



REGIONAL COUNCIL

ORDINARY MEETING OF COUNCIL

AGENDA

9 AUGUST 2017

**ORDINARY MEETING OF
COUNCIL AGENDA
9 AUGUST 2017**

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1. MEETING OPENED

2. LEAVE OF ABSENCE

2.1 Leave of Absence

Date: 04 August 2017
Author: Stephen Hart, Coordinator Council Business
Responsible Officer: Ian Church, Chief Executive Officer

Officer's Recommendation:

THAT Leave of Absence be granted to the Mayor, Cr Tanya Milligan due to her attendance at the LGAQ Bush Councils Convention.

3. CONDOLENCES/GET WELL WISHES

3.1 Condolences/Get Well Wishes

Date: 04 August 2017
Author: Susan Boland, Governance & Strategy Officer
Responsible Officer: Ian Church, Chief Executive Officer

Officer's Recommendation:

THAT letters of condolence be forwarded to the families of recently deceased persons from within or associated with the Lockyer Valley region.

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4. DECLARATION OF ANY MATERIAL PERSONAL INTERESTS/CONFLICTS OF INTEREST BY COUNCILLORS AND SENIOR COUNCIL OFFICERS

4.1 Declaration of Material Personal Interest on any Item of Business

Pursuant to Section 172 of the *Local Government Act 2009*, a councillor who has a material personal interest in an issue to be considered at a meeting of the local government, or any of its committees must –

- (a) inform the meeting of the councillor's material personal interest in the matter; and
- (b) leave the meeting room (including any area set aside for the public), and stay out of the meeting room while the matter is being discussed and voted on.

4.2 Declaration of Conflict of Interest on any Item of Business

Pursuant to Section 173 of the *Local Government Act 2009*, a councillor 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 councillor's personal interest in the matter and if the councillor participates in the meeting in relation to the matter, how the councillor intends to deal with the real or perceived conflict of interest.

5. MAYORAL MINUTE

No Mayoral Minute.

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6. CONFIRMATION OF MINUTES

6.1 Confirmation of Ordinary Meeting Minutes of 26 July 2017

Date: 04 August 2017
Author: Ian Church, Chief Executive Officer
Responsible Officer: Ian Church, Chief Executive Officer

Officer's Recommendation:

THAT the Minutes of the Ordinary Meeting of the Lockyer Valley Regional Council held on Wednesday, 26 July 2017 be taken as read and confirmed.

7. BUSINESS ARISING FROM MINUTES

No Business Arising from Minutes.

8. COMMITTEE REPORTS

No Receival of Committee Reports as Minutes.

9. DEPUTATIONS/PRESENTATIONS

That at 10.45am the Acting Executive Director of the Council of Mayors (SEQ) will address Council on current Council of Mayors (SEQ) activities.

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10. EXECUTIVE OFFICE REPORTS

10.1 Chief Executive Officer's Monthly Report for July

Date: 01 August 2017
Author: Ian Church, Chief Executive Officer
Responsible Officer: Ian Church, Chief Executive Officer

Summary:

The purpose of this report is to update Council on:

- Key issues currently being actioned by Council's Executive Office
- Information relevant to Councillors and the organisation

Officer's Recommendation:

THAT Council receive and note the Chief Executive Officer's Monthly Report for July.

Report

1. Introduction

This report is prepared on a monthly basis to ensure Council is well informed on the business being undertaken by Council.

2. Background

This report covers actions and information relevant to Councillors and the Executive Office, including the key areas of Strategic Planning, Governance, Regional Development, Marketing, Communication and Engagement, Special Projects, Council Business, Legal Services & Property and Executive Services.

3. Report

Strategic Planning

Operational Plan and Performance Planning

The 2016/17 fourth quarter Operational Plan Performance report was approved by Council on 26 July 2017. The 2017/18 Operational Plan design is being finalised for distribution to Councillors and staff.

Business Unit Plans

As noted in the previous Monthly report, templates are being developed to commence the roll out of Business Unit Plans in 2017/18. The first Plan to be developed will be the Governance & Strategy Business Plan which will be completed by the end of September 2017.

Annual Report 2016/17

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Development of the Annual Report has commenced. The final draft is scheduled to be completed by the end of September in line with the receipt of the audited financial statements. The Report will be presented to Council for review and adoption during October 2017.

Governance

Risk Management

Council's Key Risk Focus Areas, Risk Appetite Statement and Internal Audit Plan were approved by Council on 26 July 2017. Further work regarding the risk register through the development of operational risk linkages to the twelve Key Risk Focus Areas is underway. The implementation of the Internal Audit Plan, which includes developing the operational risk linkages, will be discussed at the August Audit and Risk Management Committee meeting.

Delegations

The first round of Administrative Delegations was approved by the Chief Executive Officer on 25 July 2017. Further work regarding signing of correspondence has commenced with the Leadership Team.

Integrity Functions

A review of Council's Public Interest Disclosure (PID) policy and procedure is underway to clearly articulate Council's PID processes to staff and the public in addition to reviewing other integrity functions such as fraud and administrative action complaints for compliance and usability.

Local Laws

A September Councillor Workshop will cover Local Laws to:

- Provide Councillors with information regarding the status of the Lockyer Valley Regional Council Local Laws
- Consider potential amendments to the Animal Management Subordinate Local Law for operational clarity;
- Review the Parking Local Law; and
- Cover issues that could require development or amendment to Council's Local Laws.

