

Agenda



ORDINARY MEETING OF COUNCIL

SUPPLEMENTARY AGENDA

19 AUGUST 2020

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6. CONFIRMATION OF MINUTES

6.3 Receipt of the Unconfirmed Minutes of the Audit and Risk Management Committee held on 6 August 2020

Date: 17 August 2020

Author: Madonna Brennan, Risk, Audit and Corporate Planning Advisor

Responsible Officer: Anna Hebron, Group Manager People and Business Performance

Officer's Recommendation:

THAT the unconfirmed Minutes of the Audit and Risk Management Committee Meeting held on 6 August 2020, as attached, be received and noted.

Attachments

1 [Unconfirmed Minutes 6 August 2020](#) 16 Pages



AUDIT & RISK MANAGEMENT COMMITTEE
MEETING MINUTES

6 AUGUST 2020

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ATTENDANCE:

Councillor Members

- Cr Tanya Milligan (Mayor) (ex officio - did not attend meeting) – briefing provided by Chair after meeting.
- Cr Jason Cook
- Cr Chris Wilson

Independent External Members (Voting)

- Kerry Phillips (Chairperson)
- Martin Power
- Mark Newton

Attendees (non-voting)

- Cr Brett Qualischefski (part of meeting)
- Ian Church, Chief Executive Officer
- Anna Hebron, Group Manager People & Business Performance
- Amanda Pugh, Group Manager Community & Regional Prosperity
- Angelo Casagrande, Group Manager Infrastructure
- Corrin Bischoff, Manager Business Performance
- Madonna Brennan, Risk, Audit and Corporate Planning Officer
- Dee Stewart, Management Accountant (part of meeting)
- Jodi Marchant, Chief Financial Officer (via telephone)
- Cathy Blunt, O'Connor Marsden & Associates (Internal Audit)
- Junaide Latif, William Buck (External Audit)
- Raechel Filler, Queensland Audit Office
- Sam McPherson, Senior Work Health and Safety Advisor (part of meeting).
- Erin Carkeet, Governance and Strategy Officer (Secretariat)

1.0 MEETING OPENED

The meeting commenced at 10:05am.

2.0 APOLOGIES

There were no apologies for the meeting.

3.0 DECLARATION OF ANY MATERIAL PERSONAL INTERESTS/CONFLICTS OF INTEREST BY MEMBERS

3.1 Declaration of Material Personal Interest on any Item of Business

Pursuant to section 175C of the *Local Government Act 2009*, a member who has a material personal interest in an issue to be considered at a meeting of a local government, or any of its committees must

- a) inform the meeting of the material personal interest in the matter, including the following particulars about the interest—
 - i. the name of the person or other entity who stands to gain a benefit, or suffer a loss, depending on the outcome of the consideration of the matter at the meeting
 - ii. how the person or other entity stands to gain the benefit or suffer the loss
 - iii. if the person or other entity who stands to gain the benefit or suffer the loss if the person or other entity is not the member —the nature of the relationship to the person or entity; and
- b) leave the place at which the meeting is being held, including any area set aside for the public, and stay away from the place while the matter is discussed and voted on.

3.2 Declaration of Conflict of Interest on any Item of Business

Pursuant to section 175E of the *Local Government Act 2009*, a member who has a real or perceived conflict of interest in a matter to be considered at a meeting of the local government or any of its committees must inform the meeting about the personal interest in the matter, including the following particulars about the interests—

- a) the nature of the interests
- b) if the personal interests arise because of the relationship with, or receipt of a gift from, another person—
 - i. the name of the other person; and
 - ii. the nature of the relationship or value and date of receipt of the gift; and
 - iii. the nature of the other person's interests in the matter.
- c) how the member intends to handle the matter i.e. leave the meeting or proposes to stay in a meeting.

No declarations by members were made at this time.

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4.0 CONFIRMATION OF MINUTES

4.1 Confirmation of Audit and Risk Management Committee Meeting Minutes 18
June 2020

Date: 30 July 2020

Author: Madonna Brennan, Governance and Strategy Advisor

Responsible Officer: Ian Church, Chief Executive Officer

Officer's Recommendation:

THAT the Minutes of the Audit and Risk Management Committee Meeting held on Thursday 18
June 2020 be taken as read and confirmed.

RESOLUTION

THAT the Minutes of the Audit and Risk Management Committee Meeting held on Thursday 18
June 2020 be taken as read and confirmed.

Moved By: M Newton

Seconded By:

Cr Wilson

Resolution Number: ARMC/0168

CARRIED

5/0

AUDIT & RISK MANAGEMENT COMMITTEE
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5.0 BUSINESS ARISING FROM MINUTES

5.1 Business Arising from Minutes of Meeting 18 June 2020

Date: 29 July 2020

Author: Madonna Brennan, Governance and Strategy Advisor

Responsible Officer: Anna Hebron, Group Manager People and Business Performance

Officer's Recommendation:

THAT the Audit and Risk Management Committee accept that matters arising from the Minutes of the Audit and Risk Management Committee held on 18 June 2020 be included in the following items for discussion in the Agenda:

- Item 6.5 Committee Self-Assessment, Review of Committee Charter and Code of Conduct.

RESOLUTION

THAT the Audit and Risk Management Committee accept that matters arising from the Minutes of the Audit and Risk Management Committee held on 18 June 2020 be included in the following items for discussion in the Agenda:

- Item 6.5 Committee Self-Assessment, Review of Committee Charter and Code of Conduct.

Moved By: M Newton

Seconded By:

Cr Cook

Resolution Number: ARMC/0169

CARRIED
5/0

AUDIT & RISK MANAGEMENT COMMITTEE
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6.0 AUDIT COMMITTEE REPORTS

6.1 Chief Executive Officer's Update

Date: 30 July 2020
Author: Ian Church, Chief Executive Officer
Responsible Officer: Ian Church, Chief Executive Officer

Summary:

A verbal update was provided to the Audit and Risk Management Committee on matters relevant to the Committee since its previous meeting held on 18 June 2020. This included Council's 2020-21 Budget highlights, 2020-21 Operational Plan and Council's Organisational Restructure.

Key Discussion Highlights from the Meeting

Council's Organisational Restructure

In relation to the Organisational Restructure, Cr Cook commented the right culture will underpin the financial sustainability of the organisation. The current organisational culture has been embedded for over forty years, culture cannot change within twelve months; realistically this will take a decade to fully embed. With the organisational restructure starting at the top, Council has set the tone for the culture it expects.

Members noted that the effects of Covid-19 have created a complex environment, and the Chairperson advised that Lockyer Valley Regional Council has responded exceptionally to Covid-19, and the preparation of the financial statements in a remote working environment is both excellent and encouraging.

The Committee were advised the organisation is planning on undertaking a pulse survey in September 2020, taking into considering a distributed workplace.

2020-21 Budget

Independent Member, Martin Power raised a query in relation to whether Council was applying any rating increases Council for the 2020-21 year. The Chief Financial Officer advised that there is a 0% rating increase with the exception of the State Disaster Management fee which is determined by the State Government.

2020-21 Operational Plan

The Committee was provided with a comprehensive briefing on the 2020-21 Operational Plan. It was brought to the Committee's attention that the operational plan has significantly improved in quality over the past few years and is a key strategic document to Council. The Executive Leadership Team have committed to providing more comprehensive and timely information to Council on a monthly basis by exception; whilst maintaining the quarterly 'business as usual' reporting against operational plan deliverables.

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6.2 Draft 2019-20 Annual Financial Statements

Date: 29 July 2020
Author: Jodi Marchant, Chief Financial Officer
Responsible Officer: Ian Church, Chief Executive Officer

Summary:

Section 176 of the *Local Government Regulation 2012* requires Council to prepare financial statements each financial year comprising of a general purpose financial statement, a current-year financial sustainability statement and a long-term financial sustainability statement.

Section 211 (1)(b)(iii) of the Regulation then requires Council's Audit and Risk Management Committee to review a draft of the local government's financial statements for the preceding financial year before the statements are certified and given to the Auditor-General for auditing under Section 212. The unaudited draft 2019-20 financial statements and sustainability statements were presented for the Committee's review.

Officer's Recommendation

THAT the Audit and Risk Management Committee endorse Council's Draft 2019-20 unaudited Financial Statements for presentation to the Auditor-General for auditing.

RESOLUTION

THAT the Audit and Risk Management Committee endorse Council's Draft 2019-20 unaudited Financial Statements for presentation to the Auditor-General for auditing, subject to the amendments being made as a result of the feedback provided by the Committee prior to their submission 10 August 2020.

Moved By: M Power **Seconded By:** Cr Wilson
Resolution Number: ARMC/0170

CARRIED
5/0

Key Discussion Highlights from the Meeting

The Chief Financial Officer presented the draft 2019-20 unaudited Financial Statements to the Committee and noted a change in the agenda associated with percentage of capital works complete from 99% to 85%.

The Committee commended staff on the quality and comprehensiveness of Council's draft 2019-20 unaudited Financial Statements, in particular the Chair highlighted that no material changes identified in the draft Statements and that minor changes would be discussed with the Chief Financial Officer out of session. A number of matters for further discussion at the meeting were raised, including:

- Note 5, Capital Income, the provision for restoration of land and why it has been determined as capital income and not captured in Note 8 Finance costs. It was clarified that this was how it was identified in

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the tropical statement set up. The Queensland Audit Office representative provided the clarification as to why this is the correct allocation of discount adjustment as a capital income in accordance with accounting standard definitions and consistent as per tropical statements template.

