



## Agenda

Goondiwindi Regional Council

### Ordinary Meeting

**25 February 2026 commencing at 9.00am**

Goondiwindi Council Chambers

4 McLean Street, Goondiwindi

**DURING THE COURSE OF THE MEETING, PLEASE ENSURE ALL MOBILE TELEPHONES ARE SWITCHED OFF OR IN SILENT MODE.**

#### Opening of Meeting

**Attendances:** Opening Prayer, Mrs Jan Waller, Uniting Church

**Deputation:**

**Apologies:**

**Declaration of Interest:**

**Condolences/Congratulations:**

#### Confirmation of Minutes of Previous Meeting

28 January 2026 | Ordinary Committee Meeting

#### Business Arising from Previous Meeting

#### Officer Reports

##### EXECUTIVE OFFICE

01.	EX 002/26	<b>INGLEWOOD COMMUNITY RECREATION CENTRE</b> Council is requested to consider the Expression of Interest received for the future use of the Inglewood Community Recreation Centre, situated at 78 Albert Street Inglewood on land described as Lot 2 on RP190451 and consider inviting a written tender.
02.	EX 003/26	<b>INLAND RAIL PROJECT</b> An update to Council on the Inland Rail Project is provided for endorsement.
03.	EX 004/26	<b>PROSECUTION FOR DEVELOPMENT OFFENCES</b> Council is requested to consider commencing legal proceedings against the registered owner Lot 3 on Y56919 with respect to development offences that the writer considers have been committed contrary to the <i>Planning Act 2016</i> .

#### General Business Executive Office

## COMMUNITY AND CORPORATE SERVICES

04.	CCS 002/26	<b>FINANCE REPORT PE 31 JANUARY 2026</b> The Finance Report for the period ending 31 January 2026 is provided for Council's endorsement.
05.	CCS 003/26	<b>YELARBON RECREATION GROUNDS WATER SUBSIDY</b> Council has a long standing agreement with the Yelarbon Recreation Association whereby they are paid an annual stipend that is deducted from their water account for work they provide watering, mowing and maintaining trees and areas on the footpaths of Wyemo and Kaboon Streets. The group has asked for a review of the contribution.
06.	CCS 004/26	<b>TEXAS KINDERGARTEN BUILDING</b> The Executive of the Texas Kindergarten Group have approached Council for help in disposing of their building as the holding and maintenance costs are mounting and there is no revenue being generated now that the Kindy service is not longer operating.
07.	CCS 005/26	<b>TOOBEAH RODEO RESERVE MASTERPLAN</b> The Toobeah Campdraft and Sports Association Incorporated has developed a Masterplan for the Toobeah Rodeo Reserve in consultation with Council Officers.

## General Business Community & Corporate Services

### ENGINEERING SERVICES

08.	ES 005/26	<b><u>COMMERCIAL IN CONFIDENCE – RFT2526-30 GOONDIWINDI SEWERAGE PUMP STATION 1 (SPS1) RENEWAL WORKS.</u></b> Council has recently called tenders via Vendor Panel for the renewal of Sewerage Pump Station 1 in Goondiwindi (SPS1). This report is for Council to consider the Tenders submitted for RFT2526-30 Goondiwindi Sewerage Pump Station 1 (SPS1) Renewal works.
09.	ES 006/26	<b><u>COMMERCIAL IN CONFIDENCE – RFT2526-33 TEXAS SEWERAGE PUMP STATION 1 RENEWAL WORKS</u></b> Council has recently called tenders via Vendor Panel for the renewal of Sewerage Pump Station one (SPS1) in Texas. This report is for Council to consider the Tender for these works.
10.	ES 007/26	<b><u>TREE INSPECTION REPORT – JACARANDA DRIVE, GOONDIWINDI</u></b> This report has been prepared to allow Council to consider a request to remove a tree on Council land, located in the centre of the road, between 7 and 8 Jacaranda Drive, Goondiwindi, in accordance with Council's Trees on Council Controlled Land (Planting, Removal and Maintenance) Policy.
11.	ES 008/26	<b><u>2025/26 WATER ALLOCATIONS REVIEW</u></b> In accordance with Council's Raw Water Policy, Council is required to review its Border Rivers (Qld and NSW) water allocations in a bid to make decisions on the best way to utilise any potential excess water allocations prior to the end of the current 2025/26 water year (30 June 2026).
12.	ES 009/26	<b><u>COMMERCIAL IN CONFIDENCE - RFT2526-066 FLOOD RESTORATION WORKS – MACINTYRE RIVER RIVERBANK REMEDIATION WORKS</u></b> Council has recently called tenders for Flood Restoration Works – Macintyre River Riverbank Remediation works on the Goondiwindi Levee Bank resulting from damage caused by numerous preceding flood events. This report is for Council to consider this tender.
13.	ES 010/26	<b><u>COMMERCIAL IN CONFIDENCE – RFT 2526-96 PROVISION OF PROJECT MANAGEMENT SERVICES FOR THE GOONDIWINDI LEVEE REMEDIATION PROJECT</u></b> Council has recently called a tender via VendorPanel for the provision of project management services for the Goondiwindi Levee Remediation project construction. This report is for Council to consider the tender for these works.
14.	ES 011/26	<b><u>COMMERCIAL IN CONFIDENCE - RFT2526-93 SUPPLY, CART AND LAY ASPHALT WORKS –TOWN COMMON ROAD</u></b> This report has been prepared for Council to consider submissions for RFT2526-93 for the supply, cart and lay asphalt for Town Common Road, Goondiwindi.

## General Business Engineering Services

**Reception of Notice of Motion for Next Meeting**

Ordinary Meeting of Council, Wednesday, 25 March 2026, commencing at 9.00am at the Texas Memorial Hall, High Street, Texas Qld 4385.

**General Business**

**REPORT DATE:** 10 February 2026 **REPORT NUMBER:** EX 002/26  
**DEPARTMENT:** Executive Office  
**PORTFOLIO HOLDER:** n/a  
**REPORT TITLE:** **Inglewood Community Recreation Centre**  
**PREPARED BY:** Chief Executive Officer, Mr Carl Manton

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**SUBJECT:**

Council is requested to consider the Expression of Interest received for the future use of the Inglewood Community Recreation Centre, situated at 78 Albert Street Inglewood on land described as Lot 2 on RP190451 and consider inviting a written tender.

**REPORT:**

In September 2024, Council resolved to invite Expressions of Interest (EOI) for the Inglewood Recreation Centre. This EOI closed in late October 2024, and no submissions were received.

The matter was again considered by Council in November 2024, in which the following resolution was made:

*"Council resolves that it is in the public interest to again invite Expressions of Interest (EOI) for the Inglewood Community Recreation Centre, situated at 78 Albert Street Inglewood on land described as Lot 2 on RP190451, before written tenders as an EOI will inform a decision regarding the future use of the facility."*

Accordingly, Expressions of Interest were again invited and no expressions of interest were received.

In November 2025, one expression of interest was received from Jocelyn Miorandi and Zalae Smith.

The process outlined in the *Local Government Regulation 2012* is a two step process with Council first calling for EOI and then if Council is satisfied there are one or more suitable submitters Council can invite tenders from those submitters. Given the amount of time, the EOI process may have technically closed, however due to the lack of other interest I am now seeking formal support to invite a tender from *Jocelyn Miorandi and Zalae Smith* being the only submitters for the purchase of the Inglewood Community Recreation Centre, situated at 78 Albert Street Inglewood on land described as Lot 2 on RP190451.

**ASSOCIATED RISKS:**

- Whilst Council has no intention of operating the site as a 'general purpose' community facility, there is currently no certainty about the future use of the site.

**FINANCIAL IMPACTS:**

- Dependant upon contract

**CONSULTATION:**

- Community benefit and community impact will form part of the criteria Council uses to assess any Tender submission.

**LEGISLATION/LEGAL/POLICY:**

s227 and s228 of the *Local Government Regulation 2012*, specifically address the disposal of a non-current asset.

**OFFICER'S RECOMMENDATION:**

*That Council resolves to invite a written tender from Jocelyn Miorandi and Zalae Smith being the sole Expression of Interest received for the purchase of the Inglewood Community Recreation Centre, situated at 78 Albert Street Inglewood on land described as Lot 2 on RP190451.*

**ATTACHMENTS:**

Nil.

**REPORT DATE:** 17 February 2026

**REPORT NUMBER:** EX 003/26

**DEPARTMENT:** Executive Office

**REPORT TITLE:** Inland Rail Project

**PREPARED BY:** Chief Executive Officer, Mr Carl Manton

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**SUBJECT:**

An update to Council on the Inland Rail Project is provided to Council for endorsement.

**REPORT:**

Elected representatives and senior staff are in regular contact with representatives of both Australian Rail Track Corporation Ltd (“ARTC”) and their subsidiary company Inland Rail Pty Ltd about all aspects of the Inland Rail Project throughout our Council area. This includes representing the interests of not just Council itself but the whole community, advocating potential legacy projects and trying to identify and flesh out identified and potential issues before they have an opportunity to develop further.

Council officers had previously negotiated terms of the Master Inland Rail Development Agreement and this was considered by Council at its Ordinary Meeting of Council in August 2023 and a further delegation was provided to the Mayor and CEO to continue negotiations in this regard, which were undertaken and the agreement signed.

The revised draft Environmental Impact Statement (EIS) had been through the public consultation stage with Inland Rail currently reviewing and addressing submissions and preparing a response report to the Coordinator General. In addition to this a design contractor has been appointed for the border to Gowrie section and staff have commenced regular meetings to review and comment on preliminary designs for specific interfaces with Council infrastructure.

Since these discussions and interactions between Councillors, Council staff and Inland Rail representatives do seem to be ramping up at the moment it is considered an opportune time for Council to be updated on the ongoing collaboration between ARTC, Inland Rail Pty Ltd and Council. In addition to the update, it is also recommended that Council formally continues to endorse relevant elected representatives and Council officers to continue to advocate on behalf of Council and the wider community in relation to the Inland Rail project.

