots abutting the State-controlled road is not increased.	Department of Transport and Main Roads as a Concurrence Agency.	Department of Transport and Main Roads South West Region (Roma) PO Box 126 ROMA QLD 4455
Table 3, Item 2 (Development Impacting on a State-controlled Road)	Development that is Reconfiguring a Lot for Industrial purposes and has a total site area exceeding 16000m ² .		

Refer to Attachment B for a copy of the Department of Transport and Main Roads referral agency response.

(5) Negotiated Decision

The development application has been assessed and is:

- ☐ Approved in Full
- ☐ Approved in Part
- ☒ Approved in Full, with Conditions
- ☐ Approve in Part, with Conditions
- ☐ Refused

(6) Nature of Changes

The assessment manager amended the Decision Notice as follows:

- (i) delete Condition 25 (shown as strikethrough); and
- (ii) insert new Condition 25 for the purposes of allowing Quilpie Shire Council (the entity with current ownership of the subject land) the ability to release lot/s for sale as determined by Council (shown as bold and italics).

(7) Approval Under Section 331

Pursuant to section 331 of SPA, the development application has not been deemed to be approved.

(8) Details of Approval

Aspect of Development	SP Reg, Schedule 3	Development Permit	Preliminary Approval
Carrying out Building Work		☐	☐
Carry out Operational Work		☐	☐
Making a Material Change of Use		☐	☐
Reconfiguring a Lot (1 into 21 Lot Industrial Subdivision, New Road and Easements)	Table 3, Item 1	☒	☐

(9) Conflict with a Relevant Instrument and Reasons for the Decision Despite the Conflict

The assessment manager does consider that the assessment manager's decision conflicts with a relevant instrument.

Details of the conflict with the relevant instrument	Reason for the decision, including a statement about the sufficient grounds to justify the decision despite the conflict
1. The proposed development is contrary to Performance Criteria (PC) 1 of the Reconfiguring a Lot Code (Part 5.3), in that it does not meet the minimum lot size requirement for the Rural Zone.	The proposed development is approved, despite the conflict, on the following grounds: (a) on 10 December 2013, Council at its ordinary meeting resolved to amend the Quilpie Shire Planning Scheme to change the zoning of the subject land from Rural Zone to Industrial Zone to reflect the proposed development; (b) the subdivision will provide additional industrial lots to accommodate future industrial land uses in close proximity to the town of Quilpie; and (c) the proposed development addresses a community need in that there is currently a shortage of serviced industrial land in close proximity to the town of Quilpie

(10) Submissions

Not applicable.

(11) Approved Plans**1. Conceptual Plan**

The conceptual approved plan for this Development Permit is listed in the table below. Refer to Attachment A for a copy of the approved plan.

Reference:	D441_QUI65
Description:	"Quilpie Shire Council Industrial Subdivision Diamantina Developmental Road Quilpie QLD 4480", prepared by S.G.S., dated 13-02-13
Amendments:	Amended in red on 12-03-14 to: — insert "Conceptual Plan:" in plan title; and — remove Easement G.

2. General

The approved plans for this Development Permit is **are** listed in the table below. Refer to Attachment A for a copy of the approved plans.

Reference:	2012-078/01
Description:	"Town of Quilpie Industrial Subdivision Lot 2 on SP234981 Road Plan", prepared by George Bourne and Associates, dated 04-06-2013
Amendments:	Nil

Reference:	132098 SP01 Issue A
Description:	"Staging Plan", prepared by Brandon & Associates, dated 14 October 2014
Amendments:	Nil

(12) Assessment Manager's Conditions

Development Approval – Development Permit for Reconfiguring a Lot (1 into 21 Lot Industrial Subdivision, New Road and Easements)

1. Approval is granted for the purpose of Reconfiguring a Lot (1 into 21 Lot Industrial Subdivision, New Road and Easements).
2. The development shall be generally in accordance with supporting information supplied by the applicant with the development application including the plans listed in Item 11 (above) of this Decision Notice.
3. The new road shall have a minimum reservation width generally as shown on the plan "Quilpie Shire Council Industrial Subdivision Diamantina Developmental Road Quilpie QLD 4480", drawing reference D441_QUI65, prepared by S.G.S., dated 13-02-13, amended in red on 12-03-14.
4. The new road shall be sealed, designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.1(1) of the Quilpie Shire Planning Scheme or to other accepted and endorsed engineering standards.
5. The new road shall be appropriately named.
6. Each proposed lot shall be given an appropriate street number in accordance with Australian Standard AS4819.
7. Street lighting shall be provided in the new road in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.1(1) of the Quilpie Shire Planning Scheme or to other accepted and endorsed engineering standards.

8. Each proposed lot shall have vehicle access from a formed road in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Area and Access, Section 2.3 (1) and (2) of the Quilpie Shire Planning Scheme or to other accepted and endorsed engineering standards.
9. The existing water supply main shall be extended to the subject site within the road reserves, and of sufficient length to facilitate direct connection from each proposed lot to the water supply main, with capacity sufficient for the development, including adequate pressure for fire fighting purposes, in accordance with Schedule 1, Division 3: Standards for Water Supply, Section 3.1(1) of the Quilpie Shire Planning Scheme or to or to other accepted and endorsed engineering standards.
10. Each proposed lot shall be connected to Council's reticulated water supply system, in accordance with Schedule 1, Division 3: Standards for Water Supply, Section 3.1 of the Quilpie Shire Planning Scheme or to other accepted and endorsed engineering standards.
11. Fire hydrants shall be provided in the new road reserve in accordance with the accepted and endorsed engineering standards.
12. Prior to the submission to Council of the Plan of Survey required by Condition 26, reporting demonstrating that each lot can be adequately provided with an on-site effluent disposal system in accordance with Schedule 1, Division 4: Standards for On-Site Sewerage, Section 4.2 or to other accepted and endorsed engineering standards, shall be prepared by a Registered Professional Engineer Queensland (RPEQ)-Civil or other suitably qualified person and shall be submitted to and for the endorsement of Council.
13. Each proposed lot shall have stormwater collected and discharged in accordance with Schedule 1, Division 5: Standards for Stormwater Drainage, Section 5.1 of the Quilpie Shire Planning Scheme or to other accepted and endorsed engineering standards.
14. Each proposed lot, excluding proposed Lot 17, shall be connected to the reticulated electricity supply system in accordance with relevant standards required by the service provider.
15. A statutory covenant, pursuant to section 97A of the *Land Title Act 1994*, shall be registered over Easements A to F and Easements H to J as shown on the plan "Quilpie Shire Council Industrial Subdivision Diamantina Developmental Road Quilpie QLD 4480", drawing reference D441_QUI65, prepared by S.G.S., dated 13-02-13, amended in red on 12-03-14, for the purpose of retaining vegetation for screening and visual amenity along and for the entire length of the subject site where it has frontage to Diamantina Developmental Road, excluding proposed Lot 17.
16. Easements A to F, burdening proposed Lots 11 to 16 and Easements H to J, burdening proposed Lots 18 to 20, generally as shown on the plan "Quilpie Shire Council Industrial Subdivision Diamantina Developmental Road Quilpie QLD 4480", drawing reference D441_QUI65, prepared by S.G.S., dated 13-02-13, amended in red on 12-03-14, shall be provided in favour of Council to facilitate access by Council to the covenant areas required by Condition 15 for the purpose of vegetation amenity and maintenance.
17. Easement K, burdening Lot 23 and Easement L, burdening Lot 24, generally as shown on

the plan "Quilpie Shire Council Industrial Subdivision Diamantina Developmental Road Quilpie QLD 4480", drawing reference D441_QUI65, prepared by S.G.S., dated 13-02-13, amended in red on 12-03-14, shall be provided in favour of Council for the purpose of stormwater drainage.