- On Note 16 and Statement of Comprehensive Income a question was asked in relation to the reconciliation of the decrease in asset revaluation surplus. It was confirmed that this does reconcile and supporting workings can be provided to the Committee.
- A request was made for updated Position Papers to be provided to the Committee and for them to be included in future reports to the Committee.
- A query was raised in relation to the asset sustainability ratio result being lower than forecast budget. The query was acknowledged and confirmed to be correct as a result of the reduced capital works program and carry-forward of incomplete renewal to the 2020-21 Financial Year.
- A comprehensive update was provided to the Committee on Note 6 Employee benefits on why there has been an increased expenditure of around \$3.6 Million. This has been the result of an Enterprise Bargaining increase, capitalisation of less wages in comparison to previous years, and the outcomes from the Organisational Effectiveness Review.

Results are expected to be received later in the month from the Queensland Treasury Corporation on Council's reviewed credit rating and the consequences ratings provided. The reviewed rating will be presented to Council once received.

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6.3 External Audit Update

Date: 29 July 2020
Author: Jodi Marchant, Chief Financial Officer
Responsible Officer: Ian Church, Chief Executive Officer

Summary:

An update on the activities of Council's External Auditor was provided to the Audit and Risk Management Committee on.

Officer's Recommendation

THAT the Audit and Risk Management Committee receive and note the External Audit Update.

RESOLUTION

THAT the Audit and Risk Management Committee receive and note the External Audit Update.

Moved By: Cr Cook **Seconded By:** M Newton
Resolution Number: ARMC/0171

CARRIED
5/0

Key Discussion Highlights by the Committee

The External Auditor identified that as a result of the impacts of COVID-19 consideration has been made in relation to the achievement of audit key milestone outcomes and the respective traffic light implications. However, it appears as though Council's milestones are on track to be met with the draft Financial Statements to be completed for submission on Monday 10 August 2020, subject to the amendments to be made as a result of the commentary provided by the Committee.

Other matters of interest were highlighted to the Committee by the representative of the Queensland Audit Office (QAO) including the weekly blogs that are being release by QAO.

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6.4 Internal Audit Update

Date: 29 July 2020
Author: Madonna Brennan, Governance and Strategy Advisor
Responsible Officer: Anna Hebron, Group Manager People and Business Performance

Summary:

An update on Internal Audit activity that has occurred since the previous meeting of the Committee held on 18 June 2020 was presented to the Audit and Risk Management Committee.

Officer's Recommendation

THAT the Audit and Risk Management Committee receive and note the Internal Audit Update.

RESOLUTION

THAT the Audit and Risk Management Committee receive and note the Internal Audit Update.

Moved By: M Power **Seconded By:** Cr Wilson
Resolution Number: ARMC/0172

CARRIED
5/0

Key Discussion Highlights from the Meeting

Council's contracted Internal Auditor provided an update to the Committee in relation to the current activities that are in progress. This included advice that planned discussions have been made with the Corporate Leadership Team in regards to the development of Council's Risk Assurance Map and a draft Terms of Reference has been developed on the Data Analytics review.

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6.5 Committee Self-Assessment, Review of Committee Charter and Code of Conduct

Date: 29 July 2020
Author: Madonna Brennan, Governance and Strategy Advisor
Responsible Officer: Anna Hebron, Group Manager People and Business Performance

Summary:

This report summarises the outcome to the Audit and Risk Management Committee of the Committee Self-Assessment and progress on the review of the Audit and Risk Management Committee Charter and Code of Conduct.

Officer's Recommendation

THAT the Audit and Risk Management Committee received and note the outcomes of the annual Committee Self-Assessment.

Further;

THAT details on key discussion points be documented in the meeting minutes of the Committee.

And further;

THAT a review be conducted on the scoring/rating method used in the annual self-assessment questionnaire.

And further;

THAT the completion of the review of the Committee Charter and Code of Conduct be deferred until the next meeting of the Committee scheduled for 26 November 2020.

RESOLUTION

THAT the Audit and Risk Management Committee received and note the outcomes of the annual Committee Self-Assessment.

Further;

THAT details on key discussion points be documented in the meeting minutes of the Committee.

And further;

THAT a review be conducted on the scoring/rating method used in the annual self-assessment questionnaire.

And further;

THAT the completion of the review of the Committee Charter and Code of Conduct be deferred until the next meeting of the Committee scheduled for 26 November 2020.

Moved By: M Power **Seconded By:** M Newton
Resolution Number: ARMC/0173

CARRIED
5/0

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Key Discussion Highlights from the Meeting:

Council's Risk, Audit and Corporate Planning Advisor thanked the Committee for their participation and submissions provided on the annual self-assessment. The key areas of improvement identified from the feedback received have been included in the officer's recommendation to ensure improvements are actioned, in particular the value in capturing the key discussion areas in the meeting minutes.

The Chair discussed the importance for the details on key discussion points be documented in the meeting minutes of the Committee, in particular, the Chair commented that it would be beneficial for Lockyer Valley Regional Council to have more comprehensive minutes for audit and data retention purposes, which highlight and capture patterns of events. This is especially relevant in the event that a Committee has been proactively highlighting/warning a Council of a potential event and the event transpires. Committee members confirmed seeing the benefit in documenting key areas of discussion for this purpose and agreed to implement key discussion points in the minutes moving forward.

The Committee were advised that the annual committee self-assessment for the next year will be conducted and completed within the same meeting cycle. The self-assessment instrument will be distributed to Members for completion prior to the development of the meeting agenda.

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6.6 Audit Register Progress Update

Date: 30 July 2020
Author: Madonna Brennan, Governance and Strategy Advisor
Responsible Officer: Anna Hebron, Group Manager People and Business Performance

Summary:

This report provides the Audit and Risk Management Committee (the Committee) with an update on the actions undertaken in relation to the recommendations/actions identified in Council's Audit Register.

Officer's Recommendation

THAT the Audit and Risk Management Committee receive and note the progress update on Council's Audit Register.
And further;
THAT the Audit and Risk Management Committee accept that item numbers 18IAICPR3, 18IAICPR14 and 18IAICPR16 are completed and can be archived from the active Audit Register.

RESOLUTION

THAT the Audit and Risk Management Committee receive and note the progress update on Council's Audit Register.
And further;
THAT the Audit and Risk Management Committee accept that item numbers 18IAICPR3, 18IAICPR14 and 18IAICPR16 are completed and can be archived from the active Audit Register.

Moved By: Cr Cook **Seconded By:** M Newton
Resolution Number: ARMC/0174

CARRIED
5/0

Key Discussion Highlights from the Meeting

The Committee discussed concerns around the action time applied to open audit actions and now the embedding of the outcomes of the Organisational Effectiveness Review (OER) has commenced some more urgency should be applied to outstanding items on Council's Audit Register.

The Chair requested that Officers provide more detail in future reports regarding why due dates on open audit actions are extended; and noted a degree of dissatisfaction relating to compliance matters, especially with the procurement space that are outstanding on the Audit register and not being actioned promptly. There is concern that Council has been non-compliant for a long period of time and there was a lack of confidence around the strategy of going forward. Current assessment in the Audit register notes the 'current state of play', not forward planning; however, assurance from the Chief Executive Officer and Group Manager People and Business Performance that during the preparation of the 2020/21 budget, forward planning of resources for procurement resources has been well advanced.

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7.0 ITEMS FOR INFORMATION

7.1 Work Health and Safety - Safety Management System Audit

Date: 30 July 2020

Author: Sam McPherson, Senior Work Health and Safety Advisor

Responsible Officer: Anna Hebron, Group Manager People and Business Performance

Summary:

The purpose of this report was to provide the Audit and Risk Management Committee with an overview of the recently completed audit of Council's Safety Management System.

Council's Senior Work Health and Safety Advisor provided a presentation to the Committee on the Audit at the meeting.

Officer's Recommendation

THAT the Audit and Risk Management Committee receive and note the Report on the Audit of Council's Safety Management System.

RESOLUTION

THAT the Audit and Risk Management Committee receive and note the Report on the Audit of Council's Safety Management System.

Moved By: M Power

Seconded By:

Cr Wilson

Resolution Number: ARMC/0175

**CARRIED
5/0**

Key Discussion Highlights by the Committee

The Senior Work Health and Safety Advisor presented the audit report outcomes to the Committee. The Committee discussed the outcomes of the recent audit of Council's Safety Management System (SafePlan). Clarity was sought on whether Council would be subject to an external audit by insurers? Council's Senior Work Health & Safety Advisor advised that at this stage, there is no certainty that the insurers will audit Council in the coming twelve months however the recommendations received from the recently completed Audit will assist in ensuring improvements have either been identified or made should Lockyer Valley Regional Council be randomly selected for an external audit in the future.

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7.2 Items for the Audit and Risk Management Committee Information

Date: 30 July 2020
Author: Madonna Brennan, Governance and Strategy Advisor
Responsible Officer: Anna Hebron, Group Manager People and Business Performance

Summary:

The purpose of this report was to present to the Audit and Risk Management Committee the following items for information:

- Overview of the Organisational Structure.
- Overview of the economic impacts of Covid-19 on the Lockyer Valley Region.