**ASSOCIATED RISKS:**

The project runs adjacent to land owned and controlled by the Mayor and may have some impact on this land, however any impact is likely to be negligible when compared to the benefits to the region and community of the project. This conflict should be acknowledged but it is important that the Mayor still be able to advocate on behalf of Council and the wider community in relation to this project.

**FINANCIAL IMPACTS:**

**CONSULTATION:**

As required

**LEGISLATION/LEGAL/POLICY:**

*Local Government Act 2009 (Qld)*

**OFFICER'S RECOMMENDATION:**

*That Council:*

1. *notes the report of the Chief Executive Officer providing an update on the Inland Rail Project;*
2. *endorses the need for ongoing collaboration between ARTC, Inland Rail Pty Ltd and Council; and*
3. *acknowledges that elected representatives of Council will continue to play an advocacy role on behalf of Council and the wider community in relation to the Inland Rail Project.*

**ATTACHMENTS:**

N/A

**REPORT DATE:** 17 February 2026

**REPORT NUMBER:** EX 004/26

**DEPARTMENT:** Executive Office

**REPORT TITLE:** **Prosecution for Development Offences**

**PREPARED BY:** Chief Executive Officer, Mr Carl Manton

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**SUBJECT:**

Council is requested to consider commencing legal proceedings against the registered owner Lot 3 on Y56919 with respect to development offences that the writer considers have been committed contrary to the *Planning Act 2016*.

**REPORT:**

The writer is of the belief that the Registered Owner of 6 Burrell Street Yelarbon QLD 4388, properly described as Lot 3 on Y56919 (the Premises), has committed development offences contrary to the *Planning Act 2016*.

By way of background, in late 2025 Council officers attended the Premises and observed from the road reserve building work being carried out at the Premises. The building work appeared to be for the construction of a dwelling on the Premises. The construction of a dwelling constitutes development under the *Planning Act 2016*, namely building work.

Under the *Building Act 1975*, all building work is assessable development, unless the building work is accepted development under section 21(2) or a regulation made under the *Planning Act 2016*. However, neither section 21(2) nor the *Planning Regulation 2017* prescribes the building work for a dwelling at the Premises to be accepted development.

According to Council's records, no building development approval has been given by Council or received from a private building certifier for the construction of a dwelling on the Premises.

A Show Cause Notice and an Enforcement Notice have been issued to the Registered Owner.

The Enforcement Notice required the Registered Owner to immediately cease the construction of the dwelling within 7 days and make a building development application to Council or a private certifier for the construction of the dwelling within 21 days.

Such actions have not been taken, therefore Council is requested to consider commencing legal proceeding to prosecute the Registered Owner of the Premises. The likely offences include:

1. carrying out assessable development without all necessary development permits in effect for the development; and
2. contravening an Enforcement Notice.

**ASSOCIATED RISKS:**

There are significant risks associated with Council failing to take action where relevant approvals have not been obtained.

**FINANCIAL IMPACTS:**

Legal Costs

**CONSULTATION:**

As required

**LEGISLATION/LEGAL/POLICY:**

*Local Government Act 2009 (Qld)  
Planning Act 2016*

**OFFICER'S RECOMMENDATION:**

*That Council resolves to commence legal proceedings to prosecute the Registered Owner of 6 Burrell Street Yelarbon QLD 4388, properly described as Lot 3 on Y56919 for committing a development offence contrary to Section 163(1) of the Planning Act 2016 and for also committing an offence contrary to Section 168(5) of the Planning Act 2016 in relation to the Enforcement Notice.*

**ATTACHMENTS:**

N/A

**REPORT DATE:** 9 February 2026      **REPORT NUMBER:** CCS-002/26

**DEPARTMENT:** Community and Corporate Services

**REPORT TITLE:** **Finance Report Ending 31 January 2026**

**PREPARED BY:** Manager Finance, Mr Bradley Pyle

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**SUBJECT:**

Finance Report CCS-002/26 for period ending 31 January 2026 is provided for Council's endorsement.

**REPORT:**

**ASSOCIATED RISKS:**

**FINANCIAL IMPACTS:**

**CONSULTATION:**

**LEGISLATION/LEGAL/POLICY:**

**OFFICER'S RECOMMENDATION:**

*That Council resolves to receive Finance Report CCS-002/26 for the period ending 31 January 2026 and accepts the budget amendments contained therein.*

**ATTACHMENTS:**

Attachment A: Finance Report for the period ending 31 January 2026



# Finance Report

**Month Ending 31 January 2026**

Ordinary Meeting of Council to be held Wednesday, 25 February 2026

Goondiwindi Regional Council  
Ordinary Meeting of Council to be held Wednesday, 25 February 2026

**REPORT TYPE:** DECISION                   **REPORT NUMBER:** CCS-002/26  
**REPORT DATE:** 9 February 2026           **FILE REFERENCE:** Financial Management  
**DEPARTMENT:** Finance and Corporate  
**PREPARED BY:** Manager Finance, Bradley Pyle

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**SUMMARY**

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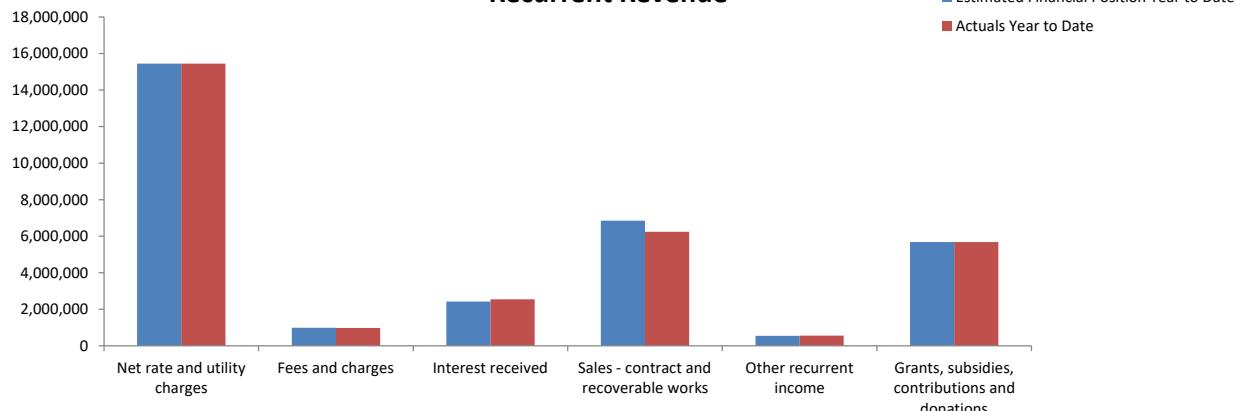
**Ordinary Meeting of Council to be held Wednesday, 25 February 2026**  
**Statement of Comprehensive Income**  
**for the month ended 31 January 2026**

	Estimated Financial Position 2025/26	Year to Date 31-Jan-26	Actuals			Explanation			
			Year to Date 31-Jan-26	Variance \$	Variance %				
<b>OPERATING</b>									
<b>Income</b>									
<b>Recurrent Revenue</b>									
Net rate and utility charges	26,488,218	15,451,461	15,451,460	0	0%				
Fees and charges	1,698,500	990,792	974,386	(16,406)	-2%				
Interest received	4,150,000	2,420,833	2,541,330	120,497	5%				
Sales - contract and recoverable works	11,737,647	6,846,961	6,241,627	(605,334)	-9%	- Contract income not linear			
Other recurrent income	931,000	543,083	562,731	19,648	4%				
Grants, subsidies, contributions and donations	9,737,606	5,680,270	5,680,270	0	0%				
<b>Total Recurrent Revenue</b>	<b>54,742,971</b>	<b>31,933,400</b>	<b>31,451,805</b>	<b>(481,595)</b>					
<b>Expenses</b>									
<b>Recurrent Expenses</b>									
Employee benefits	18,942,742	10,928,505	10,769,319	(159,186)	-1%				
Materials and services	19,968,022	11,904,013	11,488,313	(415,700)	-3%	- Contract expenditure			
Finance costs	46,600	27,183	26,659	(524)	-2%				
Depreciation and amortisation	14,802,179	8,634,604	8,562,671	(71,933)	-1%				
<b>Total Recurrent Expenses</b>	<b>53,759,543</b>	<b>31,494,306</b>	<b>30,846,962</b>	<b>(647,344)</b>					
<b>NET OPERATING RESULT</b>	<b>983,428</b>	<b>439,094</b>	<b>604,843</b>	<b>165,749</b>					
<b>CAPITAL</b>									
<b>Capital - Related Revenue</b>									
Grants, subsidies, contributions and donations	6,724,165	3,922,430	3,323,011	(599,418)	-15%				
Gain/(loss) on disposal of non-current assets	0	0	0	0	0				
<b>Total Capital - Related Revenue</b>	<b>6,724,165</b>	<b>3,922,430</b>	<b>3,323,011</b>	<b>(599,418)</b>					
<b>Capital - Related Expenditure</b>									
2025/26 Adopted Budget	26,258,900	15,317,692	5,872,216	(9,445,476)					
<b>Total Capital - Related Expenditure</b>	<b>26,258,900</b>	<b>15,317,692</b>	<b>5,872,216</b>	<b>(9,445,476)</b>		-62%			
<b>NET CAPITAL RESULT</b>	<b>(19,534,735)</b>	<b>(11,395,262)</b>	<b>(2,549,205)</b>	<b>8,846,057</b>					