Insurance

Advice has been sought from Council's insurer regarding the provision of "blanket" insurance cover for community events not run by Council. Council is also intending to obtain cyber insurance. Further work is being undertaken on the collation of asset data used to inform the basis of Council's insurance cover.

Regional Development

Trade Shows

Final planning is well underway for this year's EKKA. Council was allocated a new location for our stand in the Convention Centre building on the ground floor stand number CCL 012. There has been a good response to the request for assistance to help in promoting the region from Industry participants, elected members and key staff. The roster has been finalised to cover a 10 day period including two weekends and our regions designated public holiday Monday August 14. The show theme for our pavilion is children's education and our key promotional

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marketing tools for this year, will see a return the highly successful TEA Ferguson tractor to replace the fruiter's truck while some maintenance is conducted. Our other linkages will see the launch of the Locky the Dog Instagram campaign, targeted at introducing new followers to 4 or 5 key locations around the Lockyer Valley every 6 weeks over the course of a year.

Lockyer Valley Business Awards October 2017

Major sponsors for this year's Awards are; Queensland Urban Utilities, Bishopp Advertising, Heritage Bank, Lockyer Residential Village, Nexus, TAFE Queensland and the University of Queensland. Media partners will be the Gatton Star and River 94.9.

Category sponsors thus far are Best Employment, JJ Richards and Sons, Plainland Crossing, Porters Plainland, Disco and Downs Group Training (DGT).

Nominations opened on 1 August and close on 31 August 2017. Nomination information booklets are currently being distributed to businesses and can also be downloaded from Councils website.

This year's Master of Ceremonies, Miguel Maestro from Channel 10's "The Living Room", has been confirmed.

Lockyer Chamber of Commerce & Industry (Lockyer Better Business)

The Chamber "Local Business Recognition Dinner" was held on Friday 28 July at the Lockyer Valley Cultural Centre and was an overwhelming success. The Chamber used this event to target new membership and launch the re branding and new priorities of the organisation.

Attendance was capped at 210 business people and membership has increased from approximately 20 initially to over 70 to date. Five local businesses were recognised for their work and achievements in the local business community. The Master of Ceremonies for the night was former Radio 94.9 announcer Graham Snow who kept the evening moving and was entertaining.

Ipswich West Moreton Jobs (IWMJOBS)

A meeting was recently hosted by Lockyer Valley Regional Council with project partners including RDA Ipswich and West Moreton and Ipswich and Somerset Councils. Discussion points and actions arising from the meeting included:

- Agreement on joint promotion and how partners would contribute
- Display IWMJOBS on websites with a direct link created on Lockyer Valley Regional Council's website to the Careers link
- Promotion through mailouts and raising awareness utilising social media channels
- Public display of IWMJOBS banners (RDAIWM will be purchasing 4 banners for council's use)
- Promotion of IWMJOBS through community newsletters and e-newsletters
- Brochures and flyers for events being distributed through Lockyer Chamber of Commerce and Industry networking events and any other opportunities.

Industry Forum

Regional Development has commenced the scoping and planning process to deliver this event in an effective and efficient manner. Thursday 12 October 2017 has been tentatively scheduled to showcase some of regions major projects and opportunities to partner.

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SEQ City Deals Workshop – Economic Narrative

The Manager Regional Development attended a workshop held by the Department of Infrastructure, Local Government and Planning, (DILGP), to provide input in to the Economic narrative for SEQ City Deals. The focus of the workshop was to identify opportunities and risks associated with the following 5 identified key regional sectors:

- i. Advanced Manufacturing
- ii. Agribusiness
- iii. Tourism & Cultural
- iv. Trade, Health and Education
- v. Transport and Communications.






The facilitators presented the SEQ comparative advantage by industry and were seeking input on enablers to these industry sectors.

Tourism Opportunities




The Tourism and Marketing Co-ordinator has been working on a potential opportunity for the 2019 National Car Event to visit Lockyer Valley for up to 7 days in April/May, with up to 80+ vehicles and 150+ people visiting. Work to date includes attending meetings and correspondence with organisers, preparation of drive itineraries around the region, tourism experiences, key contacts, venues etc.

Single Point of Entry - Business Support

The following table highlights areas of enquiry from prospective developers and business operators that have been dealt with by the Regional Development team. The purpose of the Regional Development team being the first point of contact in these instances is to assist potential developers and business operators by “walking them through” Council processes and providing them with a single point of contact rather than multiple staff contacts. No details are provided as they are potentially commercial in confidence, however should any Councillor wish to ascertain more detail please do not hesitate to contact me or the Manager Regional Development.

Industry Sector	Level of interest	Notes
Accommodation and Food Services		Additional short term accommodation facilities.
Tourism		Potential new tourism experience operation - both enquiries will take time to bring to fruition
Manufacturing		Enquiry from processing facilities considering relocating to SEQ.
Electricity, Gas, water & waste services		Early stage discussions with project proponents.
Transport, Postal, Warehousing		New business establishment project development

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Industry Sector	Level of interest	Notes
Arts & Recreational Services		New facilities and for growing local business and establishment of new business.
Wholesale Land Development		Support provided to potential and existing land developments
Retail Trade		Information in relation to establishing new business and expanding existing business

Marketing, Communications & Engagement (MCE)

Queensland Transport Museum

A number of new and exciting displays have been sourced for the Queensland Transport Museum including rare vintage vehicles and race cars. Negotiations are continuing with the vehicles expected to be in place by the end of August.