Officer's Recommendation

THAT the Audit and Risk Management Committee receive and note the following items of information:

- Overview of the Organisational Structure.
- Overview of the economic impacts of Covid-19 on the Lockyer Valley region.

As attached to this report.

RESOLUTION

THAT the Audit and Risk Management Committee receive and note the following items of information:

- Overview of the Organisational Structure.
- Overview of the economic impacts of Covid-19 on the Lockyer Valley region.

As attached to this report.

Moved By: M Power **Seconded By:** Cr Wilson
Resolution Number: ARMC/0176

CARRIED
5/0

8.0 AUDIT AND RISK MANAGEMENT COMMITTEE MEMBERS ONLY SESSION WITH INTERNAL AND EXTERNAL AUDIT

It was determined that no Committee Members Only Session was required to be held at this meeting.

9.0 GENERAL BUSINESS

There were no general business matters for discussion.

10.0 MEETING CLOSED

There being no further business, the meeting closed at 12:00pm.

12. COMMUNITY & REGIONAL PROSPERITY REPORTS

12.6 Application for a Development Permit for Reconfiguring a Lot for Subdivision (1 Lot into 45 Lots)

Date: 12 August 2020
Author: Miriam Sharp, Planning Officer
Responsible Officer: Amanda Pugh, Group Manager Community & Regional Prosperity

Purpose:

The purpose of this report is to consider an application for a Development Permit for Reconfiguring a Lot for Subdivision (1 Lot into 45 Lots) at Hannant Road, Hatton Vale (Lot 3 RP890810).

The application has been assessed in accordance with the requirements of the *Planning Act 2016* and it is recommended that the application be approved in accordance with the Officer's Recommendation.

Officer's Recommendation:

THAT the application for a Development Permit for Reconfiguring a Lot for Subdivision (1 Lot into 45 Lots) at Hannant Road, Hatton Vale (Lot 3 RP890810) be approved subject to conditions as follows:

APPROVED PLANS

The following plans are Approved Plans for the development:

Approved Plans

Plan No.	Rev.	Plan Name	Date
Job No. 62858/A Sheet 1 of 4	A	<i>Plan of Development</i> , prepared by Murray & Associates as amended by Council in red	19/06/2020
Job No. 62858/A Sheet 2 of 4	A	<i>Diagram A</i> , prepared by Murray & Associates	19/06/2020
Job No. 62858/A Sheet 3 of 4	A	<i>Diagram B</i> , prepared by Murray & Associates	19/06/2020
Job No. 62858/A Sheet 4 of 4	A	<i>Diagram C</i> , prepared by Murray & Associates	19/06/2020

REFERENCED DOCUMENTS

The following documents are referenced in the assessment manager conditions:

Referenced Documents

Document No.	Rev.	Document Name	Date
R199201	-	<i>Groundwater Impact Assessment – Hannant Road, Hatton Vale</i> , prepared by GroundWater Assessment & Solutions	02 July 2020
1-22123	2	<i>Geotechnical Investigation – Proposed Subdivision (Stage 2)</i> , prepared by Soil Surveys Engineering Pty Limited	30/01/2020

The following documents must be amended prior to becoming referenced documents:

Document No.	Rev.	Plan Name	Date
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219221	3	Engineering Report for 42 Lot Rural Residential Sub-divisional Development (Stage 2), prepared by Farr Engineers	26 July 2020
Amendments	1. Amend the report in accordance with condition 47 of this permit		
VARIATION APPROVAL			
Not Applicable.			
FURTHER PERMITS REQUIRED			
<ul style="list-style-type: none">Development Permit for Operational Work			
CURRENCY PERIOD OF APPROVAL			
<p>The currency period for this development approval is four (4) years starting the day that this development approval takes effect (refer to Section 85 “Lapsing of approval at end of currency period” of the <i>Planning Act 2016</i>).</p> <p>It is noted that this development approval will remain in effect for an additional six (6) months from the day the development would ordinarily have lapsed, as per the extension notice made under Section 275R of the <i>Planning Act 2016</i> by the Honourable Cameron Dick MP, Treasurer, Minister for Infrastructure and Planning on 8 July 2020.</p>			
RECOMMENDATION			
APPROVE WITH CONDITIONS Application No. RL2020/0006 for a Development Permit for Reconfiguring a Lot for Subdivision (1 Lot into 45 Lots) situated at Hannant Road HATTON VALE QLD 4341 as identified in the attached details recommended for the Decision Notice.			
ASSESSMENT MANAGER CONDITIONS			
No.	Condition	Timing	
GENERAL			
1.	Undertake the development generally in accordance with the approved plans. These plans will form part of the approval, unless otherwise amended by conditions of this approval.	Prior to lodgement of a request for sealing of survey plan.	
2.	Maintain the approved development in accordance with the approved drawing(s) and/or document, and any relevant Council or other approval required by conditions.	At all times.	
ALTERATIONS AND/OR RELOCATIONS			
3.	Any alteration or relocation in connection with or arising from the development to any service, installation, plant, equipment or other item belonging to or under the control of the telecommunications authority, electricity authority or Council or other person engaged in the provision of public utility services is to be carried out with the development and at no cost to Council.	At all times.	
4.	Replace existing Council infrastructure (including but not limited to any street trees and footpaths) to a standard which is	At all times.	

	consistent with Council's standards should this infrastructure be damaged during construction works for the subdivision.	
5.	All works, services, facilities and/or public utility alterations required by this approval or stated conditions/s whether carried out by Council or otherwise, must be at no cost of Council unless otherwise specified in subsequent development approvals.	At all times.
SURVEY MARKERS		
6.	Install a minimum of two (2) permanent survey marks (PSM) and connect to Australian Height Datum. Ensure that the PSMs are located and installed in accordance with the <i>Survey and Mapping Infrastructure Act 2003</i> .	Prior to lodgement of a request for sealing of survey plan.
7.	Submit a certificate signed by a licensed surveyor, stating that after the completion of all works associated with the development, permanent survey marks are in their correct position and in accordance with the plan of survey.	Upon lodgement of a request for sealing of survey plan.
8.	Provide copies of Permanent Sketch Plans (Form 6) of new permanent survey marks installed as part of the development.	Upon lodgement of a request for sealing of survey plan.
WORKS WITHIN ROAD RESERVE		
9.	No works will be permitted within the Hannant Road road reserve except for the footpath connection with the existing footpath on Fairway Drive.	At all times.
LAND DEDICATION		
10.	Dedicate to Council as road reserve sufficient land to accommodate a 1.5m wide footpath along the northern side boundary of Lot 43 to connect the cul-de-sac of Road 04 with the Hannant Road road reserve.	Upon lodgement of a request for sealing of survey plan.
EASEMENTS		
11.	Dedicate at no cost to or compensation by Council a stormwater drainage easement having a minimum width as determined in any approval for operational works, to the benefit of Council that includes: a) all areas within the proposed lots within the subdivision impacted by the design 1% AEP; b) any drainage infrastructure capturing/conveying stormwater runoff from an upstream catchment, which are located within private properties; c) any catch drains proposed to capture any overland flows from created lots or to provide inter-allotment drainage; d) any stormwater main proposed to traverse the land centrally located within the easement; and e) all stormwater flow paths downstream of the outlet to lawful point of discharge.	Prior to lodgement of a request for sealing of survey plan.
LOCATION OF SERVICES		
12.	All services (i.e. water, electricity, telecommunications) must be wholly contained within the lot it serves.	Prior to lodgement of a request for sealing of survey plan.
13.	Remove any services made redundant as a result of the development and reinstate the land.	Prior to lodgement of a request for sealing of survey plan.

PUBLIC UTILITIES		
14.	Underground power must be provided to serve each allotment.	Prior to lodgement of a request for sealing of survey plan.
15.	All utilities must be installed within the relevant utility corridor in accordance with the Institute of Public Works Australasia's standard drawing number RS-100 <i>Public utilities typical service corridors and alignments</i> and RS-101 <i>Public utilities typical service conduit sections</i> .	Prior to lodgement of a request for sealing of survey plan.
16.	Kerb markers must be installed to identify the location of cross road services e.g. water, electricity, telecommunications, gas.	Prior to lodgement of a request for sealing of survey plan.
17.	Provide a Certificate of Supply confirming that a telecommunications service has been provided to all lots.	Upon lodgement of a request for sealing of survey plan.
18.	Telecommunication conduits (ducts) and pits including trenching and design, are to be provided to service the development in accordance with the NBN Co Installing Pit and Conduit Infrastructure Guidelines for Developers. Provide documentary evidence to Council which confirms the NBN Co requirements, where necessary, have been satisfied and the infrastructure has been installed and are fibre ready.	Prior to lodgement of a request for sealing of survey plan.
19.	Provide the Certificate of Supply demonstrating that electricity supply has been provided to each allotment.	Upon lodgement of a request for sealing of survey plan.
20.	Provide a Connection Certificate from the distributor-retailer, trading as Urban Utilities, that each allotment has been connected to the reticulated water supply.	Upon lodgement of a request for sealing of survey plan.
21.	Provide appropriate road crossing conduits for all services.	Prior to lodgement of a request for sealing of survey plan.
22.	Construct road crossings for utility services, where required under any existing roads, to service the development by thrust boring.	Prior to On Maintenance inspection.
23.	Obtain a permit for 'works within Council road reserve'.	Prior to commencement of works within Council road reserve.
ROADWORKS		
24.	<p>NEW ROADS – Roads 04, 05 & 06 (within a minimum of 20m wide road reserve)</p> <p>Design the new roads identified on the approved plans of development generally in accordance with the Lockyer Valley Regional Council Road Hierarchy Table, relevant Austroads Standards and more specifically to include the following:</p> <ul style="list-style-type: none"> a) concrete mountable kerb and channel; b) minimum truncation of 6m with three chords of equal length at intersections or truncations to accommodate design vehicle (HRV) movement; c) a minimum carriageway width of 7.5 metres; d) constructed using a compacted gravelled pavement and 	In conjunction with a development application for operational works.