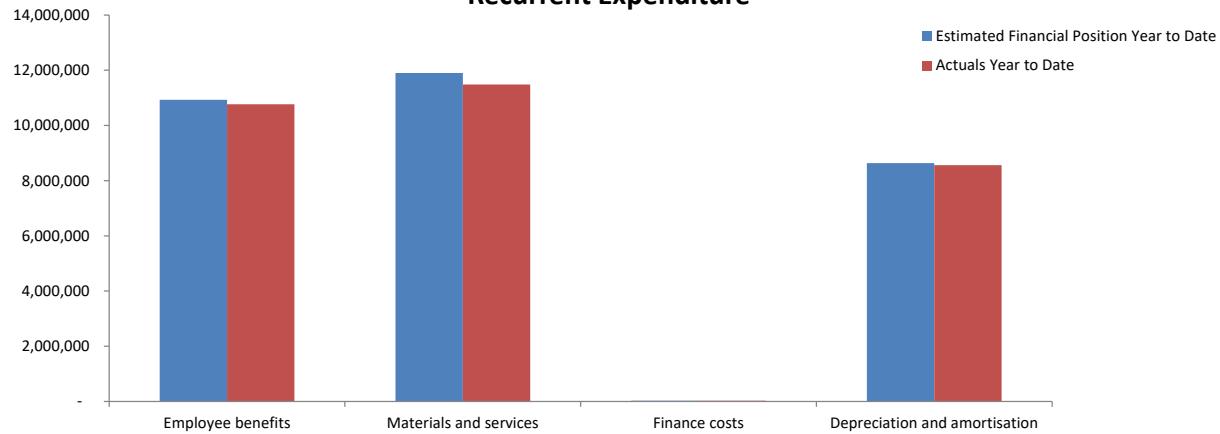
**Reconciliation of Adopted Capital Budget to Actual 2026**

<b>Capital Revenue Budget as at 1 January 2026</b>	<b>6,622,000</b>	
<b>Amendments January 2026</b>		
CNLGG - Pratten St	102,165	Approved by Resolution OM-005/26
<b>Adjusted Capital Revenue Budget as at 31 January 2026</b>	<b>6,724,165</b>	
<b>Capital Expenditure Budget as at 1 January 2026</b>	<b>26,054,400</b>	
<b>Amendments January 2026</b>		
CNLGG - Pratten St	204,500	Approved by Resolution OM-005/26
<b>Total Increase/(Decrease)</b>	<b>204,500</b>	
<b>Adjusted Capital Expenditure Budget as at 31 January 2026</b>	<b>26,258,900</b>	

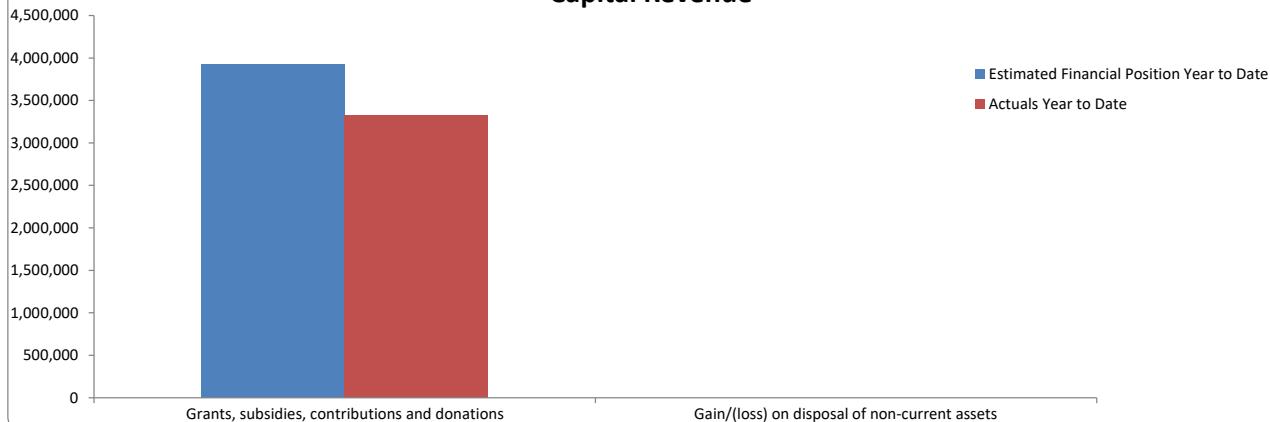
### Recurrent Revenue



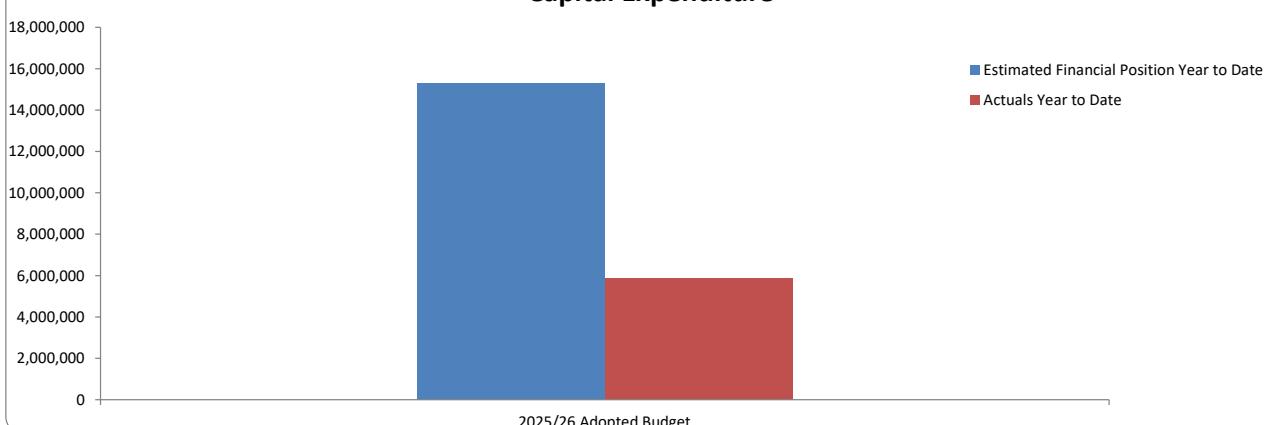
### Recurrent Expenditure



### Capital Revenue



### Capital Expenditure



**Ordinary Meeting of Council to be held Wednesday, 25 February 2026**

**Statement of Financial Position  
as at 31 January 2026**

	<b>Notes</b>	<b>31 January</b>
<b>CURRENT ASSETS</b>		
Cash and Cash Equivalents	1	19,239,182
Investments	2	77,000,000
Receivables	3	18,368,369
Inventories	4	217,747
<b>TOTAL CURRENT ASSETS</b>		<b><u>114,825,298</u></b>
<b>NON CURRENT ASSETS</b>		
Property, Plant and Equipment	5	599,907,904
Intangible Assets	6	5,003,500
<b>TOTAL NON CURRENT ASSETS</b>		<b><u>604,911,404</u></b>
<b>TOTAL ASSETS</b>		<b><u>719,736,703</u></b>
<b>CURRENT LIABILITIES</b>		
Payables	7	2,216,717
Provisions	8	5,159,071
Other Liabilities	9	9,520,744
Contract Liabilities	10	35,856,719
<b>TOTAL CURRENT LIABILITIES</b>		<b><u>52,753,251</u></b>
<b>NON CURRENT LIABILITIES</b>		
Provisions	11	2,846,619
Other Liabilities	12	633,458
<b>TOTAL NON CURRENT LIABILITIES</b>		<b><u>3,480,077</u></b>
<b>TOTAL LIABILITIES</b>		<b><u>56,233,328</u></b>
<b>NET COMMUNITY ASSETS</b>		<b><u>663,503,375</u></b>
<b>COMMUNITY EQUITY</b>		
Accumulated Surplus		377,589,626
Asset Revaluation Reserve		281,985,899
Retained Operating Surplus This Year		3,927,850
<b>NET COMMUNITY EQUITY</b>		<b><u>663,503,375</u></b>

**Ordinary Meeting of Council to be held Wednesday, 25 February 2026**

**Statement of Financial Position  
as at 31 January 2026**

	Notes	31 January
<b>1 Cash and Cash Equivalents</b>		
Cash at Bank		<b>19,239,182</b>
<b>2 Investments</b>		<b>77,000,000</b>
		<b>96,239,182</b>
<b>3 Receivables</b>		
Rates, Debtors & others receivable		13,646,078
Accrued income		4,522,992
GST Recoverable		196,058
Sundries		3,241
		<b>18,368,369</b>
<b>4 Inventories</b>		<b>217,747</b>
<b>5 Property, Plant and Equipment (Including Works in Progress)</b>		<b>599,907,904</b>
<b>6 Intangible Assets</b>		<b>5,003,500</b>
<b>7 Payables</b>		<b>2,216,717</b>
Creditors and accruals		
<b>8 Provisions - Current</b>		
Employee entitlements - Annual leave		1,443,818
Employee entitlements - Long service leave		2,595,976
Other employee entitlements		1,091,529
Landfill Restoration		27,748
		<b>5,159,071</b>
<b>9 Other Liabilities - Current</b>		
Rates		9,329,764
Unearned Revenue - Gdi Bowls Club		10,000
Waste Levy Refund Received in Advance		180,980
		<b>9,520,744</b>
<b>10 Contract Liabilities - Current</b>		<b>35,856,719</b>
<b>11 Provisions - Non Current</b>		
Employee entitlements - Long service leave		179,538
Landfill Restoration		2,667,081
		<b>2,846,619</b>
<b>12 Other Liabilities - Non Current</b>		
Unearned Revenue - Gdi Bowls Club		202,000
Waste Levy Refund Received in Advance		431,458
		<b>633,458</b>

**Ordinary Meeting of Council to be held Wednesday, 25 February 2026**

**Statement of Cash Flows**  
**for the month ended 31 January 2026**

	\$
<b>Cash Flows from Operating Activities</b>	
Receipts from Customers	26,878,705
Payments to Suppliers and Employees	- 64,025,030
	<hr/> - 37,146,325
<b>Receipts:</b>	
Interest Revenue	2,694,078
Recurrent Grants, Subsidies and Contributions	38,392,336
<b>Payments:</b>	
Finance Costs	- 26,659
	<hr/> 3,913,430
<b>Cash Flows from Investing Activities</b>	
<b>Receipts:</b>	
Sale of Property, Plant and Equipment	599,753
Capital Grants, Subsidies and Contributions	3,906,204
<b>Payments:</b>	
Purchase of Property, Plant and Equipment	- 11,496,405
Purchase of Intangible Assets	-
	<hr/> 6,990,448
<b>Cash Flows from Financing Activities</b>	
<b>Payments:</b>	
Repayment of Borrowings	-
	<hr/> -
<b>Net Cash Flow - Financing Activities</b>	<hr/> -
<b>Net Increase/(Decrease) in Cash and Cash Equivalents</b>	<hr/> - 3,077,018
<b>Plus: Cash and Cash Equivalents - Beginning</b>	99,316,200
<b>Cash and Cash Equivalents - Closing</b>	<hr/> 96,239,182