18. All utility services shall be located within the road reserve where possible in accordance with accepted and endorsed engineering standards.
19. Any filling or excavation necessitated to meet the conditions of this approval shall be undertaken in accordance with Schedule 1, Division 1: Standards for Construction Activities, Section 1.1 of the Quilpie Shire Planning Scheme or to other accepted and endorsed engineering standards.
20. Best practice soil erosion control techniques shall be used at the location of all works to be completed on the subject site in accordance with Schedule 1, Division 1: Standards for Construction Activities, Section 1.1 of the Quilpie Shire Planning Scheme or to other accepted and endorsed engineering standards, and shall remain in place for the duration of construction.
21. No construction shall take place until the appropriate erosion control and silt collection measures are in place as required by Condition 20 (above). Such erosion control and silt collection measures shall remain on-site throughout the construction period.
22. Prior to undertaking any works required by the conditions of approval for the road (including street lighting), vehicle crossovers, water supply main extension (including fire hydrants), water supply connections and stormwater drainage, engineering plans and specifications shall be prepared by a Registered Professional Engineer Queensland (RPEQ)-Civil in accordance with the relevant standards required by the conditions of approval, and shall be submitted to and for the endorsement of Council.
23. On completion of the works, "as constructed" plans shall be submitted to Council, with certification by a Registered Professional Engineer Queensland (RPEQ)-Civil that the works have been completed in accordance with the endorsed plans and any approved modifications.
24. The cost of carrying out works and providing services to each proposed lot, as required by conditions of approval, shall be at the expense of the applicant.
25. ~~All works necessitated by the conditions of approval for fencing of easements and lot boundaries, roads (including street lighting), vehicle crossovers, water supply main extensions (including fire hydrants), water supply connections, stormwater drainage, earthworks and reticulation of electricity as shall be completed prior to the submission to Council of the Plan of Survey required by Condition 26.~~

Council may identify lot/s for sale. In respect of those identified lot/s and prior to their release for sale by Council, all works necessitated by the conditions of approval for roads (including street lighting), vehicle crossovers, water supply main extensions (including fire hydrants), water supply connections, stormwater drainage, earthworks and reticulation of electricity shall be completed.

26. The applicant shall submit a detailed Plan of Survey, including the statutory covenant and easement documentation required by Conditions 15, 16 and 17, prepared by a licensed surveyor, for the approval of Council.

Note:

Aboriginal Cultural Heritage

This approval in no way removes the duty of care responsibility of the applicant under the *Aboriginal Cultural Heritage Act 2003*. Pursuant to Section 23(1) of the *Aboriginal Cultural Heritage Act 2003*, a person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage (the "cultural heritage duty of care").

(12) Concurrence Agency Conditions

Refer to Attachment B for a copy of the Department of Transport and Main Roads concurrence agency response, including conditions.

(13) Codes for Self-assessable Development

Not applicable.

(14) Details of any Compliance Assessment Required

Pursuant to Chapter 6, Part 10 of SPA and Schedule 19 of the SP Reg, compliance assessment is required for the following documents or works in relation to the development

Documents or works requiring compliance assessment	Matters or things against which the document or work must be assessed	Compliance assessor	When the request for compliance assessment must be made
Subdivision Plan	(a) all of the following— (i) the conditions of the development permit or compliance permit about the reconfiguration have been complied with; (ii) for a reconfiguration requiring operational works—the conditions of the development permit or compliance permit for the operational works have been complied with; (iii) there are no outstanding rates or charges levied by the local government or expenses that are a charge over the land under any Act; (iv) the plan has been prepared in	Quilpie Shire Council	While this approval is still in effect, and following compliance with the matters which the document must be assessed against

	compliance with the development permit or compliance permit; or (b) both of the following— (i) satisfactory security has been given to the local government to ensure compliance with the requirements of paragraph (a)(i) to (iii); (ii) the plan is in accordance with the development permit or compliance permit		
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(15) Other Development Permits or Compliance Permits Required

Listed below are other development permits and/or compliance permits that are necessary to allow the development to be carried out

- ☐ Carrying out Building Work
- ☒ Carry out Operational Work
- ☐ Making a Material Change of Use of premises
- ☐ Reconfiguring a Lot

(16) Rights of Appeal for Applicant

Refer to Attachment C for a copy of the relevant extracts of SPA which detail your appeal rights regarding this decision.

(17) Rights of Appeal for Submitters

Not applicable.

(18) Assessment Manager

Quilpie Shire Council

Name



Signature

11.09.15

Date:

Attachment A – Approved Plan

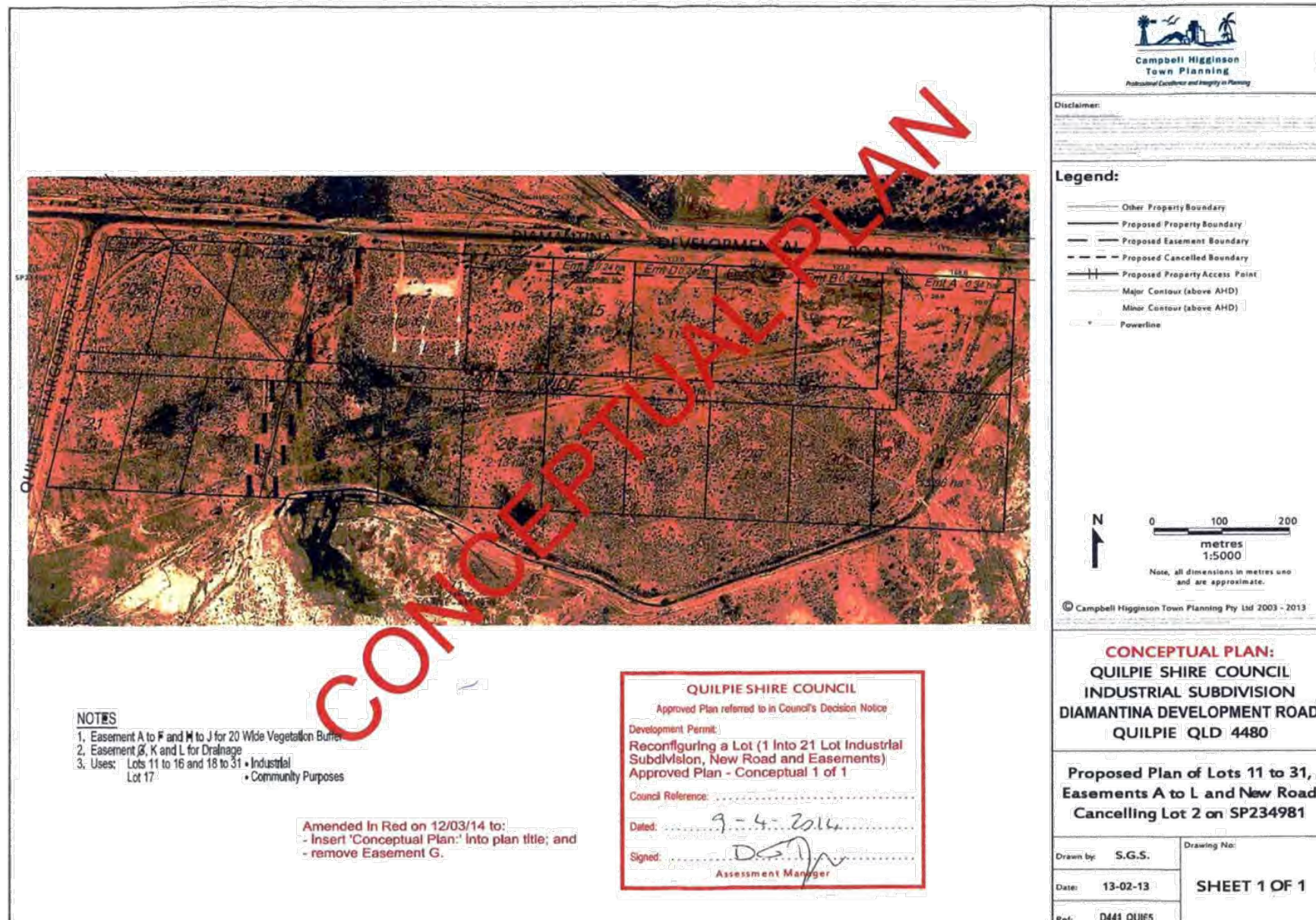
Attachment B – Referral Agency Response

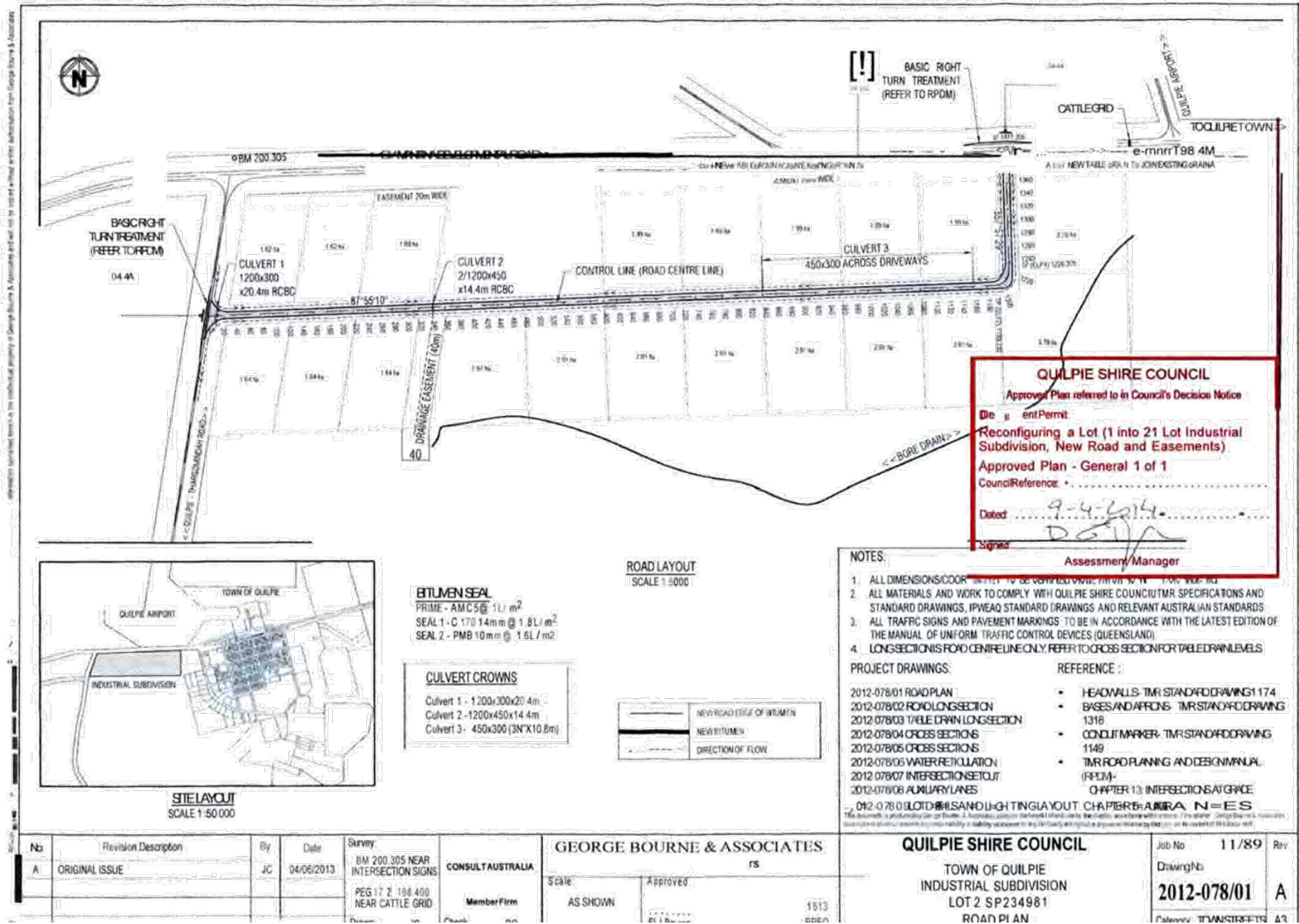
Attachment C – SPA extract on Appeal Rights