	<p>asphalt concrete (AC) surface;</p> <p>e) provision for stormwater drainage, line marking, signage, street lighting associated with the required road works;</p> <p>f) a minimum 1.5 metre wide footpath within the road verge coincident with the location of street lights as applicable and which connects into any existing paths to the southeast (Fairway Drive) and northeast (south of Fairway Drive/Scott Place roundabout) of the site;</p> <p>g) disabled compliant kerb ramps at appropriate locations to provide connectivity to other footpaths; and</p> <p>h) cul-de-sac ends with a minimum 9 metre radius to the bulb end and a minimum 30 metre approach curve, all measured to the invert of kerb and channel and designed in accordance with the requirements of the applicable Planning Scheme and Council's adopted standards.</p>		
25.	<p>INTERSECTION OF NEW ROAD WITH FAIRWAY DRIVE</p> <p>a) Design the intersection of the new road (Road 4) with Fairway Drive to provide a signalised intersection including the design of associated traffic islands, pavement works, 1.5 metre wide footpath, disabled compliant kerb ramps at appropriate locations line marking, traffic signage and lighting in accordance with AUSTROADS Guide to Road Design, Part 4A – Un-signalised and Signalised Intersections, unless it is otherwise demonstrated that a roundabout could be located with appropriate geometry and constructed to accommodate the turning movement of a 19 metre semi-trailer, drainage, verge with existing services/infrastructure, 1.5 metre wide footpath, disabled compliant kerb ramps at appropriate locations line marking, traffic signage, lighting and address design criteria in accordance with AUSTROADS Guide to Road Design Part 4B: Roundabouts.</p> <p>b) Design the intersection in accordance with relevant sections of AUSTROADS Guide to Road Design, and more specifically to include the following:</p> <ul style="list-style-type: none"> i. carriageway constructed using a compacted gravelled pavement and asphalt concrete (AC) surface; ii. disabled compliant kerb ramps and refuge islands at appropriate locations to provide connectivity to existing foot paths in Fairway Drive; iii. concrete mountable kerb and channel; iv. provision for stormwater drainage, line marking, traffic signage, street lighting associated with the required road works; v. relocation of existing infrastructure and utility services to provide clearances to new works in accordance with relevant authority standards; and vi. smooth transitions to road pavements. 	In conjunction with a development application for operational work.	
26.	<p>INTERSECTIONS (INTERNAL ROADS – Roads 04, 05 & 06)</p> <p>Design intersections within the subdivision in accordance with relevant sections of AUSTROADS Guide to Road Design, more</p>	In conjunction with a development application for operational work.	

	<p>specifically to include the following:</p> <ul style="list-style-type: none"> a) minimum truncation of 6m with three chords of equal length or truncations to accommodate design vehicle (HRV) movement; b) carriageway constructed using a compacted gravelled pavement and asphalt concrete (AC) surface; c) a minimum 1.5 metre wide footpath within the road verge connecting to existing footpaths as applicable; d) disabled compliant kerb ramps at appropriate locations to provide connectivity to existing foot paths; e) concrete mountable kerb and channel; f) provision for stormwater drainage, line marking, traffic signage, street lighting associated with the required road works; g) road reserve transitions between existing and proposed roads; and h) smooth transitions to road pavements. 	
27.	Dedicate land for a minimum 3.5m wide emergency access between the cul-de-sac heads of new roads 05 and 06 along the southern boundary of the subject land, which contains a 1.5m wide footpath that connects to the footpaths within these roads.	Upon lodgement of a request for sealing of survey plan.
28.	Install a fencing log barrier at each end of the emergency access path referred to in condition 27 to prevent vehicles using the path in accordance with IPWEAQ standard drawing no. GS-042.	In conjunction with a development application for operational work.
29.	An 800mm wide continuous strip of turf with additional filter strips at 5 metre spacing must be provided behind all new kerb and channel. The remaining unsealed verge area must be filled, graded and either fully turfed or grassed and seeded to achieve a minimum of 80% grass coverage.	Prior to On Maintenance inspection.
STREET SIGNS AND SAFETY		
30.	Design traffic signs and/or line marking in accordance with the Manual of Uniform Traffic Control Device (MUTCD).	In conjunction with a development application for operational work.
31.	Obtain written approval from Council for any works involving the removal or relocation of existing infrastructure, services and traffic signs.	Prior to commencement of works.
32.	Provide all new signage with Class 1 retro-reflective material in accordance with Australian Standard 1743 – Road Signs – Specification.	Prior to On Maintenance inspection.
33.	Install signage for all works on or near roadways in accordance with the “Manual for Uniform Traffic Control Devices – Part 3, Works on Roads”.	Prior to On Maintenance inspection.
34.	Install new or relocated signage using the V-Lok installation system.	Prior to On Maintenance inspection.
35.	Maintain safe pedestrian access along existing Council's footpaths.	At all times.
36.	Install guide posts at appropriate locations to improve safety of the road users.	Prior to On Maintenance inspection.
37.	Construct all roadworks in accordance with the development	Prior to On Maintenance

	permit for operational works.	inspection.
PAVEMENT DESIGN		
38.	Engage a suitably experienced Registered Professional Engineer Queensland (RPEQ) to prepare and submit a pavement design for all roadworks. Pavement design must be undertaken in accordance with Austroads Guide to Pavement Technology Part 2 <i>Pavement Structural Design</i> .	Prior to commencement of construction.
39.	Construct all roads in accordance with the approved pavement design.	Prior to On Maintenance inspection.
STREET LIGHTING		
40.	Submit to Council for endorsement street light design plans showing the proposed public lighting system.	In conjunction with a development application for operational works.
41.	Install street lighting for the new road section in accordance with AS/NZS1158 and the road classifications contained within this approval.	Prior to On Maintenance inspection.
42.	Submit to Council written confirmation from an electricity provider that an agreement has been made to provide a public lighting system.	In conjunction with a development application for operational works.
43.	Ensure that any new street light poles required on external streets are of a consistent standard to street light poles within the immediate vicinity of the development.	Prior to On Maintenance inspection.
44.	Install street lighting in all road reserves on the same side of the road that accommodates any footpath or shared path.	Prior to On Maintenance inspection.
ROAD NAMING		
45.	Submit to Council a list of preferred street names for any new streets for its consideration (in accordance with Council's Policy for the naming of new streets). Street names proposed must not be the same or similar to other street names within the Region. Council retains the right to name one (1) street within the Development.	Prior to lodgement of a request for sealing of survey plan.
STORMWATER GENERAL		
46.	All works associated with this development must be undertaken without resulting in stormwater damage, ponding or nuisance to surrounding and/or downstream properties or infrastructure.	At all times.
47.	Provide stormwater management generally in accordance with 'section 5: Stormwater' of the <i>'Engineering Report for 42 Lot Rural Residential Sub-divisional Development (Stage 2)'</i> prepared by Farr Engineers Associates Pty Ltd, revision 3, dated 26 July 2020 subject to following amendments: a) Provision of drainage works to accept external catchment flows from Lot 4 on SP200670 and lots 6 & 7 on RP866676 and convey to lawful point of discharge; b) Remove rain water tanks from the 'MUSIC' model.	Prior to lodgement of a request for sealing of survey plan.
48.	Submit to Council amended final stormwater management plan prepared and certified by a suitably qualified RPEQ.	In conjunction with a development application for operational works.
49.	Design stormwater drainage to ensure no nuisance or interference to current use or potential future use of all downstream/upstream properties including road reserves and	In conjunction with a development application for operational works.