**Ordinary Meeting of Council to be held Wednesday, 25 February 2026**

**Statement of Changes in Equity  
for the month ended 31 January 2026**

	<b>Asset Revaluation Surplus</b>	<b>Retained Surplus</b>	<b>Total Community Equity</b>
	<b>\$</b>	<b>\$</b>	<b>\$</b>
<b>2026</b>			
<b>Balance as at 1 July 2025</b>	281,985,899	377,589,626	659,575,525
Net Result	-	3,927,850	3,927,850
Other Comprehensive Income			
- Revaluations: Asset Revaluation Surplus			-
Total Comprehensive Income	-	3,927,850	3,927,850
<b>Balance as at 31 January 2026</b>	<b>281,985,899</b>	<b>381,517,476</b>	<b>663,503,375</b>

**REPORT DATE:** 11 February 2026 **REPORT NUMBER:** CCS-003/26  
**DEPARTMENT:** Community and Corporate Services  
**PORTFOLIO HOLDER:** Cr Julia Spicer  
**REPORT TITLE:** **Yelarbon Recreation Grounds Water Subsidy**  
**PREPARED BY:** Director Community and Corporate Services, Mr Jason Quinnell

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**SUBJECT:**

Council has had a long standing agreement with the Yelarbon Recreation Association whereby they are paid an annual stipend that is deducted from their water account for the work they provide watering, mowing and maintaining trees and areas on the footpaths of Wyemo and Kaboon Streets. The group have asked for a review of the contribution.

**REPORT:**

Council has for many years provided a \$50 subsidy to the Yelarbon Recreation Association in recognition of the water they provide to maintain trees on the footpath of the recreation grounds. The group maintain a dripper system and also mow and maintain trees that contribute to the beautification of the area. The contribution has historically been deducted from the annual water account of the group.

The writer has not been able to find correspondence about the agreement but has noted that the first contribution was recognised on the rate ledger in June of 2016. Since that time, the cost of water and indeed the way that the water meter for the grounds is charged has changed markedly. It would be reasonable to recognise this and provide an increase in the subsidy.

It may also be simpler and avoid the risk of oversight if Council made an annual contribution to the group through the community donations program.

**ASSOCIATED RISKS:**

**FINANCIAL IMPACTS:**

- Value of change

**CONSULTATION:**

**LEGISLATION/LEGAL/POLICY:**

- *Local Government Act 2009*
- *Local Government Regulation 2012*

**OFFICER'S RECOMMENDATION:**

*That Council resolves to provide an annual donation of \$400 to the Yelarbon Recreation Association to assist with the cost of maintaining trees and footpath areas on Kaboon and Wyemo Streets, Yelarbon.*

**ATTACHMENTS:**

Nil

**REPORT DATE:** 14 January 2026 **REPORT NUMBER:** CCS-004/26  
**DEPARTMENT:** Community and Corporate Services  
**PORTFOLIO HOLDER:** n/a  
**REPORT TITLE:** Texas Kindergarten Building  
**PREPARED BY:** Director Community and Corporate Services, Mr Jason Quinnell

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**SUBJECT:**

The Executive of the Texas Kindergarten Group have approached Council for help in disposing of their building as the holding and maintenance costs are mounting and there is no revenue being generated now that the Kindy service is no longer operating.

**REPORT:**

The provision of early childhood education (Kindergartens) in rural Queensland is becoming increasingly difficult to sustain. Most Kindergartens in rural Queensland rely on significant fundraising efforts by Not-for-Profit parent groups to provide services that comply with legislated regulations. The Queensland Governments “Free Kindy for Kids” whilst a good initiative is a “one size fits all” solution that has the potential to improve profitability for Child Care facilities but does little to improve the sustainability of stand-alone Kindergartens with enrolments under 15 children. The shortfall in government subsidy and the cost of wages for qualified early childhood educators is significant and an increasing burden on small rural communities.

Texas Kindergarten has struggled over the past 10 years to provide early childhood education in the community for several reasons:

- Increasing regulatory requirements, particularly regarding employment of suitably qualified staff.
- The cost-of-service delivery – small numbers result in increased cost per child to maintain the service.
- Competition with local Child Care Centre who now offer a kindergarten program
- Stress on volunteer committee to manage the service and fund raise to maintain viability.
- Short term turnover of committee members. Mostly parents of current students – some previous committee members have continued involvement even after their children have advanced to school but are understandably now devoting their time to school P&C.
- Staffing – previous teacher has moved to another community – difficulties in attracting a suitably qualified person for limited hours (2 days per week as it is a session based kindy)

It has now reached crisis point where the service is no longer a viable option under the current structure. A decision was made to cease operations with the site not being used for sometime now. The last remaining executive members are now tasked with looking at options to close the organisation and dispose of assets. The biggest issue remains the site and building that incurs ongoing holding and maintenance costs which the executive fear they will be liable to pay as there is no revenue being generated to meet them.

The building is in sound condition with recent improvements including:

- Replacement of roof.
- External painting.
- Installation of deck and disabled access ramp.
- Electrical upgrades.

It is a relatively small building and currently open space which would require modifications for any alternate uses. The building sits on 2 blocks - 1 Freehold and 1 State Controlled, which complicates disposal of this asset for 2 reasons:

1. The State Land can only be transferred to another entity for the gazetted purpose of the reserve, namely education or for a commensurate community purpose. This limits the range of people or entities that could take on that parcel; and
2. The deck on the main building actually extends across the boundary of the freehold parcel and encroaches on the state parcel.

Early advice from the State is that the options are likely to be:

*Without agreement from the native title parties:*

*From a native title perspective as trustee, you can only take action on the land consistent with its purpose or if it is not consistent, action that will not have a greater physical impact on native title. Establishing residential facilities on the land would likely be considered to have a greater impact in terms of the exclusive rights expected in a residential setting.*

*This means the options are probably limited to a trustee permit or similar issued by Council as trustee which legalises the encroaching structure only.*

*With agreement from the native title parties:*

*If the Minister is satisfied the reserve is no longer needed for a public purpose and Council can demonstrate priority (either by owning adjoining land or being trustee of the reserve), issue of a deed to Council.*

The Executive have had discussions with the Texas School, the Child Care Centre and others to determine any interest in the site. To date this has not been fruitful.

Before committing to any involvement, it is important that Council has at least some consideration of options that may be available to deal with the land and buildings as Council already operates several public buildings in Texas that are under utilised and should not be looking to expand that stock.

The biggest unmet demand in the region and Texas remains housing and accommodation. Preliminary enquiries with the Greenup Masonic Lodge, the operators of the adjoining community housing project indicate that the site could be economically transformed for accommodation purposes.

The Executive of the Texas Kindy have indicated that they would be willing to transfer the trusteeship of the reserve to Council and also "sell" the freehold and buildings to Council for outstanding rates and also the costs necessary to wind up the Group. This would alleviate the pressure on the Executive and provide time to work through other actions or options.

Closure of the kindergarten that has operated for over 60 years is disappointing however, more accommodation would be seen as a positive outcome for the community. There would still be a local option for kindergarten services at the Childcare Centre and if this service ever ceases operation, State Delivered Kindergarten at the local school would then be an option.

**ASSOCIATED RISKS:**

- Community sentiment that Council is not supporting a Kindergarten.
- The asset is difficult to sell and Council has to hold asset for a period of time.
- The State does not consent to the conversion or boundary amendments.

**FINANCIAL IMPACTS:**

- To be quantified. In order of \$10,000 plus outstanding rates for Stage 1.

**CONSULTATION:**

- Executive of Texas Kindergarten Association
- State Land Management Unit – Department of Natural Resources
- Greenup Masonic Lodge representatives
- Local Real Estate Agent

**LEGISLATION/LEGAL/POLICY:**

- *Local Government Act 2009*
- *Local Government Regulation 2012*
- *Land Act 1994*

**OFFICER'S RECOMMENDATION:**

- i. That Council resolves to delegate authority to the Mayor and CEO to negotiate and enter a contract for the purchase of Lot 1 on RP 106563, at 9 Wilson Street Texas; and*
- ii. That Council resolves to delegate authority to the Mayor and CEO to negotiate the transfer of trusteeship of Reserve on Lot 15 T19237 at 7 Wilson Street Texas, from the Texas and District Kindergarten Association Inc. to Goondiwindi Regional Council.*

**ATTACHMENTS:**

Nil

**REPORT DATE:** 17 June 2025 **REPORT NUMBER:** CCS-005/26  
**DEPARTMENT:** Community and Corporate Services  
**PORTFOLIO HOLDER:** Cr Kym Skinner, Lifestyle and Education  
**REPORT TITLE:** **Toobeah Rodeo Reserve Master Plan**  
**PREPARED BY:** Community and Economic Development Officer, Samantha Cathcart

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**SUBJECT:**

The Toobeah Campdraft and Sports Association Incorporated has developed a Master Plan for the Toobeah Rodeo Reserve in consultation with Council officers.

**REPORT:**

The Toobeah Rodeo Reserve Master Plan document is a community plan has been prepared by the Toobeah Campdraft and Sports Association Incorporated with assistance from Goondiwindi Regional Council to guide the strategic revitalisation and future management of the Toobeah Rodeo Reserve (referred to hereafter as 'The Grounds').

The Grounds are located on the South Toobeah Road and comprise of two separate parcels of state-owned land, of which Council is the trustee:

- Lot 15 CVN 373 (3.374 ha): The primary site containing all existing core infrastructure (arena, yards).
- Lot 10 CVN 434 (19.4 ha): Used primarily for livestock holding.

Historically, the Reserve has been a central hub for various horse sports, including campdrafts, rodeos, and gymkhanas, and more recently has hosted working dog trials. Following a period of reduced usage and required maintenance, this Master Plan sets out a clear path to improve the facility for the community and ensure its continued viability.