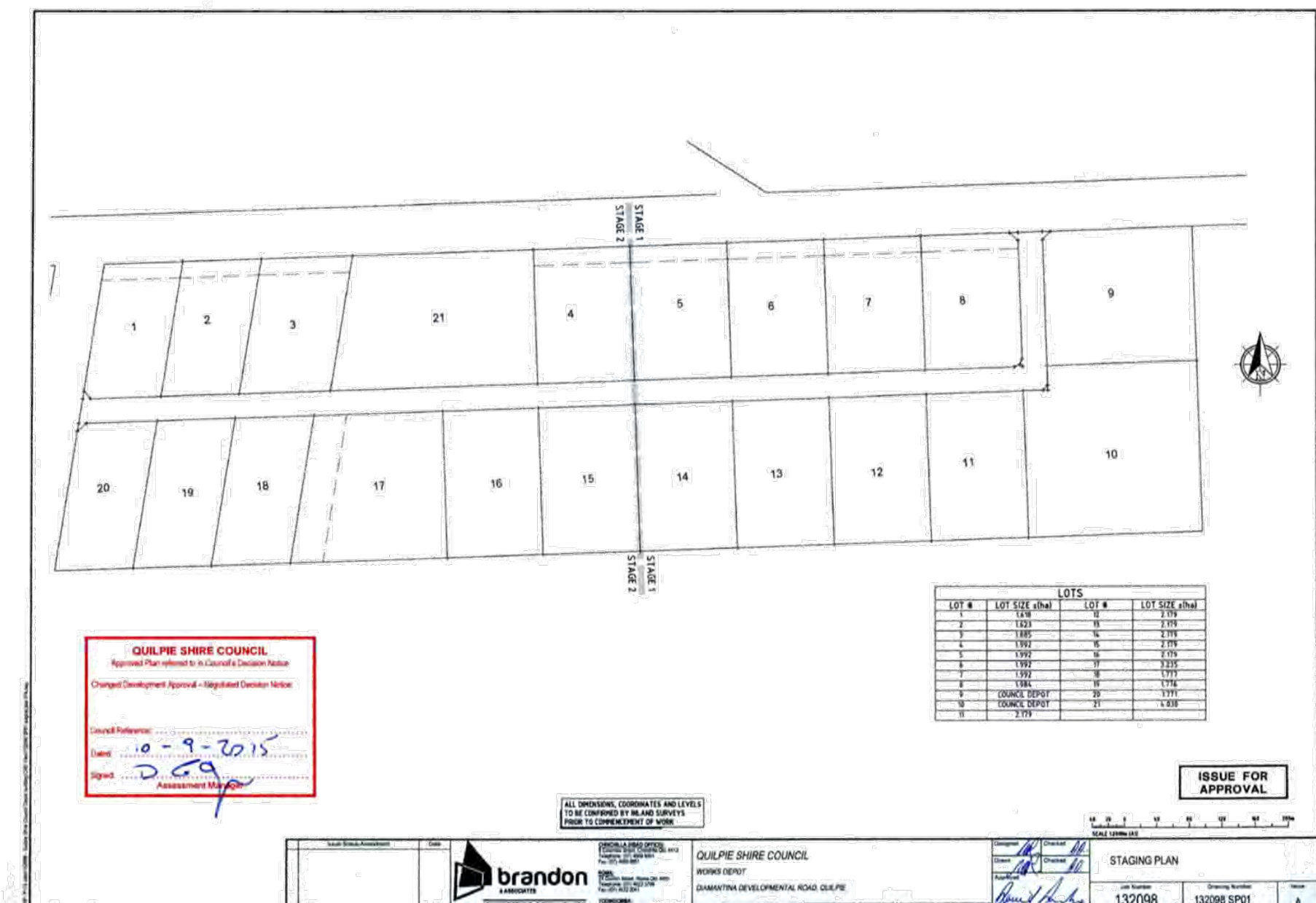
Attachment A

Approved Plans

Reference:	D441_QUI65
Description:	"Quilpie Shire Council Industrial Subdivision Diamantina Developmental Road Quilpie QLD 4480", prepared by S.G.S., dated 13-02-13
Amendments:	Amended in red on 12-03-14 to: — insert "Conceptual Plan:" in plan title; and — remove Easement G.
Reference:	2012-078/01
Description:	"Town of Quilpie Industrial Subdivision Lot 2 on SP234981 Road Plan", prepared by George Bourne and Associates, dated 04-06-2013
Amendments:	Nil
Reference:	132098 SP01 Issue A
Description:	"Staging Plan", prepared by Brandon & Associates, dated 14 October 2014
Amendments:	Nil







Attachment B

Referral Agency Response

Referral Agency	Date of Response
Department of Transport and Main Roads	2 April 2014



Our ref: TMR13-005560
Your ref: DA02/13
Enquiries: Andrew Watson

Department of
Transport and Main Roads

2 April 2014

Quilpie Shire Council
PO Box 57
Quilpie QLD 4480

Attention: Dave Burgess

Dear Sir/Madam

**REQUEST FOR APPLICANT'S AGREEMENT TO AMEND CONCURRENCE AGENCY
RESPONSE - APPROVAL**

Proposed Development: Development Permit for Reconfiguration of a Lot (21 Lot Industrial Subdivision)
Real Property Description: Lot 2SP234981
Street Address: Diamantina Development Road, Quilpie QLD 4480
Assessment Manager ref.: DA02/13
Local Government Area: Quilpie Shire Council

The Department of Transport and Main Roads (the department) refers to your correspondence received on 24 March 2014, requesting the department to amend its concurrence agency response for the above application in accordance with section 290(1)(b)(i) of the *Sustainable Planning Act 2009* (SPA).

Your request has been investigated and in this instance the department advises it will amend its response. The particulars of the change/s are as follows:

- Modification of Condition 2 to allow vehicular access to the existing Opal Fossicking Area

The amended Department of Transport and Main Roads Concurrence Agency Conditions and Statement of Reasons has been attached to this correspondence.

Program Delivery and Operations
Southwest Region
30 McDowall Street Roma Queensland 4455
PO Box 126 Roma Queensland 4455

Telephone +61 7 4639 0842
Facsimile +61 7 4639 0750
Website www.tmr.qld.gov.au
Email Andrew.Watson@tmr.qld.gov.au
ABN 39 407 690 291

Pursuant to section 290(1)(b)(i) of the SPA, you must provide written agreement for these amendments to take effect. Please provide written agreement to the department's amended response at your earliest convenience. A pro forma is attached to assist you with this requirement.

If you have any queries or wish to seek clarification about any of the details in this letter, please contact Andrew Watson, Town Planner (Network Planning and Performance) on 07 4639 0842.

Yours sincerely



Bruce Steele
Manager (Road System & Corridor)

Enc. (Pro forma - Written agreement to amend the Department of Transport and Main Roads concurrence agency response
Department of Transport and Main Roads Concurrence Agency Conditions and Statement of Reasons - Amended)

C/c The Chief Executive Officer
Quilpie Shire Council
PO Box 57
Quilpie QLD 4480



Department of
Transport and Main Roads

Our ref.: TMR13-005560
Your ref.: DA02/13

C/c The Chief Executive Officer
Quilpie Shire Council
PO Box 57
Quilpie QLD 4480

Attention: Angie Hennessy

Please find attached correspondence for your information and action as required. Should you wish to discuss this correspondence, please contact Andrew Watson, Town Planner (Network Planning and Performance) on 07 4639 0842.

Yours sincerely

A handwritten signature in cursive script that reads 'B. A. Steele'.

Bruce Steele
Manager (Road System & Corridor)

2 April 2014

Enc. (Pro forma - Written agreement to amend the Department of Transport and Main Roads concurrence agency response
Department of Transport and Main Roads Concurrence Agency Conditions and Statement of Reasons - Amended)

**WRITTEN AGREEMENT TO AMEND THE DEPARTMENT OF TRANSPORT AND MAIN
ROADS CONCURRENCE AGENCY RESPONSE**

Proposed Development: Development Permit for Reconfiguration of a Lot (21 Lot
Industrial Subdivision)
Real Property Description: Lot 2SP234981
Street Address: Diamantina Development Road, Quilpie QLD 4480
Assessment Manager ref.: DA02/13
Local Government Area: Quilpie Shire Council

DAVID BURGESS / QUILPIE SHIRE COUNCIL as the applicant of the abovementioned
development application, hereby agree to the amended concurrence agency response set
out in the attached correspondence and Department of Transport and Main Roads
Concurrence Agency Conditions and Statement of Reasons - Amended dated 2 April 2014.