	the like for design storms of Q2, Q5, Q10, Q20, Q50 and Q100.	
50.	<p>The stormwater management system must be designed and constructed as follows:</p> <ul style="list-style-type: none"> a) The minimum pipe size to be used within a drainage network, apart from inter-allotment drainage, is 375mm diameter (minimum pipe class is Class 2); b) Inter-allotment drainage must be provided where an allotment does not have direct access to road stormwater infrastructure or a drainage easement; c) The RPEQ must ensure the evaluation of flood flows within, along and across the road and drainage network complies with the flood hazard and risk assessment requirements in accordance with QUDM; d) No ponding or redirection of stormwater must occur onto adjoining land; and e) Carry out the approved development ensuring that the adjoining properties and roads are protected from ponding or nuisance from stormwater as a result of the works. 	In conjunction with a development application for operational works.
51.	Provide a roof water connection located at the lowest corner(s) of each lot draining towards the road where a footpath is present along the frontage and discharge via two kerb adapters.	In conjunction with a development application for operational works.
52.	Provide standard kerb adapters in the kerb frontage located at the lowest corner(s) of each lot draining towards the road which are not fronted by a concrete footpath.	In conjunction with a development application for operational works.
53.	Design stormwater drainage for the development incorporating recommendations of the letter report with subject heading ' <i>Groundwater Impact Assessment – 4341 Hannant Road, Hattonvale</i> ', prepared by Ground Water Assessment and Solutions, dated 02 July 2020, unless modified by the Water Management Plan required by condition 66 of this permit.	In conjunction with a development application for operational works
54.	<p>Design stormwater drainage that provides:</p> <ul style="list-style-type: none"> a) for stormwater infrastructure (excluding stormwater quality management) to be included in easements where the infrastructure is located in downstream properties; b) connections to the upstream catchment and works to capture, convey and discharge external catchment flows to lawful point of discharge; c) inter-allotment drainage that complies with the Queensland Urban Drainage Manual (QUDM); d) catch drains to capture and discharge cumulative flows from upstream lots (within the subdivision) to lawful point of discharge; e) drainage outlets to open drain where allotment is falling away from the road; and f) discharge via kerb adapters to the kerb and channel where allotment is falling towards the road. 	In conjunction with a development application for operational works
55.	Provide 1:4 batter in all open channels and 1:6 batters for stormwater retention structures.	In conjunction with a development application for operational work

56.	Demonstrate that 1% AEP flows could be contained with minimum 150mm free board within any proposed open channel using 2d hydraulic modelling and submit digital data files for Council review.	In conjunction with a development application for operational work
57.	Provide scour protection and long-term stability to ensure no transportation of silt and top soil in channel beds of all open channels.	In conjunction with a development application for operational work
58.	Construct stormwater drainage in accordance with the development permit for operational works.	Prior to On Maintenance inspection.
VEGETATION MANAGEMENT AND FAUNA PROTECTION		
59.	Vegetation clearing on the subject site is limited to the greatest extent possible.	At all times.
60.	Ensure vegetation and rubble piles are not left to serve as a refuge for displaced or roaming wildlife through the implementation of the following measures: a) immediately (within 12 hours) remove or destroy such materials; or b) ensure old (>12 hours) piles of felled vegetation are treated as potential wildlife habitat and inspected by a wildlife spotter catcher prior to removal or destruction.	At all times.
61.	Ensure all vegetation cleared as a result of this development approval and requiring disposal is disposed of: a) on the premises for landscaping and sediment and erosion control purposes (for example as mulch); and/or b) at a waste disposal facility operated by Council provided that the waste is delivered to the waste disposal facility in a manner and form which allows it to be mulched at the facility; and/or c) in such other environmentally responsible manner as meets with the written approval of the Council; and d) ensure any vegetation cleared as a result of this development approval is not burnt or incinerated.	At all times.
STORMWATER QUALITY		
62.	Submit to Council for approval the following information in relation to proposed stormwater quality treatment train and devices, prepared and certified by a suitably qualified and experienced person: a) Demonstrate that only flow to be treated from the development and any external catchments will be entering the treatment devices; and b) Maintenance plan for proposed water quality management system that satisfies the requirements of the approval.	Prior to submission of any development application for operational works.
63.	Remove and clean-up the sediment or other pollutants in the event that sediment or other pollutants are tracked or released onto adjoining properties or stormwater systems, at no cost to Council.	At all times until works are taken off maintenance
64.	Submit to Council an Erosion and Sediment Control Plan designed in accordance with:	In conjunction with a development application for operational works.

	<ul style="list-style-type: none"> a) Recommendations in the 'Geotechnical Investigation', version 2, prepared by Soil Surveys, dated 30 January 2020; b) Recommendations in the 'Ground Water Impact Assessment report' prepared by Ground Water Assessment and Solutions', dated 02 July 2020; and c) the International Erosion Control Association (Australasia) Best Practice Erosion and Sediment Control Guidelines. 	
65.	Construct stormwater quality management system in accordance with the development permit for operational works.	Prior to On Maintenance inspection.
WATER MANAGEMENT		
66.	<p>Submit for approval a Water management Plan (WMP) prepared and certified by a suitably qualified and experienced person. The purpose of the plan is to examine and establish the appropriate engineering and environmental management controls relating to the treatment of water from the proposed development.</p> <ul style="list-style-type: none"> a) The objective of the plan is to ensure that the following outcomes are achieved: <ul style="list-style-type: none"> i) No net worsening of outflows of salt or other contaminants off the site – either in soluble or solid form; ii) Management of water quality within the ground water and above ground within and off the site so there is no worsening over current conditions; iii) Management of water quality within the ground water and above ground within and off the site so in accordance QLD State Government Water Quality Regulations in relation to proposed uses; iv) Management of ground water so that the water table is kept below the surface, and that there are no adverse impacts on the surface on the site or as a result of the site works off site (i.e. salt damage); v) All elements of the water management system will remain stable under operating conditions e.g. high flows, chemical stability (dispersive soils), saline conditions. The suitability of any materials and methodology proposed to stabilise/waterproof any proposed ponds or filter forests and swales to minimise, manage or maintain the conditions required by the WMP must be demonstrated; vi) Meet objectives during the range of expected events low/no flow to large flood events. It must be demonstrated that any proposed ponds have adequate capacity and management of flows during high flow situation; vii) Any proposed plant species and soil configurations have adequate capacity to absorb design flows entering to the treatment train and survive during low rainfall periods; viii) Plants species are able to tolerate the saline conditions expected by the WMP; and ix) Relevant National, Council and State Government regulations in relation to any proposed 	In conjunction with a development application for operational works.

	<p>treatment/management system including safety, environmental and engineering requirements are satisfied;</p> <p>b) The plan must establish a water management system that satisfies the objectives;</p> <p>c) The plan must ensure that groundwater recharge is minimised, managed or maintained to pre-existing conditions occurring across the site as recommended in 'Ground Water Impact Assessment report' prepared by Ground Water Assessment and Solutions, dated 02 July 2020 unless varied by the approved WMP;</p> <p>d) The plan must ensure that stormwater systems are designed to keep groundwater recharge to levels consistent with or less than pre-development conditions unless varied by the approved WMP;</p> <p>e) The plan must establish monitoring and reporting systems to ensure the objectives of the plan are maintained. The plan must provide for management interventions in relation to short-term and long-term scenarios e.g. plan non-conformances, flood events, drought events in order that operations can be managed and restored to meet the objectives. It is expected that a water balance will need to be established for the site considering real inflow data for the various sources over an extended period of time to demonstrate achievement of the objectives;</p> <p>f) The plan must establish the details, amount/s and operation of the Establishment Bond;</p> <p>g) The plan must establish the mechanisms for satisfactory operation of the WMP and ongoing certainty of management e.g. may entail the placement of easements or covenants over portions of the land; and</p> <p>h) The Water Management Plan report (along with the relevant requirements) of the conditions must as a minimum address the following in the report structure:</p> <ul style="list-style-type: none"> • Cover page and declaration of accuracy • Document version control • Table of contents • Executive summary/introduction • Conditions of approval reference table • Project description and objectives • Environmental management roles and responsibilities • Reporting • Environmental and other training • Emergency contacts and procedures • Potential safety, environmental and engineering impacts and risks <ul style="list-style-type: none"> ○ Risk assessment • Safety, environmental and engineering management measures <ul style="list-style-type: none"> ○ Management activities, controls and performance 		
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	<ul style="list-style-type: none"> targets <ul style="list-style-type: none"> ○ Management strategies, drawings, maps and diagrams ○ Monitoring and monitoring system ○ Corrective actions • Audit and review <ul style="list-style-type: none"> ○ Safety, environmental and engineering auditing ○ Management plan review • Glossary 	
67.	Construct the water management system in accordance with the approved Water Management Plan.	Prior to On Maintenance inspection.
68.	Maintain the approved water management system in accordance with the approved Water Management plan.	At all times.
69.	The Establishment Bond must be lodged prior to plan sealing and be maintained as required under the approved Water Management Plan.	At all times.
EARTHWORKS AND RETAINING WALLS		
70.	Design all works necessary to ensure the finished ground levels of all new lots impacted by the 1% AEP has sufficient area to locate a dwelling that achieves minimum 300mm freeboard to the 1%AEP level.	In conjunction with a development application for operational works.
71.	<p>Unless otherwise approved by the Council, design allotment earthworks such that stormwater runoff from lots will be collected by:</p> <ul style="list-style-type: none"> a) an allotment drainage system at the rear for lots falling away from the street; and/or b) a road drainage system for lots falling towards the street. 	In conjunction with a development application for operational works.
72.	Do not place earth fill on any existing adjoining parkland, road reserve or land required by Council as parkland unless otherwise approved by Council in writing.	At all times.
73.	<p>Unless otherwise required by conditions of this approval, earthworks associated with this development must be designed in accordance with:</p> <ul style="list-style-type: none"> a) Recommendations in the '<i>Geotechnical Investigation</i>', version 2, prepared by Soil Surveys, dated 30 January 2020; b) Laidley Shire Planning Scheme <i>Filling and Excavation Code</i>; c) Australian Standard AS3798 <i>Guidelines for Earthworks for Commercial and Residential Developments</i> (Level 1 Supervision); d) Australian/New Zealand Standard AS/NZS1170 <i>Structure design actions</i>; and e) Australian Standard AS4678 <i>Earth-retaining structures</i> and include relevant drainage. 	In conjunction with a development application for operational works.
74.	<p>Any existing dam proposed to be filled must be drained and filled to Level 1 standard controlled fill in accordance with Australian Standard AS3798 – Guidelines on Earthworks for Commercial and Residential Developments.</p> <p>It is noted that part of the existing dam on the southern side of the development is located within the adjoining property (Lot 54</p>	Prior to On Maintenance inspection.