The purpose of this Master Plan is to:

- Facilitate the development of multi-purpose infrastructure to benefit the Campdraft Association and the wider Toobeah community, including its function as a potential staging area for disaster response.
- Clearly identify high-priority maintenance requirements and future capital expenditure.
- Provide the necessary strategic document to appropriately prepare for competitive grant funding opportunities to implement the proposed works, upgrades, and improvements.

Upon endorsement by Council, user groups of this facility have in-principle support for the proposed development vision. However, it is essential to note that the implementation of projects on Council-owned land requires all referenced user groups to seek formal, detailed approvals for all infrastructure works during the planning and design phase to ensure compliance with national, state and local government regulations and Council's ongoing maintenance capacity.

Funding from Council is not sought for any projects in the Master Plan at this stage.

Endorsement from Council of this Master Plan is in principle only, and construction of the infrastructure will still be subject to the appropriate plans and approvals.

**ASSOCIATED RISKS:**

- Any infrastructure build on Council managed assets may ultimately end up the responsibility of Council to uptake maintenance and repair schedules, should the group no longer wish to use the facility.

**FINANCIAL IMPACTS:**

- Nil

**CONSULTATION:**

- The Master Plan was developed in consultation between Goondiwindi Regional Council and representatives from Toobeah Campdraft and Sports Association Incorporated.

**LEGISLATION/LEGAL/POLICY:**

- *Local Government Act 2009*
- *Local Government Regulation 2012*

**OFFICER'S RECOMMENDATION:**

*That Council resolves to endorse/not endorse the Toobeah Rodeo Reserve Master Plan.*

**ATTACHMENTS:**

1. Toobeah Rodeo Reserve Master Plan.

# Toobeah Rodeo Reserve



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# Introduction

This master plan document is a community plan has been prepared by the Toobeah Campdraft and Sports Association Incorporated with assistance from Goondiwindi Regional Council to guide the strategic revitalisation and future management of the Toobeah Rodeo Reserve (referred to hereafter as 'The Grounds').

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Historically, the Reserve has been a central hub for various horse sports, including campdrafts, rodeos, and gymkhanas, and more recently has hosted working dog trials. Following a period of reduced usage and required maintenance, this master plan sets out a clear path to improve the facility for the community and ensure its continued viability.

The purpose of this master plan is to:

- Facilitate the development of multi-purpose infrastructure to benefit the Campdraft Association and the wider Toobeah community, including its function as a potential staging area for disaster response.
- Clearly identify high-priority maintenance requirements and future capital expenditure.
- Provide the necessary strategic document to appropriately prepare for competitive grant funding opportunities to implement the proposed works, upgrades, and improvements.

Upon endorsement by Goondiwindi Regional Council, user groups of this facility have in-principle support for the proposed development vision. However, it is essential to note that the implementation of projects on Council-owned land requires all referenced user groups to seek formal, detailed approvals for all infrastructure works during the planning and design phase to ensure compliance with national, state and local government regulations and Council's ongoing maintenance capacity.

## Link to Council Plans

This master plan aligns with and supports the strategic direction of Goondiwindi Regional Council across the following key documents:

- **Goondiwindi Regional Council Corporate Plan** - provides the overarching vision and direction for the region. This master plan supports objectives related to community wellbeing, economic development, and sustainable infrastructure management.  
<https://www.grc.qld.gov.au/Council/Publications/Corporate-Plan>
- **Goondiwindi Regional Council Sport and Recreation Statement** – sets the specific priorities for sporting facility investment, focusing on participation, accessibility, and facility management within the region. This master plan directly addresses these priorities for a key village asset.

[https://www.grc.qld.gov.au/files/assets/public/v2/council/documents/goondiwindi\\_region\\_sport\\_and\\_recreation\\_statement.pdf](https://www.grc.qld.gov.au/files/assets/public/v2/council/documents/goondiwindi_region_sport_and_recreation_statement.pdf)

- **Goondiwindi Regional Local Government Infrastructure Plan** - ensures that planned upgrades (e.g., water supply, access road, sewerage/wastewater) are consistent with the Council's statutory planning scheme for trunk infrastructure and asset management.

<https://www.grc.qld.gov.au/Business-Planning-Development/Planning-Development/Goondiwindi-Region-LGIP>

## Existing Infrastructure

The existing infrastructure at the Toobeah Sports and Rodeo Reserve (primarily located on Lot 15) reflects the traditional use of the grounds. A key element of this Master Plan is addressing the maintaining and improving the condition of these assets. NB: the below assessment has been completed by the community, not a qualified safety officer.

Existing Asset	Location/Notes	Current Condition Assessment
<b>Announcer's Box</b>	Elevated structure near the arena.	<b>Fair to Poor.</b> Functional but likely requires significant maintenance or replacement.
<b>Bar / Kiosk / Office Space</b>	Central building/shed.	<b>Poor.</b> A basic, aged structure. Lacks modern commercial kitchen/bar fit-out and insulation. Target for replacement by the proposed <b>Social Shed/Canteen</b> project.
<b>Basic Amenities Block (Toilets)</b>	Dedicated structure.	<b>Poor.</b> Generally old, inadequate capacity for major events, and unlikely to meet current accessibility regulations. Requires full renewal or significant upgrade (e.g., replacement by new, accessible facilities).
<b>Original Arena Fencing</b>	Perimeter of the main arena.	<b>Fair to Poor.</b> Aged and is proposed for replacement with robust, portable panels.
<b>Various Rodeo Chutes and Yards</b>	Heavy-duty steel infrastructure.	<b>Fair to Poor.</b> Functional, but may have rusted components, and are inefficient for modern campdraft/rodeo flow. There are no immediate plans for a rodeo to be held, so no action required at this stage.
<b>Old Fencing and Gate Assemblies</b>	Boundary fences and general access points.	<b>Poor.</b> Deteriorated or non-existent in many areas. Requires replacement to secure cattle in holding areas (e.g., the proposed Boundary Fence project).
<b>Man-Made Dam</b>	Located on Lot 10.	<b>Fair.</b> Provides raw water storage. Functionality is dependent on rainfall, catchment, and the current state of bore access/fittings.









# Existing Arrangements and Tenure

## 4.1 Land Ownership and Trusteeship

The Toobeah Sports and Rodeo Reserve is a State Reserve (Recreation), for which the Goondiwindi Regional Council serves as the appointed Trustee. As Trustee, the Council is ultimately responsible for the long-term management of the land only.

Any improvements to existing infrastructure, or any new infrastructure and assets on the site will be owned by, and are the responsibility of the user groups.

## 4.2 User Group Arrangements

The primary user of the facility is the Toobeah Campdraft and Sports Association Incorporated (TCSA).

The TCSA (under its former name Toobeah Rodeo and Sports Association) has been the traditional caretaker and operator of the grounds for a significant period, during which time they have organised and hosted the annual Campdraft, local rodeos, and other key community events. There is currently no formal tenure or lease arrangement currently in place between Council and the Association. Council is aware of this and is currently investigating potential formal lease or licence agreement, to facilitate external funding opportunities and provide certainty for the Association's planned capital investment outlined in this master plan.

## 4.3 Access by Other User Groups

To maximise usage, the TCSA administers bookings for other interested community and commercial groups. User groups outside of the TCSA can access the facility through a fee-for-service model as arranged directly with the Association. This arrangement supports any minor operational costs and promotes the multi-purpose use of the grounds, including recent use for working dog trials.

# Current User Groups

The viability of the Grounds relies on maximising community utilisation. This master plan aims to upgrade the facilities to not only meet the core requirements of existing users but also to attract new groups, promoting the site as a resilient, multi-purpose community asset.

## 5.1 Current User Groups

Group	Primary Activity	Regularity of Use of the Facility
Toobeah Campdraft and Sports Association	Campdraft competitions and training clinics.	Minimum Quarterly Use (e.g., 4+ events per year).
Goondiwindi Working Dog Trials	Annual working dog competition events	Annually
Local Stock Agents / Producers	Ad hoc use of yards for livestock holding, spelling, and transit.	Periodic / As required.

## 5.2 Potential and Multi-Purpose User Groups

The proposed projects in the master plan will enable the site to potentially service some or all of the following groups, broadening its community footprint:

Potential User Group	Activity Enabled by Master Plan Upgrades	Master Plan Link
Local Pony Clubs / Youth Groups	Clinics, training days, and gymkhanas.	Improved competition spaces, access to power and water, and safe amenities.
Goondiwindi Regional Council (Disaster Management)	Temporary staging post, emergency animal shelter, and relief worker hub.	Raised social shed/canteen (for resilience) and improved water Infrastructure.
Government (Queensland and Federal)	Emergency biosecurity management	Improved fencing and cattle yard infrastructure.
Local Community Organisations	Public meetings, social events.	Covered social shed and improved gravel access roads.
Commercial Contractors / Utility Services	Staging and laydown area during major regional infrastructure works – rail and road.	Secure Lots 9/10 Fencing and dedicated Truck Access/Parking.

## Cultural Heritage Considerations

The *Aboriginal Cultural Act 2003* requires anyone that manages public land that is both Council owned and those held in trust for the Queensland Government, to identify potential risks and take steps to minimise harm. This may involve consulting with Traditional Owner groups when activities pose a high risk. To help community groups with their cultural heritage duty of care, Council has developed an easy-to-use assessment tool to help with their first step. Please refer to the ‘Cultural Heritage Duty of Care for Community Groups and Council Assets’ document for more information.

# Master plan – Capital and Maintenance

## High Priority Activities

All activities listed below are categorised as High-Priority to achieve the core vision of the master plan. Project implementation is contingent upon securing the necessary grant funding and formal project approvals from the Goondiwindi Regional Council, where required.