Laidley Spring Festival

The Cultural Centre layout has been confirmed for the Festival, with the Orchid Show taking place in the Auditorium and the Laidley Garden Club assisting with the theming of the café which will be housed in the Function Room. A television commercial has been designed and constructed for the Festival and billboards are currently on display throughout the region and also in Ipswich.

The Voice Kids Australia 2016 winner, Alexa Curtis, has been secured for this year's event and will be performing on stage and feature in the Street Parade.

Council's float entry will be the restored fruiter's truck and we have approached the Lockyer Growers Group regarding a partnership where they stock the vehicle with fresh vegetables and at the completion of the parade sell the produce from the vehicle.

Parade entry forms and stall holder forms are currently available.

Strengths/Weaknesses/Opportunities/Threats (SWOT) Analysis of Events

As a means to determine and extract the best value for each of the region's events, a detailed SWOT analysis is to be conducted. The analysis will outline whether any changes could be made to an event to ensure it is continuing to meet both community and Council expectations.

Local Youth Mental Health Forum

The Lockyer Valley recently hosted *Talkin it Up*, a regional mental health forum for young people. *Talkin it Up* was a collaborative event put together by a number of agencies, including Council, aimed at building resilience and positive mental health for young people.

This year almost 300 young people aged between 12 and 18 attended the forum from schools located throughout the wider region including areas such as Toogoolawah and Ipswich.

Jayde Kendall Walk

The second Jayde Kendall Walk for Awareness is set to take place on 14 August.

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The aim of the walk is to promote a message against violence, bullying and discrimination and to encourage kids to understand where they are, who they are with, what they are doing and the circumstances in which they may place themselves.

Assistance has been provided to the family from both Council and the Queensland Police Service to ensure the walk is able to go ahead.

Community Directory Exploration

An investigation is currently underway into the use of a Community Directory to assist residents find online health and community information and events, as a means of meeting a range of social, health and welfare challenges in regional areas.

The list would be free for residents to access and also provide a platform for Council to be able to target key stakeholder groups easily and effectively.

Queens Baton Relay

Plans continue to develop for the Queens Baton Relay Community Event. At this stage a rough plan has been drafted with the finer details now being mapped and organised.

A working group comprising a number of community based organisations has been developed and is proceeding well. The aim of the group is to both attract outside assistance for the successful delivery of the event and to ensure the community has a connection to the program. A “wow” factor performer has been organised and will be announced in either late December or early January!

The event will include music performers, pop up restaurants and numerous community based activities.

Seniors Week

A range of activities have been planned for this year’s Seniors Week and are again proving to be very popular amongst local Seniors. The Mystery Bus Tour has sold out with the Gatton Luncheon also almost completely full. Bookings are being taken at the Visitor Information Centre and have been constant.

Garden Competition

Entries for this year’s Garden Competition are now being received which is a very positive sign. Promotion of the Competition is being undertaken on social media and Eileen Zahnow will be this year’s judge.

Lifestyle and Leisure Expo

More than 60 stall holders have been booked in for the event which takes place on 20 August at the Lockyer Valley Sports and Aquatic centre combining two separate events.

The Over 50’s Lifestyle Expo will showcase the health and lifestyle, accommodation, travel, support and services that are available here in the region, while the Harmony and Healing Fair will feature psychic readings, reiki and massage. The event is a partnership between Council, Gatton Neighbourhood Centre and Team J and J Leukaemia Foundation fundraising Committee.

Council Race Day

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Sponsorship proposals have been distributed with Council to attract eight sponsors for the event to cover costs. Graham Snow has been booked as the Master of Ceremonies with invitations to be sent on 23 August.

Council Business

Strategic Document Coordination (Policy, Legislation, Motions, Green/White papers etc)

A Councillor Workshop was recently held to discuss the Local Government of Queensland Annual Conference Motions. A report will go to the second Council Meeting in August on a number of potential motions relating to:

- Valuations of land for disposal
- Protection of Council Officers
- Car parking at Schools
- Working 4 Queensland Program
- Agricultural Data
- Biosecurity issues

Council of Mayors South East Queensland (COMSEQ)

The first meeting of the new Advocacy Committee of COMSEQ was held on 25 July 2017. That meeting considered the terms of reference for the new Committee along with the Draft State Advocacy document being prepared for the forthcoming State election.

A COMSEQ Resilient Rivers Meeting was held on 28 July and a key agenda item was consideration of funding for the Catchment Investment Program. The COMSEQ Board meeting was also held on 28 July 2017 and dealt with a range of matters of relevance to the Lockyer Valley from the Economic, Infrastructure & Planning and Waterways & Environment Portfolios. These included updates on Advocacy, City Deals and the Olympics viability work.

The City Deals Project is establishing 3 Groups with Council representation to progress the City Deal - Economics, Finance and Prioritisation. The Economics Group met again in July to consider sectoral opportunities and risks and enabling economic growth in the region. The Finance and Prioritisation Groups will meet when the outputs from the Economics Group are available.

Enhance Council Governance and Decision Making

Additional Council workshops have been programmed for work associated with the development of the new Planning Scheme. These additional workshops will run from July to December to enable our planning staff and the Consultants to engage with Councillors on this significant work.