	RP890810). Any proposed filling of the dam on the adjoining property will require a separate operational works application.	
75.	<p>Any retaining walls greater than 1m in height or with a surcharge loading must be designed and certified by a Registered Professional Engineer Queensland (RPEQ) and in accordance with relevant Australian standards and relevant building code requirements and must comply with the following at a minimum:</p> <ul style="list-style-type: none"> a) The minimum Design Life (the period assumed in design for which a structure or structural element is required to perform its intended purpose without replacement or major structural repairs) for the earth retaining structures is that specified in Table 3.1 of Australian Standard AS4678; b) Earth retaining structures within the land and around areas of cut on or near the boundaries of the site must be designed to allow for live and dead loads associated with the use of adjoining land; c) All proposed retaining walls and embankment must be provided with a sub-soil drainage system that discharges into existing or proposed stormwater drainage; d) Provide temporary safety fencing to all earth retaining structures over 1.0 metre in height; and e) Provide written certification from a suitably qualified and experienced RPEQ that the works comply with this condition. 	In conjunction with a development application for operational works.
76.	<p>Design all retaining walls and associated footings:</p> <ul style="list-style-type: none"> a) without encroachment onto adjoining properties or public land; b) with the retaining wall wholly located within the allotment being retained; and c) with provisions for drainage where required to capture, manage and discharge any external catchment flow to be wholly located within the allotment being retained. 	In conjunction with a development application for operational works.
77.	<p>Design all cut or fill batters:</p> <ul style="list-style-type: none"> a) without encroachment onto adjoining properties or public land; b) with the toe of fill batter or the top of cut batter wholly located within the allotment being retained; c) batters no steeper than 1V:4H be provided unless otherwise approved by Council; d) with the toe of fill batter or the top of cut batter provided with a minimum setback distance of 1.0 metre from the property boundary, where the slope of the batter is steeper than 1V:6H; and e) with provisions for drainage where required to capture, manage and discharge any external catchment flow to be wholly located within the allotment being retained. 	In conjunction with a development application for operational works.
78.	All batter slopes and disturbed areas must be protected from erosion and scour by the installation of appropriate drainage and re-establishment of ground cover. Top soiling and hydromulching	At completion of earthworks for section.

	must be applied to all exposed surfaces immediately after completion of works of each section.	
79.	All earthworks must include erosion and sediment control measures in accordance with the International Erosion Control Association's <i>Best Practice Erosion and Sediment Control 2008</i> .	At all times during construction.
80.	A minimum 100mm capping layer of good quality, non-dispersive soil on all areas disturbed during the earthworks operation or otherwise approved by the Assessment Manager. The capping treatment and procedure must form a part of the erosion and sediment control plan for the site. The treatment must address the varying soil conditions present on the site to ensure long-term stability depending on the proposed use. All infrastructure as a minimum must be similarly provided with the same capping layer. In the case of pipes and trenches, treatment to ensure stability relating to the soil conditions present must be undertaken e.g. in the case of dispersive soils.	Prior to On Maintenance inspection.
81.	All unlined open drains must be turfed to a level at 300mm above the 1% AEP storm event level as soon as practicable after construction and regular watering must occur to ensure required establishment. Additional measures to stabilise drains must be required if flow velocities exceed 1.5m/s.	Prior to On Maintenance inspection.
82.	The finished surface level of allotments must be graded to a minimum fall of 0.5% to prevent ponding. The grading must be towards the road or towards a roof water and allotment drainage system.	Prior to On Maintenance inspection.
83.	Ensure that turf or the grass seeding proposed to be used is tolerant to soil, salinity and water conditions of the subject site.	At all times.
84.	Disturbed areas on newly created lots and balance areas must be seeded to achieve a minimum of 80% grass coverage at the time of acceptance off maintenance. <u>Note:</u> 80% ground cover could be a combination of grass cover and mulch to the satisfaction of Council's environmental department.	Prior to lodgement of a request for sealing of survey plan.
85.	Construct all earthworks in accordance with the development permit for operational works.	Prior to On Maintenance inspection.
EARTHWORKS WITHIN FLOODPLAIN		
86.	Design earthworks on-site in accordance with an approved Flood impact assessment and this approval. Areas on the site that have been disturbed or that have had a change in flood exposure necessitating improvements to provide satisfactory resilience under the new operating conditions must be treated in accordance with this approval. This includes areas of the road reserve. The maintenance requirements in this approval applies equally to these areas.	In conjunction with a development application for operational works.
87.	Submit to Council, a Compliance Certificate issued by a licensed Surveyor certifying that all earthworks on-site have been carried out in accordance with the conditions of this development approval in respect to the:	Prior to lodgement of a request for sealing of survey plan.

	<ul style="list-style-type: none"> a) approved location of filling and excavation; b) approved volumes of filling and excavation; c) finished ground levels; and d) a Contour Plan showing the finished ground levels that the above has been based on. 	
VEGETATED COVER		
88.	Re-establish ground cover to all areas that are cleared during construction.	Immediately upon completion of any surface disturbance.
ENGINEERING CERTIFICATES		
89.	Submit to Council a RPEQ design certification stating that approved development works have been designed under the direct supervision of a suitably qualified Registered Professional Engineer Queensland (RPEQ), in accordance with the conditions of approval and in accordance with the approved engineering design and specifications.	In conjunction with a development application for operational works.
90.	Submit to Council a RPEQ Certificate of Supervision stating that approved development works have been constructed under the direct supervision of a suitably qualified Registered Professional Engineer Queensland (RPEQ), in accordance with the conditions of approval and in accordance with the approved engineering design and specifications.	Prior to lodgement of a request for sealing of survey plan.
91.	Construction supervision and inspections of approved works must be conducted by a suitably experienced and qualified RPEQ.	At all times.
REQUIREMENTS FOR OPERATIONAL WORKS APPLICATIONS		
92.	<p>Submit a development application and obtain approval for Operational Works for Roadworks, Earthworks and Stormwater Drainage, Stormwater Quality Management, Traffic Signage & Line Marking, Street Lighting, Water Management, and Erosion and Sediment Control addressing the requirements of this development approval. The application must include as a minimum the following:</p> <ul style="list-style-type: none"> a) Development application form/s; b) Application fees (design checking as well as inspection) in accordance with Council's Fees and Charges schedule current during the time of lodgement; c) Detailed design drawings addressing the requirements of this development approval that have been prepared and signed by a suitably experienced and current Registered Professional Engineer Queensland (RPEQ) with their name and registration number; d) Roadworks drawings must detail existing infrastructure, proposed new infrastructure as well as any rectification/tie in works; e) Stormwater drainage design must include (but not limited to): <ul style="list-style-type: none"> • Location and details, including hydraulic design, of all proposed drainage; • Stormwater catchment plan/s; • Stormwater calculation table/s; and 	Prior to the commencement of construction works.

	<ul style="list-style-type: none"> Details of any diversion banks or drains; <p>f) Erosion and sediment control measures in accordance with “Best Practice Erosion and Sediment Control” published by the International Erosion Control Association (Australia) for both the construction (including vegetation clearing) and operational (maintenance) phases of the development. Due consideration must be given to dispersive soil types within this region; and</p> <p>g) Engineering Certification by the RPEQ that the design complies with the conditions of this approval as well as relevant engineering standards and best practice.</p>		
93.	<p>Engage a suitably experienced and current Registered Professional Engineer Queensland (RPEQ) to prepare and submit engineering Certification that includes the following:</p> <ul style="list-style-type: none"> a) the development application number, type of works, location, name/stage(s) of development (where applicable); b) date of certification; c) name of certifying individual, the name of engineering consultancy that the certifying individual works for, and the name of developer; d) a full schedule of the latest set of detailed design drawings; e) state applicable Planning Scheme that design is compliant with, including the relevant Codes/Schedules/Specifications; f) state applicable design standards/guides that it has been designed and checked to be compliant with; g) state that the design is compliant with the development permit – include relevant preceding development permit number; h) state that there are appropriate procedures for supervising, inspection, testing in place to deliver the infrastructure to assure the quality of works and will actively ensure that these procedures will be followed during the construction of the works; and i) signature, name and RPEQ number of certifying individual. 	In conjunction with a development application for operational works.	
STREET TREES			
94.	<p>Provide a minimum of one (1) street tree per allotment. A suitable species must be selected giving consideration to the suitability for the Regions’ climate.</p> <p><u>Note:</u> It is recommended one or more of the following species be used for street trees:</p> <ul style="list-style-type: none"> Buckinghamia celsissima ‘Ivory Curl’ Cupaniopsis anacardiodes ‘Tuckeroo’ Harpullia pendula ‘Tulip Wood’ Xanthostemon chrysanthus ‘Golden Penda’ 	Prior to lodgement of a request for sealing of survey plan.	
95.	<p>Obtain Operational Works approval for Landscaping (Street Trees). The following must be included in the application at a minimum:</p> <ul style="list-style-type: none"> a) Landscape plan identifying: 	Prior to the commencement of construction works.	