Activity	Notes	Estimated Costs
Technical drawings and plans by a consultant	Includes a detailed site survey, engineering designs for the yards and structures, and plans suitable for Council approval and competitive grant submissions.	\$25,000 – \$60,000+
Gravel access road around arena	Construction of a dedicated, good quality, all-weather gravel road with base preparation for safe, one-way traffic flow. Essential for controlled competitor and public access, and vital for emergency vehicle access.	\$40,000 – \$100,000+
Boundary Fence – Lot 9+10	Installation of approximately 3.5 km of robust 5-Barb wire boundary fencing. Secures the site and prevents stock wandering, addressing requirements for livestock control.	\$18,000 - \$20,000+
Arena fencing	Procurement and installation of new, heavy-duty portable steel cattle panels. Replaces aged fencing to meet modern competition standards for both competitors and spectators.	\$15,000 – \$40,000+
New Yards and Load Out	Complete replacement of the existing facility, including a new race, forcing yard, drafting system, and a certified, heavy-duty cattle ramp. Essential for safe, efficient handling of livestock and injury prevention.	\$40,000 - \$80,000

## Medium Priority Activities

Medium Priority activities represent the second phase of development. Whilst Council provides in-principle support for these works, successful delivery is contingent upon the completion and successful operation of the High-Priority infrastructure and the subsequent sourcing of additional funding.

<b>Activity</b>	<b>Notes</b>	<b>Estimated Costs</b>
Container for storage	Procurement and installation of an additional lockable, watertight shipping container (e.g., 20ft). Provides secure storage for campdraft equipment, club records, and potential disaster relief supplies.	\$5,000 - \$8,000
Secretary's office	Procurement and fit-out of a dedicated, small Donga or demountable-type building for the secretary/administration. Provides a private, secure space for competitor sign-on and record-keeping during events.	\$20,000
Replace Announcers Box	Complete replacement of the current structure with a modern, elevated Announcer's Box. Must meet structural safety standards.	\$15,000
Additional amenities block	Construction of a new, modern, and accessible amenities block (toilets and showers. Required to meet the capacity demands of events and ensure facilities meet current Disability standards.	\$150,000
Social Shed/Canteen	Full staged replacement of the existing bar/kiosk area, designed for multi-purpose community use and disaster resilience.	\$150,000
	1. Build mound, concrete pad, skillion roof (shell) - Earthworks to raise the pad (flood mitigation) and construct a durable, covered shell structure. Provides an elevated, all-weather community shelter/staging post.	\$40,000 - \$80,000
	2. Container Bar/Office - Fit-out and delivery of a modified	\$20,000

	shipping container for a secure, lockable office and canteen/bar serving area.	
	3. BBQ/Food preparation Space - Covered external area with commercial sinks, plumbing, and benches to support catering and food safety compliance.	\$30,000
	4. Procurement of tables, chairs etc - Purchase of durable, commercial-grade furniture.	\$8,000
Bore Fittings	Upgrading the bore headworks, pump, and electrical infrastructure. Ensures reliable, high-volume water supply for cattle and general site use.	\$8,000 - \$10,000
Water Infrastructure + Troughs – Lot 10	Laying poly pipe from the water source on Lot 15, installing a large storage tank, and new automatic cattle troughs in the holding paddocks (Lot 10). Establishes back-up water storage for emergency services and stock holding.	\$25,000

## Low Priority Activities

Low Priority activities represent the long-term vision for the Grounds, focusing on enhancing community amenity and diversifying usage. These projects should only be pursued once the High and Medium Priority works are successfully completed and sustained funding is secured.

Activity	Notes	Estimated Costs
Diesel Powered Arena lights	Installation of permanent or semi-permanent diesel-powered lighting towers for the main arena. Extends the usability of the arena for evening training, events, and potentially for night campdrafting.	\$50,000 – \$100,000

Shade over cattle yards, and competitor waiting area adjacent to camp	Installation of robust, permanent shade structures (e.g., steel framed shade cloth) over the new holding yards and the competitor waiting area adjacent to the camp. Improves conditions for livestock and competitors, addressing animal welfare standards, especially during summer events.	\$30,000 – \$60,000
Replace PA System	Procurement and installation of a new, high-quality, weatherproof Public Address (PA) system with sufficient coverage for the arena and social areas. Essential for clear communication during events and for emergency announcements.	\$12,000
Power + Water outlets for competitors	Installation of powerheads and dedicated water taps in the main competitor camping area. Improves the experience for visiting competitors, essential for multi-day events, and can provide revenue via paid hookups.	\$20,000
Demolish old bar and canteen building	Safe demolition, removal, and disposal of all debris from the existing structure.	\$10,000

## Other Projects

The following project has been flagged as future potential project for the site, however it has not been included in this master plan for endorsement by Council at this stage. It is listed here for record-keeping purposes and is able to be revisited for Council endorsement in the future.

- Playground with Shade - Installation of a new, compliant playground structure with adequate shade sail coverage. Provides a recreational amenity for young families living in Toobeah and visiting the Reserve during events.

## Funding Opportunities

The implementation of the Toobeah Rodeo Grounds Master Plan will be achieved through a staged approach, relying on a combination of local fundraising, and competitive grant funding from State and Federal Governments. Projects will be aligned with the criteria of available programs, emphasising community participation, disaster resilience, and multi-purpose outcomes.

Federal funding programs are essential for securing high-value grants to cover major infrastructure costs (e.g., the Social Shed shell, new yards, and roadworks).

State funding is frequently aimed at increasing sports participation, improving community health, and upgrading sporting facilities.

Council also has a community grants and donation program that could assist with small-scale projects. There are also opportunities for TCSA to conduct local fundraising or get in-kind support for elements of this master plan.

### **Strategy for Success**

To maximise the chance of securing funding, applications for funding should focus on:

1. Breaking down large projects into smaller, fundable projects (for example, the shed project has been broken down into four stages)
2. Ensure compliance and ensure all subsequent infrastructure projects meet Council and State standards.
3. Highlight how the infrastructure addresses broader community needs and has multiple uses across the community (e.g., disaster response, general sporting use, community meetings) to attract a wider range of grant opportunities beyond just "sport."

## **Key Risks and Mitigation Strategies**

The successful delivery of this master plan is contingent on identifying and proactively managing potential risks. The table below outlines the major risks associated with the capital works program and the proposed strategies to mitigate their impact.

<b>Risk Category</b>	<b>Key Risk Description</b>	<b>Likelihood / Consequence</b>	<b>Mitigation Strategy</b>
Financial	Failure to Secure Grant Funding	High / High	Staging and Compliance: Break projects into fundable stages. Ensure technical drawings are completed first to meet all grant submission compliance requirements. Emphasise multi-purpose and resilience outcomes.
Financial	Project Cost Overruns	Medium / High	Complete the Technical Drawings to obtain fixed-price quotes before seeking construction tenders. Include a minimum 10-15% Contingency in all project budgets.
Operational	Lack of Volunteer/In-Kind Labour	Medium / Medium	Work with TCSA to detail the specific hours/tasks they will contribute. Leverage local agricultural businesses for in-kind plant hire.

External	Adverse Weather/Flood Events	High / Medium	Prioritise flood-resilient infrastructure, specifically the earthworks to build a mound and concrete pad for the Social Shed. Ensure critical equipment is stored in secure, elevated containers.
Technical	Unforeseen Site Conditions	Medium / Medium	Ensure the Technical Drawings include necessary geotechnical and hydraulic reports (especially for the mound and road base) before construction begins. Budget for site preparation and unexpected groundworks.
Safety/Compliance	Non-Compliance with Safety Standards	Low / High	Ensure all construction work is overseen by certified contractors and certified inspectors to meet current Australian Standards and WHS regulations.

## Conclusions and Recommendations

This master plan represents an important roadmap for the revitalisation and sustainable long-term management of this community asset. The plan provides a staged, responsible pathway to upgrade the infrastructure to meet contemporary safety, compliance, and multi-purpose standards.

This investment is structured to deliver value by:

- Replacing aged infrastructure (yards, fencing, roads) to prevent injury to competitors, livestock, and the public.
- Meeting current Australian Standards and accessibility requirements (DDA) for all new facilities.
- Incorporating flood-resilient design and establishing dedicated water resources.
- Creating a high-quality, multi-purpose community hub that can host not only traditional horse sports but also regional markets, meetings, and serve as a local staging point during emergencies.

The successful implementation of this master plan is important for securing the future of the Toobeah Campdraft and Sports Association and for ensuring the longevity of a facility that serves the community.

**REPORT DATE:** 16 February 2026 **REPORT NUMBER:** ES007-26  
**DEPARTMENT:** Engineering Services  
**PORTFOLIO HOLDER:** Cr Skinner  
**REPORT TITLE:** Tree Inspection Report – Jacaranda Drive, Goondiwindi  
**PREPARED BY:** Director Engineering Services, Mr Dion Jones

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**SUBJECT:**

This report has been prepared to allow Council to consider a request to remove a tree on Council land, being located in the centre of the road, between 7 & 8 Jacaranda Drive, Goondiwindi, in accordance with Council's Trees on Council Controlled Land (Planting, Removal and Maintenance) Policy.

**REPORT:**

On 01 October 2025, Council received a customer service request from Luke Holland, the owner of 7 Jacaranda Drive, Goondiwindi (*the applicant 1*), to inspect a tree on Council land (*the road*) adjacent to the applicant's property (**see Attachment A**). The applicant was concerned that a Gumtree on the road is a potential hazard to his vehicle reversing out his driveway and is concerned that branches or the whole tree may drop onto their roof or their yard in the event of a severe storm (**see Attachments B & C**). The applicant would like Council to trim the tree or remove the tree entirely.

This property was purchased by the applicant in May 2023 with the Gumtree already existing on the road in front of the property at the time of purchase.

Council staff inspected the tree on 02 October 2025 and assessed the tree against Council's Trees on Council Controlled Land (Planting, Removal and Maintenance) Policy. The assessment provided as **Attachment D** classified the tree in the 'Blue - Prune' category determining that 50% Council funding is available and should the applicant wish to proceed with pruning or removing the tree on a 50:50 basis, they should apply in writing. Once a written request is received, Council will obtain a quote for the works and a private works agreement can be entered into.