Ordinary Meetings were held on 12 July 2017 and 26 July 2017 and a Councillor Tour to Withcott Transfer Station and Toowoomba Regional Council waste facilities was undertaken on 25 July. The Manager Health, Waste and Regulatory Services has proposed additional tours to Ipswich facilities which are of a considerable scale and deal with a range of products from the broader region. A Tour has also been proposed for 22 August to a number of water supply and waste water facilities related to Queensland Urban Utilities.

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An additional item has now been added to Council Meeting Agenda's – *Correspondence for Noting*. This will allow for significant correspondence received by the organisation to be brought to the attention of Councillors.

Special Projects

Inland Rail

In the coming months the inland rail team will start their detailed social and environmental impact studies to develop the draft Environmental Impact Statement, (EIS). Inland Rail will be providing regular updates on progress of the EIS and will be seeking feedback and information from landowners and the community. Two meeting rooms have been identified at the Gatton Administration Centre for use by Australian Rail Track Corporation staff on Tuesdays and Thursdays from 1 August until 21 September. The hours of operation will be from 8:30am until 4:30pm.

Water Security

The National Water Infrastructure Development Fund, (NWIDF), is currently progressing and further discussions are required with the Department of Energy and Water Supply to discuss the coordination of studies being worked on by the Queensland Farmers Federation, (Nu-Water), and for the Lockyer.

The Lockyer Water Users Forum (LWUF) is seeking regular meetings with Council to provide updates on their progress. The Department of Natural Resources & Mines is also seeking regular meetings with Council to provide updates and plan for community consultations.

The Socio-Economic Study being sponsored by the LWUF is progressing with surveys sent to all Growers. The surveys are due back by 4 August for collating data and progressing the report.

Passenger Rail

Officers are working with Toowoomba Regional Council to plan for Passenger rail for our region. A preliminary study of the concept comparing bus services to passenger rail has been undertaken by the State Government. Officers are critiquing the study and preparing to go back to the Department of Main Roads to discuss.

Truck Stop

The Truck Stop site development tender notice was released on 7 July and closes on 29 September. The site is a part of the State Government's plans for the Queensland Electric Super Highway.

Ageo City Visit

The Mayor and Delegates from our Sister city/region visited the Lockyer Valley from the 20-22nd of July in conjunction with the arrival of the exchange students and their programme with Lockyer Valley District High School. The Mayor met the new Council and the Chief Executive Officer to build a new relationship and continue the support of the exchange between our two regions. Although the stay was short the Mayor and Delegates travelled around the region meeting the community, businesses, schools and sites (including the Gatton Show).

Ageo City has invited Lockyer Valley representatives to Japan and a report is being prepared for Council's consideration.

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Ageo Student Exchange

Ageo exchange students visited the Council and Council Chambers and office on Thursday, 27 July. They met with the Mayor and Councillors as well as staff and presented speeches for the exchange program by the student representatives.

Trade and Investment Queensland Office (TIQ)

The Launch of Trade and Investment Queensland's, (TIQ), new office and staff was held on 1 August. TIQ is working on a brief for the region which will be used to promote the Lockyer Valley to branches overseas and potential investors for our region.

Horticultural Production Data

LVRC Staff are planning to meet with State Government representatives and vegetable industry peak bodies and representatives to collect production data at a local government level.

Industry Attraction and Support

A major overseas Algae farming research company is making preliminary investigations about establishing in the Lockyer Valley. Algae farming can be very high end production with some types of Algae reaching up to \$15,000 per kilogram. Algae is another (vegetarian) source for high end products like Omega 3 oils, or livestock feed as it is a rich source of protein. Also crude oil can be extracted from the Algae.

Another advantage of locating to the Lockyer Valley is the ability to co-locate with a bio-hub like facility and the company is in touch with potential providers.

Attachments

There are no attachments for this report.

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10.2 Council of Mayors South East Queensland - Update

Date: 03 August 2017
Author: Stephen Hart, Coordinator Council Business
Responsible Officer: Ian Church, Chief Executive Officer

Summary:

The Board of the Council of Mayors South East Queensland (CoMSEQ) recently determined that a change in focus was required regarding advocacy. As part of that refocus the Executive Director will provide regular updates to Councils. This report provides some background to an update to be provided by Mr Scott Smith A/Executive Director of CoMSEQ at this meeting.

Officer's Recommendation:

**THAT Council receive and note this update on Council of Mayors South East Queensland (CoMSEQ) activities; and
Further;
THAT Council receive a presentation from the Executive Director of CoMSEQ.**

Report

1. Introduction

Lockyer Valley Regional Council is an active member of CoMSEQ and this report is intended to provide Council with a brief overview of the functions and role of Council of Mayors (SEQ) as well as an update of recent activity and key matters that have been considered by the CoMSEQ Board and Committees.

2. Background

Council of Mayors (SEQ) was established in September 2005 as an independent political advocacy organisation to represent the interests of one of the nation's fastest growing regions – South East Queensland.

CoMSEQ is Australia's largest regional local government advocacy organisation, representing one in seven Australians who call SEQ home. The membership of CoMSEQ consists of the 11 Mayors representing the Councils of SEQ: Brisbane, Ipswich, Logan, Redland, and Gold Coast City Councils as well as Lockyer Valley, Scenic Rim, Somerset, Toowoomba, Moreton Bay and Sunshine Coast Regional Councils.