	<p>i. the location of any existing and/or proposed street trees, including their species; and</p> <p>ii. the location of underground and overhead (if any) services; and</p> <p>b) Planting schedule and maintenance plan identifying the following:</p> <p>i. Botanical names, mature heights and widths of plants, pot sizes, different key symbols and number of plants;</p> <p>ii. Planting bed preparation details including topsoil depth, subgrade preparation, mulch type and depth, type of turfing used, stakes, and water saving devices; and</p> <p>iii. Ongoing maintenance of plants during the On-Maintenance period.</p> <p><u>Note:</u> Tree surrounds/garden edging are not to be provided.</p>	
96.	Maintain the street trees for the first twelve (12) months. Any plant that dies or is damaged or in the opinion of a Local Government Officer is likely to die, is to be replaced and maintained for a further six (6) months or to the end of the twelve (12) months maintenance period, whichever is the greatest. This will occur at the developers' expense.	At all times during the "On Maintenance" period.
PLAN SEALING REQUIREMENTS		
97.	All conditions must be complied with prior to the plan of survey being sealed by Council.	Prior to lodgement of a request for sealing of survey plan.
98.	Submit an assessment to Council detailing the development's compliance with each condition of this approval or agreed variation.	Upon lodgement of a request for sealing of survey plan.
99.	Provide certification from a Licensed Surveyor that the lots created accord with the approved plan.	Upon lodgement of a request for sealing of survey plan.
100.	Pay all outstanding rates and charges applicable to the subject land.	Upon lodgement of a request for sealing of survey plan.
101.	<p>Pay Infrastructure Charges in accordance with the <i>Lockyer Valley Regional Council Adopted Infrastructure Charges Resolution</i> in effect at time of payment. The actual amount will be calculated at time of payment.</p> <p><u>Note:</u> A separate infrastructure charge will be applicable from the water retailer/distributor.</p>	Upon lodgement of a request for sealing of survey plan.

ADVISORY NOTES

- (i) Council will issue an Infrastructure Charges Notice. These charges are required to be paid prior to sealing of the survey plan.
- (ii) All works associated with this approval may not start until all subsequent approvals have been obtained, and its conditions complied with.

(iii) Any additions or modifications to the approved use (not covered in this approval) may be subject to further application for development approval.

(iv) A file note will be placed against the individual lots advising the terms of the development approval in relation to vehicular access, approved building envelopes, and fauna friendly and fauna exclusion fencing requirements.

(v) Fauna protection

It is recommended an accurate inspection of all potential wildlife habitats be undertaken prior to removal of any vegetation on site. Wildlife habitat includes trees (canopies and lower trunk) whether living or dead, other living vegetation, piles of discarded vegetation, boulders, disturbed ground surfaces, etc. It is recommended that you seek advice from the Queensland Parks and Wildlife Service if evidence of wildlife is found.

(vi) Flora protection

Under the *Nature Conservation Act 1992* protected flora in high risk areas and that are classed as endangered, threatened or vulnerable may trigger the submission of a floral survey map. It is recommended to confirm the requirements of [Department of Environment and Science for Protected Flora](#).

(vii) Federal Environmental Protection

The *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) ensures that 'nationally significant' animals, plants, habitats and places are protected, and any potential negative impacts are carefully considered. It applies to any group or individual whose actions may have a significant impact on a matter of national environmental significance. Please refer to the [website](#) for more information.

(viii) Flying Fox roosts

Some locations within Lockyer Valley Regional Council are mapped as an Urban Flying Fox Mapped area, and/or are locally known as regular/occasional roost sites. Unauthorised disturbance to flying fox roosts is not permitted under Section 88C of the *Nature Conservation Act 1992*. Any works in the vicinity will need to be confined to the period from February to August to avoid conflict with the breeding season. The state publishes relevant advice in the [Flying-Fox Roost Management Guideline 2013](#).

If any disturbance is proposed, the owner will need to obtain a Damage Mitigation Permit from the state Department of Environment and Science.

Grey-Headed Flying Foxes have been observed in Lockyer Valley Regional Council. Any proposed disturbance of this species needs to be referred to the Commonwealth Department of Environment as the species is classified as Vulnerable under the *Environment Protection and Biodiversity Conservation Act* (EPBC).

(ix) Fire ants

Biosecurity Queensland should be notified on 13 25 23 of proposed development(s) occurring in the fire ant biosecurity zone before operational works commence. It should be noted that works involving fire ant carrier materials may be subject to movement controls and failure to obtain necessary approvals from Biosecurity Queensland is an offence.

It is a legal obligation to report any sighting or suspicion of fire ants within twenty-four (24) hours to Biosecurity Queensland on 13 25 23.

The Fire Ant Restricted Area as well as general information can be viewed on the [DAF website](http://www.daf.qld.gov.au/fireants).<http://www.daf.qld.gov.au/fireants>

(x) Biosecurity

Ensure all invasive pest weed species under the *Biosecurity Act 2014* are removed appropriately prior to removing trees on site.

Everyone is obligated under the *Biosecurity Act 2014* to take all reasonable and practical steps to minimise the risks associated with invasive plants under their control. More information on restricted and invasive plants as well as your general biosecurity obligation (GBO) can be viewed on the [Business Queensland website](#).

(xi) Cultural heritage

The *Aboriginal Cultural Heritage Act 2003* requires anyone who carries out a land use activity to exercise a duty of care. Further information on cultural heritage duty of care is available on the [Department of Aboriginal and Torres Strait Islander Partnerships](#) (DATSIP) website.

The DATSIP has established a [register and database](#) of recorded cultural heritage matters, which is available on the Department's website.

Should any aboriginal, archaeological or historic sites, items or places be identified, located or exposed during construction or operation of the development, the *Aboriginal Cultural Heritage Act 2003* requires all activities to cease. Please contact DATSIP for further information.

Executive Summary

The purpose of this report is to consider an application for a Development Permit for Reconfiguring a Lot for Subdivision (1 Lot into 45 Lots) at Hannant Road, Hatton Vale (Lot 3 RP890810).

The application has been assessed in accordance with the requirements of the *Planning Act 2016* and it is recommended that the application be approved in accordance with the Officer's Recommendation.

Finance and Resource Implications

There could be financial implications should the decision be contested in the Planning and Environment Court.

Corporate Plan

Corporate Plan Theme
Lockyer Planned

Outcome

4.3 A development assessment process that delivers quality development that is consistent with legislation, best practice and community expectations.

Consultation

Proposal

Overview

1. Introduction

On 19 February 2020 Council received an application for a Development Permit for Reconfiguring a Lot for Subdivision (1 Lot into 45 Lots) at Hannant Road, Hatton Vale (Lot 3 RP890810).

2. Background

On 19 February 2020 Council received an application for a Development Permit for Reconfiguring a Lot for Subdivision (1 Lot into 45 Lots) at Hannant Road, Hatton Vale (Lot 3 RP890810). An Information Request was issued on 18 March 2020. The applicant responded to the Information Request on 25 June 2020, however the response was incomplete. Further information was received from the applicant over time, with the final response provided on 27 July 2020.

3. Assessment

Subject Site

The following details apply to the site:

SITE AND LOCALITY DESCRIPTION	
Land Area:	23.76ha

Existing Use of Land:	Vacant (formerly Hatton Vale Golf Course)
Road Frontage:	Hannant Road (unconstructed), Fairway Drive
Topography:	Falls generally from south to north
Surrounding Land Uses:	(Rural) Residential

Proposed Development

The following details apply to the proposed development:

RECONFIGURING A LOT	DEVELOPMENT PARAMETERS
Number of Proposed Lots	43 residential lots, 1 drainage reserve lot (Lot 300) and 1 balance lot (Lot 200)
Size of Proposed Lots	Residential lots between 3,000m ² and 3,274m ² Lot 200: 7.675ha



Figure 1 Proposal Plan

Assessment

Framework for Assessment

Categorising Instruments for Statutory Assessment

For the *Planning Act 2016*, the following Categorising Instruments may contain Assessment Benchmarks applicable to development applications:

- the *Planning Regulation 2017*
- the Planning Scheme for the local government area
- any Temporary Local Planning Instrument
- any Variation Approval

Of these, the planning instruments relevant to this application are discussed in this report.

Assessment Benchmarks Pertaining to the *Planning Regulation 2017*

The following Assessment Benchmarks from the *Planning Regulation 2017* are applicable to this application:

PLANNING REGULATION 2017 DETAILS	
Assessment Benchmarks:	State Planning Policy: <ul style="list-style-type: none">• Water Quality (Water resources catchments)• Natural Hazards Risk and Resilience (Flood hazard area – local government mapping; Bushfire hazard – potential impact buffer)
SEQ Regional Plan Designation:	Rural Living Area

State Planning Policy (SPP)

Water Quality

The subject land is mapped as being in a Water Resource Catchment. The development is required to meet the applicable benchmarks under the SPP, including water quality and must avoid negative impacts on surface and groundwater to protect the drinking water supply. The applicant provided a Stormwater Management Plan (SMP) which outlines how water quality is maintained. Given the dispersive nature of the soils and the presence of sodic and saline soils in the area it is particularly important to ensure water management strategies are implemented to avoid erosion, salinity and impacts on the water table. Further, a Groundwater Assessment was provided, which demonstrates in principle that by utilising protective measures, the impacts of the proposed development on groundwater are within acceptable limits. Further detailed information on the proposed stormwater strategy and management of groundwater will be provided as part of the Operational Works application. Conditions are recommended that the development is to be carried out generally in accordance with the SMP and the Groundwater report.