This agreement is pursuant to section 290(1)(b)(i) of the *Sustainable Planning Act 2009*.

Name of Applicant DAVID BURGESS / QUILPIE SHIRE COUNCIL

Signature of Applicant DGB

Date 2 APRIL 2014

Transport and Main Roads

Department of Transport and Main Roads Concurrence Agency Conditions and Statement of Reasons - Amended

Proposed Development: Development Permit for Reconfiguration of a Lot (21 Lot Industrial Subdivision)
Real Property Description: Lot 2SP234981
Street Address: Diamantina Development Road, Quilpie QLD 4480
Assessment Manager ref.: DA02/13
Local Government Area: Quilpie Shire Council

No.	Conditions of Development	Condition Timing	Jurisdiction and Reasons
Development Permit for Reconfiguration of a Lot (21 Lot Industrial Subdivision)			
1	Development must be carried out generally in accordance with the following submitted information, except as modified by these concurrence agency conditions: Site Plan titled "Town of Quilpie Industrial Subdivision Lot 2 SP234981" prepared by George Bourne & Associates Consulting Civil Engineers and dated 04/06/2013.	Prior to submitting the Plan of Survey to the local government for approval	The purposes of the Transport Infrastructure Act 1994. The Department of Transport and Main Roads' assessment of the development application was undertaken on the basis of the cited plan/s and/or report/s which depict how the proposed development will be carried out.
2	(a) Vehicular access between Diamantina Developmental Road and the proposed new lots is not permitted except at the existing access location to the Opal Fossicking Area (Proposed Lot 17) which may remain for the purposes of the existing use only. Should the Opal Fossicking Area be closed and a Material	(a) & (b) Prior to submitting the Plan of Survey to the local government for approval	The purposes of the Transport Infrastructure Act 1994 (TIA). The Department of Transport and Main Roads limits access to the state-controlled road to

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Transport and Main Roads

No.	Conditions of Development	Condition Timing	Jurisdiction and Reasons
	Change of Use is proposed on the site, access will not be permitted. (b) The applicant must provide a vehicle proof barrier along the state-controlled road frontage of the development site.		maintain safety and efficiency such as by limiting access where alternative access is available. Comments or additional information: This is a decision under section 62(1) of the TIA in conjunction with a development approval about the prohibition of access.
3	(a) Vehicular access between Quilpie-Thargomindah Road and the proposed new lots is not permitted. (b) The applicant must provide a vehicle proof barrier along the state-controlled road frontage of the development site.	(a) & (b) Prior to submitting the Plan of Survey to the local government for approval.	The purposes of the Transport Infrastructure Act 1994 (TIA). The Department of Transport and Main Roads limits access to the state-controlled road to maintain safety and efficiency such as by limiting access where alternative access is available. Comments or additional information: This is a decision under section 62(1) of the TIA in conjunction with a development approval about the prohibition of access.
4	(a) The management of stormwater (quantity and quality) post development must achieve a no worsening impact (on the pre-development condition) calculated during a Q100 storm event in accordance with the Department of Transport and Main Roads Road Drainage Manual, the Queensland Urban Drainage Manual, Environmental Protection Act 1994, Environmental Protection	(a) - (c) Prior to submitting the Plan of Survey to the local government for approval.	The purposes of the Transport Infrastructure Act 1994. The safety and efficiency of state-controlled roads can be adversely affected by changes to stormwater runoff as a result of development.

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Transport and Main Roads

No.	Conditions of Development	Condition Timing	Jurisdiction and Reasons
	(Water) Policy 2009. In particular, stormwater management for the development must ensure no worsening or actionable nuisance to the state-controlled road network caused by peak discharges, flood levels, frequency/duration of flooding, flow velocities, water quality, sedimentation and scour effects. AND (b) Any excavation, filling, paving, landscaping, construction or any other works to the land must not: - create any new discharge points for stormwater runoff onto the state-controlled road; - interfere with and/or cause damage to the existing stormwater drainage on the state-controlled road; - surcharge any existing culvert or drain on the state-controlled road; - reduce the quality of stormwater discharge onto the state-controlled road. AND (c) The applicant must provide RPEQ certification to the Department of Transport and Main Roads that the development has been designed and constructed in accordance with parts (a) and (b) of this condition.		Additional comments or information: Please refer to the Department of Transport and Main Roads' Road Drainage Manual which can be accessed at http://www.tmr.qld.gov.au/Business-Industry/Technical-standards-publications.aspx. Further guidance regarding stormwater management is also provided in the Queensland Urban Drainage Manual available at www.derm.qld.gov.au and in the Environmental Protection Act 1994 and Environmental Protection (Water) Policy 2009 which are available at www.legislation.qld.gov.au In accordance with Section 33 of the TIA, you must have written approval to carry out road works, including road access works on a state-controlled road. These development conditions do not constitute such approval. You will need to contact the Department of Transport and Main Roads on downsswr.office@tmr.qld.gov.au to make an application for approval under section 33 of the TIA to carry out road works.

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Transport and Main Roads

No.	Conditions of Development	Condition Timing	Jurisdiction and Reasons
5	(a) The applicant must provide intersections from the Diamantina Developmental Road and the Quilpie-Thargomindah Road located as shown in the submitted Site Plan titled "Town of Quilpie Industrial Subdivision Lot 2 SP234981" prepared by George Bourne & Associates Consulting Civil Engineers and dated 04/06/2013.	Prior to submitting the Plan of Survey to the local government for approval.	The purposes of the Transport Infrastructure Act 1994 (TIA). The intersection works are required as a consequence of the development and its associated traffic impacts to ensure the safety and efficiency of the state-controlled road network.
6	(a) The intersections identified in Condition 5(a) must be designed and constructed generally in accordance with Department of Transport and Main Roads' Road Planning and Design Manual (2nd Edition). (b) The intersections must be designed and constructed to include: • Basic Left Turn (BAL) and Basic Right Turn (BAR) treatments designed for Type 2 road trains. • The installation of lighting identified as required in accordance with the Department of Transport and Main Roads' Road Planning and Design Manual (2nd Edition) and any manuals/standards (including Australian Standards) referenced therein. AND	(a) – (c) Prior to submitting the Plan of Survey to the local government for approval	The purposes of the Transport Infrastructure Act 1994 (TIA). The intersection works are required as a consequence of the development and its associated traffic impacts to ensure the safety and efficiency of the state-controlled road network. In accordance with Section 33 of the TIA, you must have written approval to carry out road works, including road access works on a state-controlled road. These development conditions do not constitute such approval. You will need to contact the Department of Transport and Main Roads on downsswr.office@tmr.qld.gov.au to make an

Transport and Main Roads

No.	Conditions of Development	Condition Timing	Jurisdiction and Reasons
	(c) The intersection must be provided by the applicant at no cost to the Department of Transport and Main Roads.		application for approval under section 33 of the TIA to carry out road works. 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.