On 16 October 2025 the author received an email (**see Attachment E**) from Cr Kelly advising that she had met with Colin Charles, the owner of 8 Jacaranda Drive, Goondiwindi (*the applicant 2*) as well as the Applicant 1 on site who also expressed his concerns about difficulties in reversing / accessing their driveway due to the tree and worried that branches or the whole tree may fall onto their property in the event of a storm. The applicant would like Council to remove the tree entirely.

The author believes the Applicant 2 is the first owner of the parcel of land known as 8 Jacaranda Drive and received Council approval to build their dwelling in 1991. Council inherited the road from the original developer of the estate and it is likely that the Council of the day would have accepted the road with the gumtree in the middle of the road as it was well established, healthy and likely have been a significant cost to remove.

Council officers wrote to both applicants on 7 January 2026 (**see Attachment F**) advising that the tree had been assessed against Council's Trees on Council Controlled Land (Planting, Removal and Maintenance) Policy. The Inspection report classified the tree in the 'Blue - Prune' category determining that 50% Council funding is available and should the applicants wish to proceed with pruning or removing the tree on a 50:50 basis, they should apply in writing. Once a written request is received, Council will obtain a quote for the works and a private works agreement can be entered into.

Council subsequently received correspondence dated 16 January from the Applicant 2 objecting to contribute toward the cost to prune or remove the tree on a 50:50 basis and believes that Council should pay for the removal entirely. Applicant 2 has requested that Council reconsiders its position and pay to remove the tree at no expense to the applicants.

This matter was previously discussed by Council at a workshop however, in accordance with Council's Trees on Council Controlled Land (Planting, Removal and Maintenance) Policy:

### ***3.4. Disputes Against Council Assessment***

*If the applicant disputes the Council Officer's assessment, a written representation shall be submitted by the applicant for consideration by full Council.*

In order for Council to fully consider the matter, Council requested an estimate to remove the tree and reinstate the road. Council is now in receipt of a quote by Smart Choice Tree Services to remove this tree (**see Attachment G**). The quote is for \$7,700 (incl. GST) and this excluded traffic control, which would be an additional cost. It is also estimated that it would likely cost Council approximately \$21,030.00 (incl. GST) to reinstate the road surface upon removal of the tree. As the full extent of the root system, and damage to the road pavement and surface in removing the tree stump will be unknown until the stump is removed this estimate is based on the worst-case scenario of a full width patch for the length of the unsealed section around the tree. The cost of the road reinstatement may be less but we are currently working on the worst-case scenario.

As the tree has been assessed as healthy in the "Blue- Prune" category determining that 50:50 Council funding is available, in accordance with Council's Trees on Council Controlled Land (Planting, Removal and Maintenance) Policy and the applicants have not submitted an application to enter into a private works agreement on a shared cost basis, it is recommended that, in accordance with Council's Trees on Council Controlled Land (Planting, Removal and Maintenance) Policy, no further action be taken by Council in relation to this tree at this point. Council staff will continue to monitor the tree's health and will attend to pruning as resources, funding and other competing projects permit.

### **ASSOCIATED RISKS:**

Any tree, no matter how healthy, is at risk of being affected by storm or an act of God rendering a risk to person or property. According to Council's Policy it does not justify removal of every tree on Council property adjacent to private property.

### **FINANCIAL IMPACTS:**

As the tree was assessed as "Blue – Prune" on a shared cost basis with the applicant and no application has been received in writing to enter into a private works agreement, no immediate action is required from Council, in accordance with Council's Trees on Council Controlled Land (Planting, Removal and Maintenance) Policy, there is no financial impact to Council.

Due to the size of the tree and its location within the centre of the road there will be an unbudgeted cost in the removal of the tree, including traffic control and the reinstatement of the road which was identified in the main body of the report.

### **CONSULTATION:**

- Staff & Councillors have written to both applicants and met with them on site.
- Council has sought advice from a local professional arborist

### **LEGISLATION/LEGAL/POLICY:**

- *Local Government Act 2009*
- *Local Government Regulation 2012*
- *GRC Budget 2025/2026*
- *GRC008 Trees on Council Controlled Land (Planting, Removal and Maintenance) Policy*

### **OFFICER'S RECOMMENDATION:**

*It is recommended that Council resolves to take no further action in relation to the tree in the road in front of 7 & 8 jacaranda Drive as it has been assessed as healthy in the "Blue- Prune" 50:50 Council funding available category and the applicants have not submitted an application to enter into a private works agreement on a shared cost basis in accordance with Council's Trees on Council Controlled Land (Planting, Removal and Maintenance) Policy.*

### **ATTACHMENTS:**

- Attachment A – Customer Service Request – L Holland 01/10/2025
- Attachment B – Tree Location – Jacaranda Drive (Satellite View)
- Attachment C – Google Street View
- Attachment D – Tree Inspection Report
- Attachment E – Correspondence from Cr Kelly 16/10/2025
- Attachment F – Correspondence to Applicants 07/01/2026
- Attachment G – Correspondence from C Charles 16/01/2026
- Attachment H - Quote to remove / prune tree

### Task Supervision Notification

**A task under your supervision needs attention.**

Task : Determine action required.

Due : Wed, 01 Oct 2025 10:14:00 GMT +10:00

Assigned To : Phillip Starling

Document : 984676

24-09-25-Luke-Holland-984676.html

There is a large tree in the middle of the road in Jacaranda Drive that is a potential hazard - it is directly in front of 7 Jacaranda Drive - Luke would like the tree trimmed at the very least or have it removed completely - Luke is worried the tree will come crashing down in a storm and land in his front yard or hit the house

Document Link: [10.1](#)

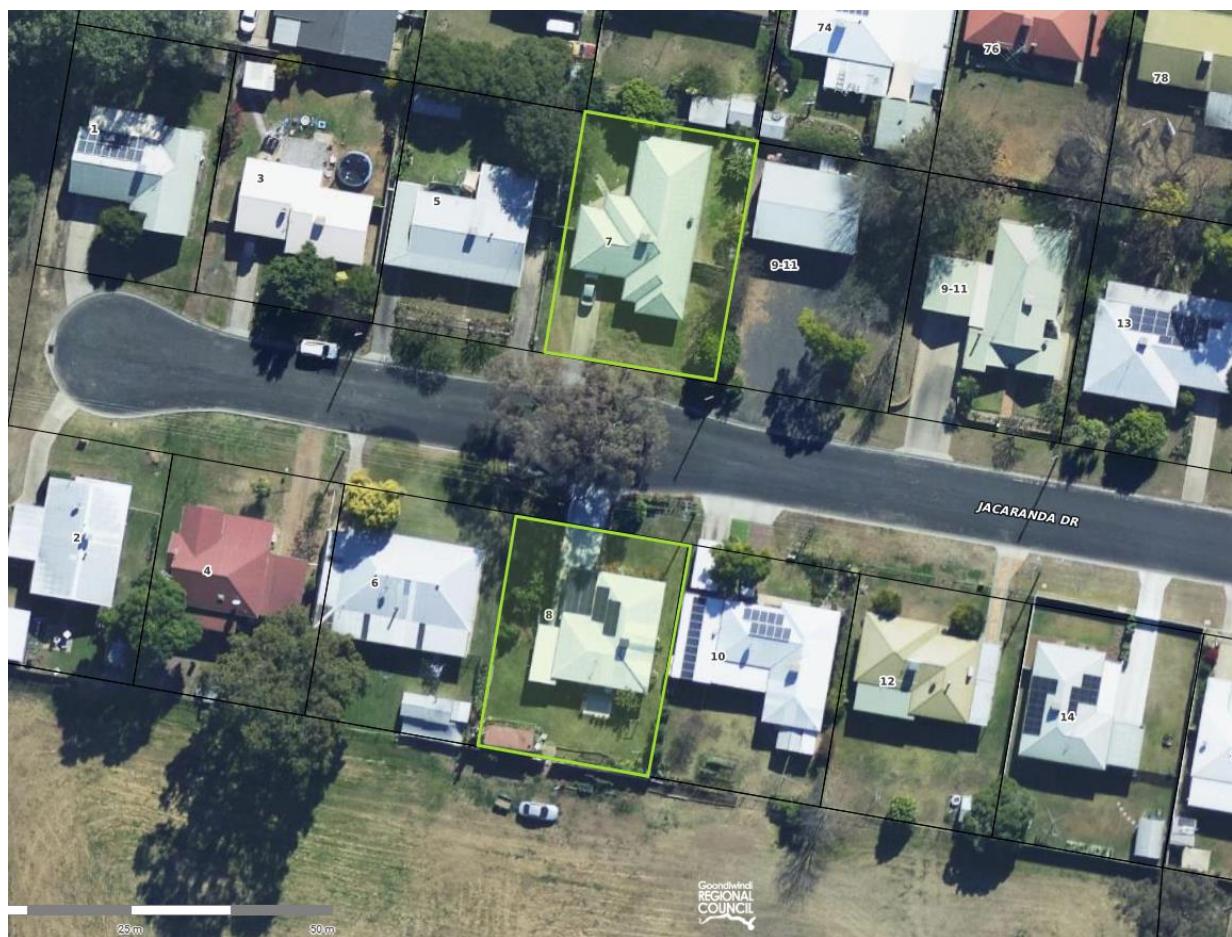
Folder : [\Customer Requests\Roads\Bitumen](#)

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MAGIQ Software Ltd

Attachment B – Tree Location – Jacaranda Drive (Satellite View)



## Attachment C – Google Street View



Attachment D – Tree Inspection Report



## Tree Inspection Report

**Postal Address**  
LMB 7  
Inglewood QLD 4387

**Engineering Services**  
Ph: 07 4671 7449  
Fax: 07 4671 7433

**Internet/Email**  
[www.grc.qld.gov.au](http://www.grc.qld.gov.au)  
[mail@grc.qld.gov.au](mailto:mail@grc.qld.gov.au)

*Internal Document Only – Refer to Council's Trees on Council Controlled Land Planting, Removal & Maintenance Policy GRC0008 which is available on Council's Intranet.*

### **Inspection Details:**

Inspection Date:  Inspected by:

### **Site Details:**

Applicants Name:   
Street Address:  Town:

### **Tree Details 1:**

Species:   
General Tree Condition:

Does the tree impact on solar panels?  No  Yes (If yes, do not complete Risk Score)

Is the tree suspected of poisoning?  No  Yes (If yes, do not complete Risk Score)

Is the tree dead?  No  Yes (If yes, do not complete Risk Score)

Is the tree within 2 meters of the adjoining property?  No  Yes

Does the tree/s need to be reported to Essential Energy?  No  Yes

Photos taken?  Yes (email to [kmckenzie@grc.qld.gov.au](mailto:kmckenzie@grc.qld.gov.au))

RISK SCORE									
Council Risk			Property Owner Risk						
Pedestrian Risk		Traffic Risk		Infrastructure Risk		Private Property Risk		Private Person Risk	
Very Low	1	Very Low	1	Very Low	1	Very Low	1	Very Low	1
Low	2	Low	2	Low	2	Low	2	Low	2
Medium	3	Medium	3	Medium	3	Medium	3	Medium	3
High	4	High	4	High	4	High	4	High	4
Very High	5	Very High	5	Very High	5	Very High	5	Very High	5

Note: Risk scores are not cumulative. The highest single score is to be used.