The CoMSEQ mission is to consistently deliver better regional funding, policy and collaborative outcomes for the mayors, councils and communities of South East Queensland. Their role is to:

- Advocate for a better resourced SEQ region with world standard infrastructure to support economic development;

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- Influence other levels of government to ensure that their policy and legislative positions support SEQ regional growth; and to
- Collaborate in effective and innovative cooperative programs across the SEQ region.

CoMSEQ is governed by a Board which is comprised of the respective Councils Mayors as Directors. Cr Milligan is the LVRC Board Member and Cr Cook is the Alternate Director. The CoMSEQ Board has been supported by a number of Standing Committees/Taskforces including the Economic Development Committee, the Advocacy Working Group and the Resilient Rivers Taskforce.

CoMSEQ also has a Rural Communities Special Interest Group that is made up of both elected members and officers. Cr Milligan is the designated Member on that Group with Cr Hagan as the Proxy. This Group has not met for some time and the secretariat function is no longer provided by CoMSEQ.

3. Report

A CoMSEQ Board Meeting was held on 28 July 2017. A Resilient Rivers Taskforce meeting was also held on that day. The first Meeting of the Advocacy Working Group was held on 25 July 2017 at Logan.

Mr Scott Smith A/Executive Director CoMSEQ is to attend today's Council Meeting, provide an update on recent activities, and answer queries that Councillors may have regarding CoMSEQ following recent structural changes.

Some key matters noted at these meetings are provided below and Mr Smith will expand on these matters.

The inaugural meeting of the Advocacy Working Group was held and covered the Draft Terms of Reference for the Group to ensure the appropriate focus. The meeting also reviewed the Draft State Advocacy Plan that CoMSEQ has prepared in consultation with Council. This is to be utilised with an advocacy plan that seeks to maximise CoMSEQs influence at the state level.

The Resilient Rivers Taskforce meeting considered a number of issues that are significant for the Lockyer Valley including an update on the Catchment Investment Program that covers the Catchment Action Plans (CAPs) for a number of waterways including Lockyer Creek. The meeting also considered the funding/investment program indicating contributing partners including Seqwater, Queensland Urban Utilities, the Port of Brisbane and Councils.

The Board Meeting held on 28th July considered the portfolios of Economic Development, Infrastructure and Planning, and Waterways and Environment.

Key agenda items included consideration of the 2017/18 CoMSEQ Strategic Plan and updates on Advocacy, the SEQ City Deals Project and the SEQ Regional Plan. The work being undertaken regarding a potential SEQ Olympics Bid was also considered in light of the recent IOC announcements regarding the 2024 and 2028 Olympics.

The Executive Director will no doubt expand on these items in his presentation.

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4. Policy and Legal Implications

CoMSEQ is established as the Council of Mayors (SEQ) Pty Ltd and has a Board comprised of Director Representatives of each Member Local Government.

5. Financial and Resource Implications

Lockyer Valley Regional Council has committed to CoMSEQ and has been an active participant in CoMSEQ's activities. It is recognised that LVRC is a smaller regional player. However our Region is a fundamental part of the region and can influence the "no borders" approach of this significant entity.

Funding of the CoMSEQ from Member Councils is based on relative populations. LVRC contribution to funding of the CoMSEQ is approx. \$29 000 pa.

Internal LVRC staff costs associated with this activity are not insignificant in terms of staff time. However these costs are considered core business.

6. Delegations/Authorisations

No additional delegations are required as this can be managed through existing delegations and standing orders.

7. Communication and Engagement

There are no communications arising from this report other than to continue to liaise with CoMSEQ regarding their operations and the operation of the Committees, Working Groups and City Deals Committees.

8. Conclusion

The revised CoMSEQ Committee structure and taskforce activities for Council of Mayors South East Queensland are noted. Council representation on Committees and other CoMSEQ Groups will be utilised effectively to promote the regions interests and influence outcomes for the benefit of the local government area and broader region.

9. Action/s

Seek further advice from CoMSEQ on the future arrangements for the Advocacy Committee.

Attachments

There are no attachments for this report.

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11. ORGANISATIONAL DEVELOPMENT AND PLANNING REPORTS

11.1 Executive Manager Organisational Development and Planning Monthly Update

Date: 02 August 2017

Author: Dan McPherson, Executive Manager Organisational Development & Planning

Responsible Officer: Dan McPherson, Executive Manager Organisational Development & Planning

Summary:

This report is to update Council on key issues currently being actioned within the Organisational Development and Planning group.

Officer's Recommendation:

THAT Council receive and note the Executive Manager Organisational Development and Planning Monthly Update.

Report

1. Introduction

This report provides an update on key matters arising and being addressed since the last report.

2. Background

The previous reports provide the background information to date and only progress is being reported during July 2017.

3. Report

ORGANISATIONAL DEVELOPMENT

Workforce

Council's establishment FTE number for July 2017 is 310. There has been an increase of 5 FTE's during the month of July. This figure also reflects casual hours calculated as FTE's.

There are currently 6 positions being advertised for recruitment, both internal and externally. Currently 6 work experience students are completing programs within Council.