B. A. Steele

Bruce Steele
Manager (Road System & Corridor)

2 April 2014

Transport and Main Roads

Advice for state controlled roads

Under section 43 of the *Transport Infrastructure Act 1994*, a local government must obtain the Department of Transport and Main Roads' approval if it intends to approve the erection, alteration or operation of an advertising sign or other advertising device that would be visible from a motorway; and beyond the boundaries of the motorway; and reasonably likely to create a traffic hazard for the motorway.

Under section 33 of the *Transport Infrastructure Act 1994*, written approval is required from the Department of Transport and Main Roads to carry out road works, including road access works, on a state-controlled road. Please contact the Department of Transport and Main Roads on downsswr.office@tmr.qld.gov.au to make an application for road works approval. This approval must be obtained prior to commencing any works on the state-controlled road reserve. The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ).

An application for a Road Corridor Permit is required for any ancillary works and encroachments on the state-controlled road under section 50(2) and Schedule 6 of the *Transport Infrastructure Act 1994* and Part 5 and Schedule 1 of the *Transport Infrastructure (State-Controlled Roads) Regulation 2006*. Please contact the Department of Transport and Main Roads on downsswr.office@tmr.qld.gov.au to make an application for a Road Corridor Permit. Ancillary works and encroachments include but are not limited to advertising signs or other advertising devices, paths or bikeways, buildings/shelters, vegetation clearing, landscaping and planting.

Mandatory Part (MP) 4.4 of the *Queensland Development Code (QDC)* commenced on 1 September 2010 and applies to building work for the construction or renovation of a residential building in a designated *transport noise corridor*. MP4.4 seeks to ensure that the habitable rooms of Class 1, 2, 3 and 4 buildings located in a *transport noise corridor* are designed and constructed to reduce transport noise. *Transport noise corridor* means land designated under Chapter 8B of the *Building Act 1975* as a *transport noise corridor*. Information about *transport noise corridors* is available at state and local government offices. A free online search tool can be used to find out whether a property is located in a designated *transport noise corridor*. This tool is available at the Department of Local Government and Planning website (<http://www.dlgp.qld.gov.au/building/transport-noise-corridor-search-tool.html>) and allows searches on a registered lot number and/or property address to determine whether and how the QDC applies to the land.

Transport and Main Roads

Advice for state controlled roads

Pursuant to Section 580 of the *Sustainable Planning Act 2009* it is a development offence to contravene a development approval, including any condition in the approval.

Pursuant to Section 80 of the *Transport Infrastructure Act 1994*, 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.

Attachment C

Extracts from the *Sustainable Planning Act 2009* Relating to Appeal Rights

Part 1	Appeals to Court relating to Development Applications and Approvals	Chapter 7, Part 1, Division 8 (Part of)
Part 2	Making an Appeal to Court	Chapter 7, Part 1, Division 11 (Part of)

**PART 1 – APPEALS TO COURT RELATING TO DEVELOPMENT
APPLICATIONS AND APPROVALS**
Chapter 7, Part 1, Division 8 (Part of)

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.

Extract from the Sustainable Planning Act 2009

PART 2 – MAKING AN APPEAL TO COURT
Chapter 7, Part 1, Division 11 (Part of)

481 How appeals to the court are started

- (1) *An appeal is started by lodging written notice of appeal with the registrar of the court.*
- (2) *The notice of appeal must state the grounds of the appeal.*
- (3) *The person starting the appeal must also comply with the rules of the court applying to the appeal.*
- (4) *However, the court may hear and decide an appeal even if the person has not complied with subsection (3).*

Extract from the Sustainable Planning Act 2009

SPD-0915-020946

Copies of the following documents are also attached:

- relevant appeal provisions in the Act
- any plans and specifications approved in relation to the decision notice.

For further information, please contact Josh Leddy, Senior Planning Officer, SARA Darling Downs South West, on 4616 7303, or email josh.leddy@dilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Ian McHugh
A/ Manager (Planning)

enc: Changed Notice of Decision (responsible entity)
Attachment 1— Changed Concurrence Agency conditions
Attachment 2— SPA appeal provisions

SPD-0915-020946

Our reference: SPD-0915-020946

Your reference: CHTP 441-QUI65

Changed Notice of Decision (responsible entity)(Given under section 376 of the *Sustainable Planning Act 2009*)**Applicant details**

Applicant name: Quilpie Shire Council
Applicant contact details: PO Box 57
QUILPIE QLD 4480

Application details

Level of assessment: Code assessment
Original application properly made date: Unknown
Date of request for change: 8 September 2015

Site details

Street address: Diamantina Developmental Road, Quilpie QLD 4480
Lot on plan: Lot 2 on SP234981
Name of owner: Quilpie Shire Council

Nature of the changes

The nature of the changes agreed to are:

1. Staging of the proposed development

Original decision

Date of original decision: 2 April 2014 (amended)
Original decision details: Approved subject to conditions

Changed decision

Date of changed decision: 8 October 2015
Changed decision details: Approved subject to conditions

SPD-0915-020946

Conditions

This approval is subject to:

- the changed concurrence agency conditions in Attachment 1

DILGP has, for particular conditions of this approval, nominated an entity to be the assessing authority for that condition under section 255D(3) of the *Sustainable Planning Act 2009*.

Aspects of development and development approval granted

Development Permit for Reconfiguring a Lot (1 into 21 lot industrial subdivision, new road and easements)

Native title considerations

There are no procedural rights (notification) to native title parties under the *Native Title Act 1993* (Commonwealth).

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Our reference: SPD-0915-020946

Your reference: CHTP 441-QUI65

Attachment 1 — Changed Concurrence Agency Conditions – Development Permit for Reconfiguring a Lot (1 into 21 lot industrial subdivision, new road and easements)

No.	Conditions of development approval	Condition timing
State-Controlled Road		
Pursuant to section 255D of the <i>Sustainable Planning Act 2009</i> , the chief executive administering the Act nominates the Director-General of Department of Transport and Main Roads to be the assessing authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following conditions:		
1.	Development must be carried out generally in accordance with the following submitted information, except as modified by these concurrence agency conditions: • Site Plan titled "Town of Quilpie Industrial - Subdivision Lot 2 SP234981" prepared by George Bourne & Associates Consulting Civil Engineers and dated 04/06/2013. • Brandon & Associates Engineering Consultants, Quilpie Shire Council Works Depot – Staging Plan, Job Number 132098, Drawing No 132098 SP01, Dated 14 October 2014.	Prior to submitting the Plan of Survey to the local government for approval
2.	(a) Vehicular access between Diamantina Development Road and the proposed new lots is not permitted except at the existing access location to the Opal Fossicking Area (proposed Lot 17) which may remain for the purposes of the existing use only. Should the Opal Fossicking Area be closed and a Material Change of Use is proposed on the site, access will not be permitted. The existing vehicular access between the Opal Fossicking Area (Proposed Lot 17) and Diamantina Developmental Road is permitted to remain for the purposes of the existing use only. Should the Opal Fossicking Area be closed and a Material Change of Use is proposed on the site, access to Diamantina Developmental Road will not be permitted. AND (b) The applicant must provide a vehicle proof barrier along the state-controlled road frontage of the development site.	(a) & (b) Prior to submitting the Plan of Survey to the local government for approval
3.	(a) Vehicular access between the proposed new lots and Diamantina Development road or Quilpie-Thargomindah Road and the proposed new lots is not permitted; and (b) The applicant must provide a vehicle proof barrier along the state-controlled road frontage of the development site.	(a) & (b) Prior to submitting the Plan of Survey to the local government for approval.
4.	(a) The management of stormwater (quantity and quality) post	(a) - (c) Prior to