Natural Hazards Risk and Resilience

The south-western corner of the subject land is mapped as being in a Potential Impact Buffer. There is existing vegetation on the adjoining properties to the south, which may pose an impact hazard in the event of a bushfire. The subject land itself does not contain substantial vegetation in this mapped area. The subject land is not included in Council's bushfire hazard mapping. The subject site will be

connected to the reticulated water network, and the development will be connected to the existing road network to provide an escape route. Any subsequent dwelling on the proposed lots will be assessed in relation to the bushfire hazard at the time of a building application and be required to comply with the bushfire requirements (e.g. provide water tanks, be constructed of appropriate materials). No further assessment in relation to bushfire is considered necessary at this time.

The SPP mapping also indicates that the subject land is included in the Local Government flood mapping. Council's mapping indicates that the land contains several overland flowpaths. A further assessment of the Temporary Local Planning Instrument – Flood Regulation 01/2019 (TLPI) is provided below.

Assessment Benchmarks Pertaining to the Planning Scheme

The applicable planning scheme for the application is *Laidley Shire Planning Scheme 2003*.

Planning Scheme:	<i>Laidley Shire Council Planning Scheme 2003</i>
Zone:	Open Space and Reserves
Assessment Benchmarks:	<ul style="list-style-type: none">• Reconfiguring a Lot Code• Open Space and Reserves Area Code• Areas of Natural and Environmental Significance Overlay Code• <i>Temporary Local Planning Instrument – Flood Regulation 01/2019</i>

Assessment Benchmarks – Planning Scheme Codes

The application has been assessed against each of the applicable codes and found to be compliant with, or can be conditioned to comply with, each of the codes. The pertinent issues arising out of assessment against the codes are discussed below:

Overlay Code

Areas of Natural and Environmental Significance Overlay Code

The road reserve along Hannant Road (unconstructed) along the northern boundary of the subject land is contained within the High Ecological Significance Overlay. This existing vegetation is considered to be an important habitat, wildlife corridor and food source. As the proposed development does not include the construction of Hannant Road and does not propose any residential lots in the vicinity, it is considered that the habitat is sufficiently protected. It is considered that the development meets the requirements of the code. The site itself is not mapped as containing vegetation of any biodiversity significance.

Development Codes

Reconfiguring a Lot Code

The proposed development is to be provided with all the relevant infrastructure (reticulated water supply, electricity and NBN) and each lot will be able to sustain an on-site waste water disposal system. The Reconfiguring Code does not include a minimum lot size for land zoned Open Space and Reserves however the applicant is proposing lot sizes that Council has historically accepted for Rural Residential development, where they can support a residential use without further issues. In this

instance, the lots are all above 3,000m² and it has been demonstrated that the lots are adequately able to accommodate a dwelling house and associated structures. It is considered that the development satisfies the requirements of the code.

Open Space and Reserves Area Code

The overall outcomes sought for the Open Space & Reserve Area are the following;

- *The environment, and places that are of significance for their biodiversity, vegetation, recreational, historic or scenic value are protected;*
- *Open Space and Reserve Areas provide adequate public open space areas, including a diverse range of parkland and facilities for passive recreation, active sporting recreation, and related community uses.*

The specific outcomes sought for the Open Space & Reserve Area are the following;

- *The open space network, comprising areas with high scenic quality, remnant vegetation, core habitat areas and open space linkages, are provided;*
- *Open Space and Reserve Areas protect places and/or environments that are of importance to the Shire's non-indigenous or indigenous heritage, their recreational, historic, scientific, architectural, cultural and/or social value;*
- *Biological diversity is retained through the protection, management and enhancement of nature conservation areas, such as areas of native vegetation, wildlife systems, conservation corridors and areas otherwise identified as having conservation value;*
- *Open space and reserve areas effectively link each other and residential areas through pedestrian walkways and cycleways;*
- *An open space network is established, comprising areas with high scenic quality, remnant vegetation, core habitat areas and existing open space linkages;*
- *Open space and reserve areas are designed and maintained in a safe and secure manner to ensure community safety.*

The overall and specific outcomes sought for the Open Space and Reserves Area Code seek to protect areas that are of significance for their biodiversity and vegetation values and that an open space network that comprises areas of high ecological significance and links between these areas is provided. Further, the outcomes seek to provide for adequate public open space including parkland and recreation facilities, and that the areas are effectively linked through pedestrian and cycle ways.

The subject land does not contain any biodiversity or vegetation that is mapped as being of significance at the Local Government level or at the State Government level. Further, the subject site is privately owned and does not allow public access. Although previously in use for a golf course, this was a private enterprise and did not form part of any Council parkland, recreational or community facility. The land does not contribute to the open space network, rather it is located within an established (rural) residential area. It is therefore considered that the development meets the requirements of the Open Space and Reserves Area in so far as they are relevant to the site characteristics and ownership.

It is noted that any future intended residential development of the proposed lots will require impact assessment for Material Change of Use in accordance with Table 15 of the Planning Scheme. The applicant has acknowledged this issue and provided the following in response.

It is proposed to lodge one (1) Material Change of Use application which encompasses all the new residential lots, rather than applying for each lot separately. As part of this application, each lot will be provided with a building envelope. The building envelopes will ensure that all lots are able to

accommodate a dwelling and associated structures and infrastructure which comply with the relevant requirements for boundary setbacks and any other site constraints that would affect the lots (e.g. flood prone land). This provides Council with an opportunity to impose reasonable and relevant conditions that would be imposed on a dwelling house on each individual lot.

The proposed solution is considered an acceptable approach in this instance to ensure the lots can be effectively utilised for residential purposes.

Internal Referrals

The application was referred to Council's Plumbing Officer, Environment Officer, and Development Engineering and Infrastructure Group.

The Plumbing officer stated that each lot is able to accommodate a dwelling and associated infrastructure such as an on-site wastewater disposal system and therefore did not have any requirements.

The Environment Officer assessed the proposed development and provided conditions for an approval.

The application was assessed by the Development Assessment Engineer and Infrastructure Services section, who recommended approval of the proposed development subject to conditions. These conditions are included in the recommendation of the report.

Assessment Benchmarks Pertaining to a Temporary Local Planning Instrument

Temporary Local Planning Instrument – Flood Regulation 01/2019

The subject land contains a number of overland flowpaths (natural waterway) and several dams. The site has been subject to inundation from overland flow in the past and the Q100 floodline affects the development. The applicant proposes to undertake earthworks to ensure that the lots that are created will each have a sufficient area that is outside of the Q100 floodline. The applicant provided a Hydraulic Assessment and Geotechnical Investigation to support this solution. The assessment has given consideration to the dispersive soils of the area and the salinity and sodicity of the soils. Conditions are recommended to ensure the proposed solution is carried out in accordance with the reports, which will be reinforced in a subsequent Operational Works application.

CONSULTATION:

Referral Agencies

The application did not require referral to any Referral Agencies in accordance with the *Planning Act 2016* and the *Planning Regulation 2017*.

Public Notification

The application was code assessable and did not require public notification in accordance with the *Planning Act 2016*.

Adopted Infrastructure Charges Resolution

Infrastructure charges are payable in accordance with the *Lockyer Valley Regional Council Adopted Infrastructure Charges Resolution (No.4) 2019* as expressed in the following table:

LOCKYER VALLEY REGIONAL COUNCIL				
Charge Type	Description	Demand Units	Rate	TOTAL
PROPOSED DEMAND				
Charge	New Lots	44	\$12,500.00	\$550,000.00
TOTAL PROPOSED DEMAND				\$550,000.00
EXISTING DEMAND				
Credit	Existing Allotment	1	-\$12,500.00	-\$12,500.00
TOTAL EXISTING DEMAND CREDIT				-\$12,500.00
TOTAL PAYABLE				\$537,500.00

CONCLUSION:

The proposed development generally complies with the requirements of the planning scheme and does not raise any significant issues that cannot be addressed by reasonable and relevant conditions. The application is therefore recommended for approval.

Legal Implications

Legal implications arising from the recommendation provided in this report are that the applicant may choose to appeal the decision in the Planning and Environment Court.

Policy Implications

There are no policy implications arising from the recommendation provided in this report.

Risk Considerations

Key Corporate Risk Code and Category: EC1

Key Corporate Risk Descriptor: Environment and Community
Environment and the community, including sustainable development, social and community wellbeing, relationships, public health, recreation, regional profile and identity

Previous Council Resolutions

Nil

Related Documentation

The proposal plans are attached to this report.

Critical Dates

The decision making period for the application finishes on 19 August 2020.

Implementation

The decision of Council will be formally communicated to the applicant in accordance with the requirements of the *Planning Act 2016*.

Attachments

1 [!\[\]\(eafc244b53721dd1ec133f0772f70fc7_img.jpg\)](#) RL2020 0006 Plan of Development 8 Pages