Learning & Development

Courses Held Since the Last Report

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- Dealing with Hostile and Violent People
- This training was specifically developed by LGAQ for Local Government Employees. A large amount of positive feedback was received from participants. LGAQ has now rolled out the new program across the state and other local governments.
- Corporate Induction (Work Health & Safety / Drug & Alcohol Training Inclusive)
- CSQ Funded Certificate IV in Civil Construction (Ongoing)
- Verification of Competencies
- Microsoft Work Online (LGAQ)
- Documenting & Assessing Children's Learning

Upcoming Training

- Corporate Induction (Work Health & Safety / Drug & Alcohol Training Inclusive)
- Code of Conduct refresher training
- Further sessions of Dealing with Hostile & Violent People Training

Currently Planning/On Hold

- Adult Digital Literacy Program –TBC
- Workplace Mediation Skills (Managers & ELT)
- Difficult Conversations Training for Field Staff
- Basic Supervisor Training
- Workplace Bullying, Harassment and Discrimination
- Microsoft Work Online (LGAQ) (Ongoing)

Work Health & Safety

Injuries/Incidents

- There have been eight (8) injuries reported during this period:
- An employee sustained a back strain injury whilst applying load restraints to secure a Loader to the Low Loader.
- An incident occurred when a child playing on the Monorail Ride at Lake Apex Park got her foot caught between the pedal crank and the frame of the ride. Council staff were called to assist no injury was sustained.
- An employee sustained a finger injury when he cut his finger whilst cutting food on a cutting board.
- A visitor to the Lockyer Valley Cultural Centre reported feeling unwell and was taken to hospital.
- An employee sustained a back strain injury whilst lifting a Quick Cut Saw from a work truck.
- An employee sustained a foot injury when working on a vehicle on the hoist
- An employee sustained an injury to the foot when a dance floor panel fell over.

Plant Vehicle incidents

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There have been three (3) plant vehicle / property damage incidents reported during this period:

- A parked Council vehicle sustained damage to the front panel when parked at the Gatton Showgrounds and was unattended.
- A Road Roller sustained damage to a window during transportation.
- A fuel trailer sustained damage as the trailer “Jack-knifed” when the towing vehicle became stuck during a U-Turn.

Near Miss Incidents

There have been zero (0) near miss incidents reported during this period:

Workers Compensation Claims / Injury Management LTI

There are three (3) approved, active workers compensation claims.

There is one previously rejected workers compensation claim for industrial deafness which has been overturned by the regulator and has now been finalised.

SPORTS, RECREATION AND COMMUNITY GRANTS

- Site specific master plans have been undertaken for the Laidley Recreation Reserve, Ropehill Community Sporting Centre and Springbrook Park. This project will give Council and the user groups direction on future upgrades needed for each facility, at the same time allowing a higher possibility of obtaining a successful grant application. Once a draft of each plan has been created a brief will be provided to Council for approval.
- The Minister of Sport has been invited to the official opening of the Laidley LED Lighting Project on Friday 8th September. This event will be showcased with a Laidley vs Gatton Touch competition with the possibility of a Laidley vs Gatton Soccer competition.
- The International Legends of League game will be held on Saturday 4th November, with a number of lead up games before the main match. A Defence Force Vs Police Force game has been secured in memory of the late Constable Brett Forte. Details are yet to be finalised.

PLANNING

Development Assessment

Refer to the attached table which indicates all development applications and requests as at 28 July 2017.

A copy of the attachment is available upon request.

ENVIRONMENTAL PLANNING

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- Environment Officer visited the Laidley flying fox roost to check the area where the vegetation modification was undertaken to minimise impacts on adjacent homes. Flying foxes are avoiding this area now. The site will continue to be monitored.
- Environment Officer met with Council's Parks Advisor and representatives from Friends of Lake Apex (FOLA) on site at Lakes Apex and Freeman to discuss plans for the National Tree Day planting, 30 July 2017.
- Coordinator Environment and Pest, together with Special Projects Officer Mayoral Office and Community Development and Engagement Officer, held five community drop-in sessions for the National Water Infrastructure Development Fund pre-feasibility study for alternative water supplies. Sessions were held in various locations from 4 – 19 July 2017. In addition to Councillor's McDonald, Hagan and Cook, a total of 25 community members attended the sessions. The drop-in sessions provided attendees an overview of the project and all water supply options identified to date. Feedback was sought on these options, as well as other opportunities and constraints which may not have been identified, and any additional information which could assist the next stage of the study. The next stage is an analysis of the options to narrow the list to a small number of options which may be taken forward for a full feasibility study.
- Environment Officer attended a UQ Gatton ground staff information talk on the Biosecurity Act 2014, and the planned LVRC Biosecurity plan. Native plant and pest species identification was undertaken at the Environmental Precinct plantings.
- Coordinator Environment and Pest, together with Special Projects Officer Mayoral Office, attended a meeting with Seqwater regarding the National Water Infrastructure Development Fund pre-feasibility study for alternative water supplies. The meeting focussed on the potential for the Western Corridor Recycled Water Scheme (WCRWS) to be used as an irrigation supply for the Lockyer Valley. Opportunities and constraints were discussed, including:
 - Interrupted supply, as the main purpose of the WCRWS is potable supply for SEQ during drought
 - Water quality requirements
 - Demand for different qualities of water
 - Infrastructure requirements
- The latest Land for Wildlife (LfW) Newsletter was mailed out with the Free Native Plant Program flyers. Council's Free Native Plant Program will commence in August 2017, with members from LfW eligible to apply for native plants suitable for their properties.
- Coordinator Environment and Pest attended the Catchment Action Plans Working Group meeting at COMSEQ. Key discussion points included:
 - Catchment Investment Program: a total of \$1.39m has been provided to date from six councils (Lockyer Valley, Brisbane, Logan, Redland, Somerset and Scenic Rim). Some funds are from FY 16-17, some from FY 17-18. It was acknowledged that LVRC has committed to a \$2 annual rate notice levy. Brisbane City Council has committed to budget allocation over five years (from FY 16-01).
 - Six projects have been proposed for funding in FY2017-18, including two in the Lockyer Valley. The Working Group agreed in principle to the projects and the allocation of \$120,000 in FY 17-18 Q1. These projects are being presented to the Resilient Rivers Taskforce for endorsement on Friday 28 July 2017.
 - The Department of Environmental Health and Planning has released a draft water quality offsets policy for comment by 31 August 2017, and draft water quality objectives for comments by 30 September 2017.