\* Only the minimum works that are causing the high/very high risk are to be funded by Council. Owners may pay for additional works.

# Inspector requests that an additional inspection be undertaken

Council Risk	5														
	4														
	3														
	2							*							
	1							*							
	1	2	3	4	5										
Property Owner Risk															

## Attachment E – Correspondence from Cr Kelly 16/10/2025

**From:** Councillor Susie Kelly <[SKelly@grc.qld.gov.au](mailto:SKelly@grc.qld.gov.au)>

**Sent:** Thursday, October 16, 2025 8:26:14 AM

**To:** Dion Jones <[Djones@grc.qld.gov.au](mailto:Djones@grc.qld.gov.au)>

**Cc:** Carl Manton <[CManton@grc.qld.gov.au](mailto:CManton@grc.qld.gov.au)>

**Subject:** Tree in Jacaranda Drive

Hi Dion

Colin Charles from 7 Jacaranda Dr asked me to look at the tree in the middle of the street in Jacaranda Dr. When I did, he introduced me to his neighbour across the street at 8 Jacaranda, Gaye Holland. I understand she has recently had a conversation with Phil Starling about it also.

Their concerns:

- it is a rather large tree and it 'creaks' when it's windy, and they are worried a limb, or even the entire tree will topple over.
- Gaye said it is difficult to keep her lawn looking good as the tree takes all the moisture.
- both said it is messy, with leaves falling all around.
- kids apparently play around it, creating a danger for cars who may not necessarily see them.
- Difficult for Colin and his wife to back out.

As such, they have asked if the tree could be taken out. Are you aware of any reason it may have been left in the middle of the street when the road went in?

Cheers

Susie



File:  
Date:

Roads/Maintenance/Trees  
7 January 2026

Luke Holland  
7 Jacaranda Drive  
GOONDIWINDI QLD 4390

Dear Luke,

**Request to Inspect Tree Adjacent to 7 Jacaranda Drive**

I refer to your request that Council inspect the tree located on the road adjacent to 7 Jacaranda Drive, Goondiwindi.

Council Staff have inspected the tree in question and assessed it against Council's *Trees on Council Controlled Land (Planting, Removal and Maintenance) Policy*. Council has classed the tree in the 'Blue' category, determining that 50% Council funding is available.

Should you wish to proceed with pruning or removing the tree on a 50:50 basis, please apply in writing, addressing your letter to:

Mr Dion Jones  
Director Engineering Services  
Locked Mail Bag 7  
INGLEWOOD QLD 4387

Once a written request is received, Council will obtain a quote for the works and a private works agreement can be entered into.

If you require any further information, please contact Council's Department of Engineering Services on 07 4671 7449, who will be pleased to assist.

Yours faithfully



**Luke Tanner**  
Acting Director Engineering Services  
Goondiwindi Regional Council

**Postal** LMB 7, Inglewood QLD 4387  
**Email** mail@grc.qld.gov.au  
**Web** grc.qld.gov.au  
ABN 79 969 846 487

Goondiwindi Customer Service Centre 07 4671 7400  
Inglewood Customer Service Centre 07 4652 0200  
Texas Customer Service Centre 07 4653 2600

Colin Charles  
8 Jacaranda Drive  
**GOONDIWINDI QLD 4390**

Dear Colin,

**Request to Inspect Tree Adjacent to 7 Jacaranda Drive**

I refer to your request that Council inspect the tree located on the road adjacent to 8 Jacaranda Drive, Goondiwindi.

Council Staff have inspected the tree in question and assessed it against Council's *Trees on Council Controlled Land (Planting, Removal and Maintenance) Policy*. Council has classed the tree in the 'Blue' category, determining that 50% Council funding is available.

Should you wish to proceed with pruning or removing the tree on a 50:50 basis, please apply in writing, addressing your letter to:

Mr Dion Jones  
Director Engineering Services  
Locked Mail Bag 7  
INGLEWOOD QLD 4387

Once a written request is received, Council will obtain a quote for the works and a private works agreement can be entered into.

If you require any further information, please contact Council's Department of Engineering Services on 07 4671 7449, who will be pleased to assist.

**Yours faithfully**

**Luke Tanner**  
Acting Director Engineering Services  
Goondiwindi Regional Council



Mr. Dion Jones  
Director Engineering services  
Locked Mail Bag 7  
Inglewood QLD 4387  
16/01/2026

Dear Sir,

I refer to your letter that the council inspected the tree between 7 and 8 Jacaranda Drive.

That the council require the residences to pay 50/50, however this is not possible as it is on council property, it is not legal for the general public to cut down council trees, therefore we don't agree.

I would also like the council to consider if a severe storm blew branches to our houses it would be more expensive to repair the house than to remove the tree.

I appreciate very much for your kind consideration.

Respectfully yours,

*Colin Charles*  
Colin Charles  
8 Jacaranda Drive  
Goondiwindi QLD 4390

Attachment H – Quote to Remove / Prune Tree



## QUOTE

Goondiwindi Regional Council.

Date  
17 Feb 2026  
Smart Choice Tree  
Services  
Quote Number  
QU-0053  
PO BOX 566  
GOONDIWINDI QLD  
4390  
ABN  
84 846 106 908  
AUSTRALIA

Description	Quantity	Unit Price	GST	Amount AUD
Jacaranda Drive, Goondiwindi	1.00	7,000.00	10%	7,000.00
Removing one large gum tree in middle of the road			Subtotal	7,000.00
Large stump grind			TOTAL GST 10%	700.00
			TOTAL AUD	7,700.00

**REPORT DATE:** 17 February 2026      **REPORT NUMBER:** ES008-26  
**DEPARTMENT:** Engineering Services  
**PORTFOLIO HOLDER:** Cr Julia Spicer  
**REPORT TITLE:** 2025/26 Water Allocations Review  
**PREPARED BY:** Manager Water and Sewerage, Mr Adam McMahon

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**EXECUTIVE SUMMARY:**

In accordance with Council's Raw Water Policy, Council is required to review its Border Rivers (Qld & NSW) water allocations in a bid to make decisions on the best way to utilise any potential excess water allocations prior to the end of the current 2025/26 water year (30 June 2026).

**BACKGROUND:**

The Council holds multiple water allocations within the Border Rivers System, spanning across Queensland and New South Wales. These allocations, with the exception of the NSW general security B licence from Pindari Dam, are accessible throughout the system, extending from Texas to Goondiwindi, encompassing water treatment facilities located in Texas, Yelarbon, and Goondiwindi, as well as various water storage sites such as Goondiwindi Natural & Heritage Water Park, Clarkes Lagoon and the Botanical Gardens.

The water consumption table provided as **Attachment A** shows actual usage to date as well as projected raw water consumption for the period of February 2026 to June 2026, as indicated by highlighted yellow. The projected raw water usage is based on averages of the previous three (3) years for each month over this period. The calculations give projected accumulative water consumption for the entire water year based on an average for the remaining period.

As can be seen from the consumption table, with average usage from February through to the end of the water year Council will have a total of approximately 606 megalitres of high priority water remaining in Texas, Yelarbon & Goondiwindi. This water is unable to be carried over and if not used is returned to the system. This average is based upon the previous three years, which have been relatively 'good' seasons whilst the last few months have been hot and dry compared to these previous years. As we are dealing with raw water for town supply, and perhaps a change in seasons to slightly dryer, I would therefore prefer to include an extra safety buffer in this instance. If we allowed a 20% buffer this would then reduce the possible excess high priority water to 485ML.

Both the total approximate volume remaining, and certainly the reduced volume to allow for a change of season this could be contained within the Goondiwindi Natural & Heritage Water Park, Clarkes Lagoon and the Botanical Gardens, if we have an opportunity to pump to it, and still be used for recreational uses at Council facilities.

Pindari dam level has also decreased to around 44% so it is likely to only be small allocations, if any, from this dam next water (financial) year. Council only has approximately 63ML of water in the NSW general security B water account and this is the primary water used in the water park.

Based on the water projected to be available, the available capacity at Council facilities, the likely lack of allocation water from Pindari dam next year and in accordance with Council's Raw Water Policy, it is recommended that Council not sell any of its water allocation for the 2025/26 water year.

**FINANCIAL IMPACTS:**

There would be an identifiable unbudgeted financial benefit should any water be sold, but a potential harder to determine community benefit should the water be used in Council facilities.

**CONSULTATION:**

Nil

**LEGISLATION/LEGAL/POLICY:**

- GRC 0087 Raw Water Management Policy

**ATTACHMENTS:**

Attachment A: Water Allocation Usage Calculation

**OFFICER'S RECOMMENDATION:**

That Council resolves that based on the water projected to be available, the available capacity at Council facilities, the likely lack of allocation water from Pindari dam next year and in accordance with Council's Raw Water Policy that Council does not sell any of its general security water allocation for the 2025/26 water year.

**ATTACHMENT A:**

Approximate Yelarbon, Texas & Goondiwindi remaining 606,490 kl  
 Approximate volume remaining including 20% safety factor 485192 kl