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No.	Conditions of development approval	Condition timing
	development must achieve a no worsening impact (on the pre-development condition) calculated during a Q100 storm event in accordance with the Department of Transport and Main Roads' Road Drainage Manual, the Queensland Urban Drainage Manual, Environmental Protection Act 1994, Environmental Protection (Water) Policy 2009. In particular, stormwater management for the development must ensure no worsening or actionable nuisance to the state-controlled road network caused by peak discharges, flood levels, frequency/duration of flooding, flow velocities, water quality, sedimentation and scour effects. AND (b) Any excavation, filling, paving, landscaping, construction or any other works to the land must not: i. create any new discharge points for stormwater runoff onto the state-controlled road; ii. interfere with and/or cause damage to the existing stormwater drainage on the state-controlled road; iii. surcharge any existing culvert or drain on the state-controlled road; and iv. reduce the quality of stormwater discharge onto the state controlled road. AND (c) The applicant must provide Registered Professional Engineer of Queensland (RPEQ) certification to the Department of Transport and Main Roads that the development has been designed and constructed in accordance with parts (a) and (b) of this condition.	submitting the Plan of Survey to the local government for approval for each stage of the development.
5.	(a) The applicant must provide intersections from the Diamantina Development road and the Quilpie Thargomindah Road located as shown in the submitted Site Plan titled 'Town of Quilpie Industrial Subdivision Lot 2 SP234981' prepared by George Bourne and Associates Consulting Civil Engineers and dated 04/06/2013. Road works comprising the construction of the new road/Diamantina Developmental Road intersection, for which approval under section 33 of the <i>Transport Infrastructure Act 1994</i> must be obtained, must be provided: i. Located generally in accordance with the site plan titled: (Brandon & Associates Engineering Consultants, Quilpie Shire Council Works Depot – Staging Plan,	Prior to submitting the Plan of Survey to the local government for approval for Stage 1 of the development.

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No.	Conditions of development approval	Condition timing
	Job Number 132098, Drawing No 132098 SP01, Dated 14 Oct 2014); ii. Road works comprising a Basic Left Turn (BAL) and Basic Right Turn (BAR) treatments catering for Type 2 Road Trains; and iii. The installation of lighting identified as required in accordance with the Department of Transport and Main Roads' Road Planning and Design Manual (2nd Edition) and any manuals/standards (including Australian Standards) referenced therein. (b) The road works (including lighting and external signage) must be designed and constructed in accordance with the following: i. Road Planning and Design Manual, prepared by Department of Transport and Main Roads, dated July 2013, Revision 2nd edition; and ii. Manual of Uniform Traffic Control Devices (Queensland), prepared by Department of Transport and Main Roads, dated 14 March 2014, Revision 2003 edition (seventh Issue).	
6.	(a) The intersections identified in Condition-5(A) must be designed and constructed generally in accordance with the Department of Transport and Main Roads' Road Planning and Design Manual (2nd edition); (b) The intersections must be designed and constructed to include: • Basic Left Turn (BAL) and Basic Right Turn (BAR) treatments designed for Type 2 Road Trains. • The installation of lighting identified as required in accordance with the Department of Transport and Main Roads' Road Planning and Design Manual (2nd edition) and any manuals/standards (including Australian Standards) referenced therein. (c) The intersection must be provided by the applicant at no cost to the Department of Transport and Main Roads. (a) Road works comprising the construction of the new road/Quilpie-Thargomindah Road intersection, for which approval under section 33 of the <i>Transport Infrastructure Act 1994</i> must be obtained, must be: i. Located generally in accordance with the site plan titled (insert updated site plan reference); ii. Road works comprising a Basic Left Turn (BAL) and Basic Right Turn (BAR) treatments catering for Type	Prior to submitting the Plan of Survey to the local government for approval for Stage 2 of the development.

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No.	Conditions of development approval	Condition timing
	2 Road Trains; and iii. The installation of lighting identified as required in accordance with the Department of Transport and Main Roads' Road Planning and Design Manual (2nd Edition) and any manuals/standards (including Australian Standards) referenced therein. (b) The road works (including lighting and external signage) must be designed and constructed in accordance with the following: i. Road Planning and Design Manual, prepared by Department of Transport and Main Roads, dated July 2013, Revision 2nd edition; and ii. Manual of Uniform Traffic Control Devices (Queensland), prepared by Department of Transport and Main Roads, dated 14 March 2014, Revision 2003 edition (seventh issue).	

SPD-0915-020946

Our reference: SPD-0915-020946

Your reference:

Attachment 2—SPA Appeal Provisions***Sustainable Planning Act 2009—Representation and appeal provisions***

The following relevant appeal provisions are provided in accordance with s336(a) of the *Sustainable Planning Act 2009*.

Chapter 6 Integrated development assessment system (IDAS)**Part 8 Dealing with decision notices and approvals****Division 1 Changing decision notices and approvals during applicant's appeal period****360 Application of div 1**

This division applies only during the applicant's appeal period.

361 Applicant may make representations about decision

- (1) The applicant may make written representations to the assessment manager about—
 - (a) a matter stated in the decision notice, other than a refusal or a matter about which a concurrence agency told the assessment manager under section 287(1) or (5); or
 - (b) the standard conditions applying to a deemed approval.
- (2) However, the applicant can not make representations under subsection (1)(a) about a condition attached to an approval under the direction of the Minister.

362 Assessment manager to consider representations

The assessment manager must consider any representations made to the assessment manager under section 361.

363 Decision about representations

- (1) If the assessment manager agrees with any of the representations about a decision notice or a deemed approval, the assessment manager must give a new decision notice (the *negotiated decision notice*) to—
 - (a) the applicant; and
 - (b) each principal submitter; and
 - (c) each referral agency; and
 - (d) if the assessment manager is not the local government and the development is in a local government area—the local government.
- (2) Before the assessment manager agrees to a change under this section, the assessment manager must consider the matters the assessment manager was required to consider in assessing the application, to the extent the matters are relevant.
- (3) Only 1 negotiated decision notice may be given.
- (4) The negotiated decision notice—
 - (a) must be given within 5 business days after the day the assessment manager agrees with the representations; and
 - (b) must comply with section 335; and
 - (c) must state the nature of the changes; and
 - (d) replaces—

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- (i) the decision notice previously given; or
 - (ii) if a decision notice was not previously given and the negotiated decision notice relates to a deemed approval—the standard conditions applying to the deemed approval.
- (5) If the assessment manager does not agree with any of the representations, the assessment manager must, within 5 business days after the day the assessment manager decides not to agree with any of the representations, give written notice to the applicant stating the decision about the representations.

364 Giving new notice about charges for infrastructure

- (1) This section applies if the development approved by the negotiated decision notice is different from the development approved in the decision notice or deemed approval in a way that affects the amount of an infrastructure charge, regulated infrastructure charge or adopted infrastructure charge.
- (2) The local government may give the applicant a new infrastructure charges notice under section 633, regulated infrastructure charges notice under section 643 or adopted infrastructure charges notice under section 648F to replace the original notice.