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- The Department of Environmental Health and Planning is investigating carbon offset opportunities (sequestration).
- Coordinator Environment and Pest attended the Lockyer Valley Bushfire Sub-committee meeting. Key points of discussion included:
 - 2017 Operation Cool Burn Plan will include White Mountain. The Environment and Pest unit will be involved in the joint planning.
 - QPWS is investigating closure of land-locked unmaintained road reserves that only service QPWS. The Environment and Pest unit will provide advice regarding reserves which are problematic for Council (weeds etc).
 - The hazard mitigation burn for Norman Hedges Park has been partially completed. The remainder will be completed at a later date. The Environment and Pest unit will investigate the potential for issues with the flying fox roost.
 - Burns are proposed in the area around Dwyer's Scrub. The Environment and Pest team have requested a copy of the map of the proposed burn area, in case there are any queries from Lockyer Uplands Catchment Inc (LUCI).
- Coordinator Environment and Pest attended the Nuwater options identification workshop at the Lockyer Valley Cultural Centre. The Nuwater Project is a feasibility study, funded by the National Water Infrastructure Development Fund, to assess the potential for recycled water from SEQ to be used in the Lockyer Valley and Darling Downs for irrigation. The project is being driven by the Queensland Farmers Federation (QFF). Workshop attendees included representatives from industry bodies, utilities, state government and irrigators from the Lockyer Valley and Darling Downs. Key points from the workshop:
 - A variety of water products are potentially available (purified recycled water, Class A+ (low salt), Class A+ (some salt), and Classes A, B, C and D). Production costs vary depending on treatment processes required to deliver each product.
 - Demand for different water products varies depending on location and crop types. Lockyer growers typically prefer higher quality water (for vegetable production), which Darling Downs growers typically prefer lower quality water (for irrigation of non-food crops).
 - A demand analysis is being undertaken as part of the study. Data is being collected by survey.
- Coordinator Environment and Pest attended the South East Queensland Regional Pest Management meeting at Council of Mayors South East Queensland. Key discussion points:
 - Updates on expressions of interest for research on on-ground projects: Cats Claw approved; feral deer survey approved subject to in-kind support being identified; GBO compliance requires feedback.
 - It was suggested that a focus on wild dog and/or feral deer management could be a collaborative strategic task for the Sub-Committee.
- Pest Management Officer continues work on rabbit harbour destruction with the Darling Downs Moreton Rabbit Board, with the following activities in progress:
 - Shipping containers on 21 properties have been identified as rabbit harbour, and these are being addressed in a joint operation between Environment & Pest and Plumbing & Building units. Landholders are being requested to raise the containers and reduce potential harbour.
 - Twenty breeding places have been destroyed, including two burns on two properties.
- Laidley and Gatton Shows: Environment and Pest information was made available for show-goers visiting the Council stands. Leaflets on Council's herbicide subsidy scheme

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were particularly popular. Weed Control Officer attended the Gatton Show for half a day and received continuous enquiries about Council's pest management services.

- Weed Control Officer has prepared eight new Property Management Plans for landholders wishing to access Council's herbicide subsidy scheme.
- Community loan spray equipment is being booked out on a continuous basis. One new spray trailer is nearing completion. Construction of the second trailer is due to commence.

PLUMBING AND BUILDING SERVICES

Refer to the attached table indicating statistics from January 2017 to July 2017.