366 Applicant may suspend applicant's appeal period

- (1) If the applicant needs more time to make the representations, the applicant may, by written notice given to the assessment manager, suspend the applicant's appeal period.
- (2) The applicant may act under subsection (1) only once.
- (3) If the representations are not made within 20 business days after the day written notice was given to the assessment manager, the balance of the applicant's appeal period restarts.
- (4) If the representations are made within 20 business days after the day written notice was given to the assessment manager—
 - (a) if the applicant gives the assessment manager a notice withdrawing the notice under subsection (1)—the balance of the applicant's appeal period restarts the day after the assessment manager receives the notice of withdrawal; or
 - (b) if the assessment manager gives the applicant a notice under section 363(5)—the balance of the applicant's appeal period restarts the day after the applicant receives the notice; or
 - (c) if the assessment manager gives the applicant a negotiated decision notice—the applicant's appeal.

Chapter 7 Appeals, offences and enforcement

Part 1 Planning and Environment Court

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.

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- (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 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) development for an aquacultural ERA; or
 - (b) 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.
- (3) 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;
 - (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.

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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.

Division 11 Making and appeal to Court**481 How appeals to the court are started**

- (1) An appeal is started by lodging written notice of appeal with the registrar of the court.
- (2) The notice of appeal must state the grounds of the appeal.
- (3) The person starting the appeal must also comply with the rules of the court applying to the appeal.
- (4) However, the court may hear and decide an appeal even if the person has not complied with subsection (3).

482 Notice of appeal to other parties—development applications and approvals

- (1) An appellant under division 8 must give written notice of the appeal to—
 - (a) if the appellant is an applicant—
 - (i) the chief executive; and
 - (ii) the assessment manager; and
 - (iii) any concurrence agency; and
 - (iv) any principal submitter whose submission has not been withdrawn; and
 - (v) any advice agency treated as a submitter whose submission has not been withdrawn; or

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- (b) if the appellant is a submitter or an advice agency whose response to the development application is treated as a submission for an appeal—
 - (i) the chief executive; and
 - (ii) the assessment manager; and
 - (iii) any referral agency; and
 - (iv) the applicant; or
 - (c) if the appellant is a person to whom a notice mentioned in section 465(1) has been given—
 - (i) the chief executive; and
 - (ii) the assessment manager for the development application to which the notice relates; and
 - (iii) any entity that was a concurrence agency for the development application to which the notice relates; and
 - (iv) the person who made the request under section 383 to which the notice relates; if the person is not the appellant; or
 - (d) if the appellant is a person mentioned in section 466(1)—
 - (i) the chief executive; and
 - (ii) the responsible entity for making the change to which the appeal relates; and
 - (iii) the person who made the request to which the appeal relates under section 369, if the person is not the appellant; and
 - (iv) if the responsible entity is the assessment manager—any entity that was a concurrence agency for the development application to which the notice of the decision on the request relates; or
 - (e) if the appellant is a person to whom a notice mentioned in section 467 has been given—the entity that gave the notice.
- (2) The notice must be given within—
- (a) if the appellant is a submitter or advice agency whose response to the development application is treated as a submission for an appeal—2 business days after the appeal is started; or
 - (b) otherwise—10 business days after the appeal is started.
- (3) The notice must state—
- (a) the grounds of the appeal; and
 - (b) if the person given the notice is not the respondent or a co-respondent under section 485—that the person may, within 10 business days after the notice is given, elect to become a co-respondent to the appeal by filing in the court a notice of election in the approved form.

485 Respondent and co-respondents for appeals under div 8

- (1) Subsections (2) to (8) apply for appeals under sections 461 to 464.
- (2) The assessment manager is the respondent for the appeal.
- (3) If the appeal is started by a submitter, the applicant is a co-respondent for the appeal.
- (4) Any submitter may elect to become a co-respondent for the appeal.
- (5) If the appeal is about a concurrence agency's response, the concurrence agency is a co-respondent for the appeal.
- (6) If the appeal is only about a concurrence agency's response, the assessment manager may apply to the court to withdraw from the appeal.
- (7) The respondent and any co-respondents for an appeal are entitled to be heard in the appeal as a party to the appeal.
- (8) A person to whom a notice of appeal is required to be given under section 482 and who is not the respondent or a co-respondent for the appeal may elect to be a co-respondent.
- (9) For an appeal under section 465—
 - (a) the assessment manager is the respondent; and

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- (b) if the appeal is started by a concurrence agency that gave the assessment manager a notice under section 385—the person asking for the extension the subject of the appeal is a co-respondent; and
 - (c) any other person given notice of the appeal may elect to become a co-respondent.
- (10) For an appeal under section 466—
- (a) the responsible entity for making the change to which the appeal relates is the respondent; and
 - (b) if the responsible entity is the assessment manager—
 - (i) if the appeal is started by a person who gave a notice under section 373 or a pre-request response notice—the person who made the request for the change is a co-respondent; and
 - (ii) any other person given notice of the appeal may elect to become a co-respondent.
- (11) For an appeal under section 467, the respondent is the entity given notice of the appeal.

488 How an entity may elect to be a co-respondent

An entity that is entitled to elect to be a co-respondent to an appeal may do so, within 10 business days after notice of the appeal is given to the entity, by following the rules of court for the election.

490 Lodging appeal stops particular actions

- (1) If an appeal, other than an appeal under section 465, 466 or 467, is started under division 8, the development must not be started until the appeal is decided or withdrawn.
- (2) If an appeal is about a condition imposed on a compliance permit, the development must not be started until the appeal is decided or withdrawn.
- (3) Despite subsections (1) and (2), if the court is satisfied the outcome of the appeal would not be affected if the development or part of the development is started before the appeal is decided, the court may allow the development or part of the development to start before the appeal is decided.

14 OFFICE OF THE CEO

Nil

15 CONFIDENTIAL ITEMS

RECOMMENDATION

In accordance with the provisions of section 254J(3) of the *Local Government Regulation 2012*, that Council resolve to close the meeting to the public to discuss a confidential item that its Councillors consider is necessary to close the meeting.

In accordance with Section 254J(3) of the *Local Government Regulation 2012*, the following table provides:

- (a) the matter that is to be discussed; and
- (b) an overview of what is to be discussed while the meeting is closed.

Agenda Item	Reasons Matters to be discussed (to close the meeting under the <i>Local Government Regulation 2012</i>)	Overview
15.1 Consultation - Application for Conversion of Term Lease to Freehold - L20 on SP118806	(i) a matter the local government is required to keep confidential under a law of, or formal arrangement with, the Commonwealth or a State;	The Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development (the 'Department') has sought Council's views on an application for conversion of a lease (industrial purposes) to freehold over Lot 20 on Plan SP118806. Council is asked to advise the Department for any views and/or requirements. If Council has an objection to the application, a full explanation stating the reason for such an objection must be provided.

- 16 LATE ITEMS**
- 17 GENERAL BUSINESS**
- 18 MEETING DATES**