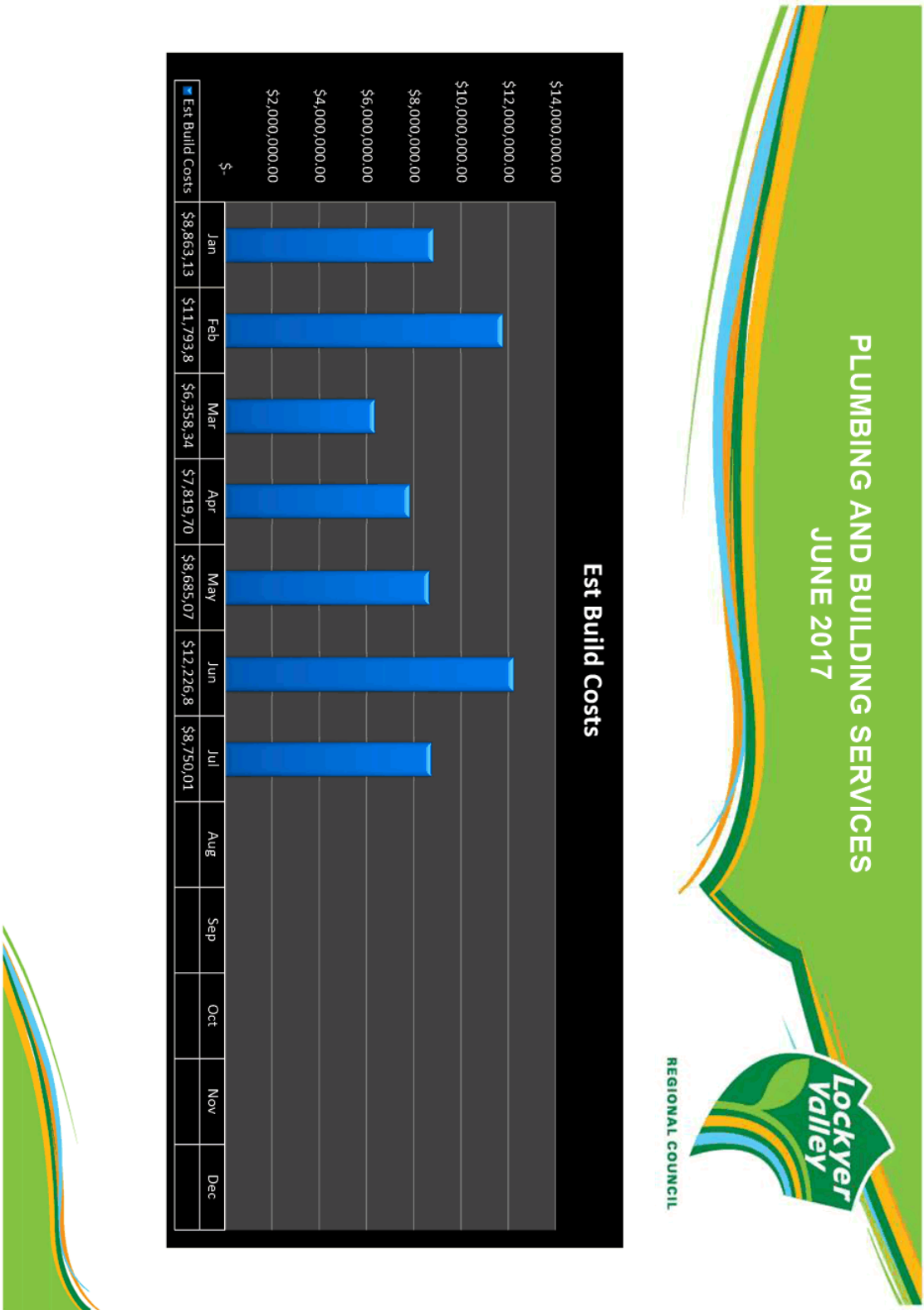
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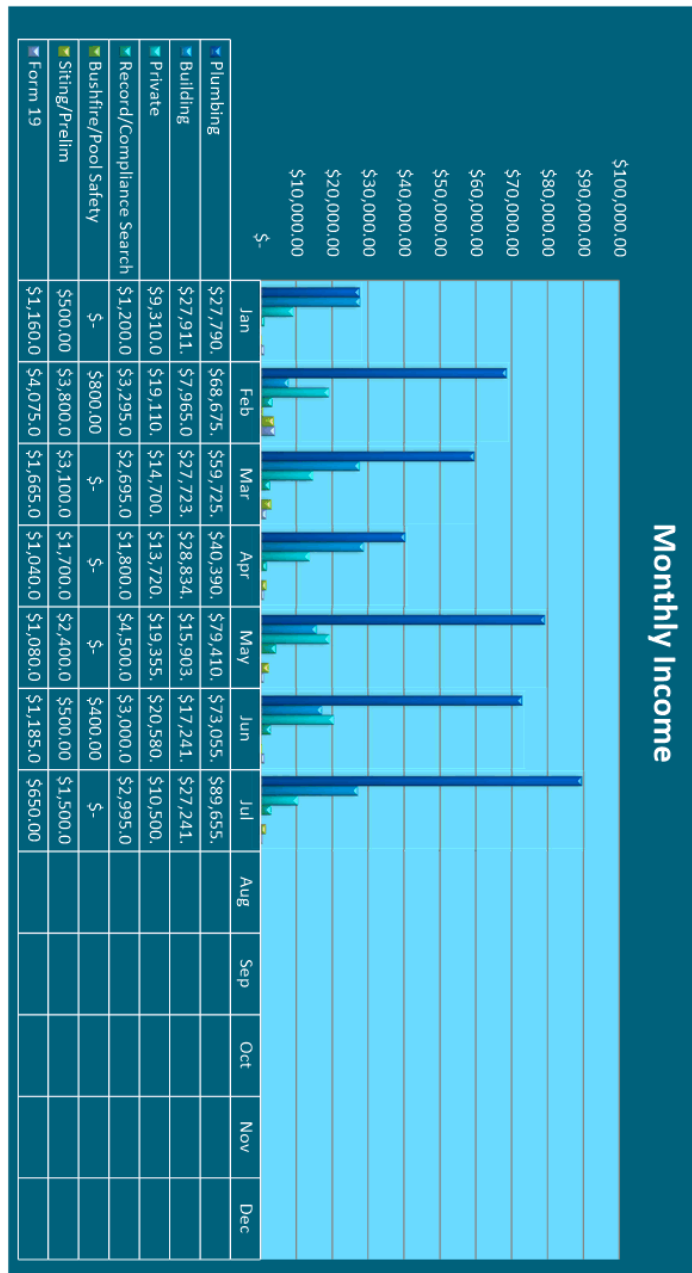
Attachments

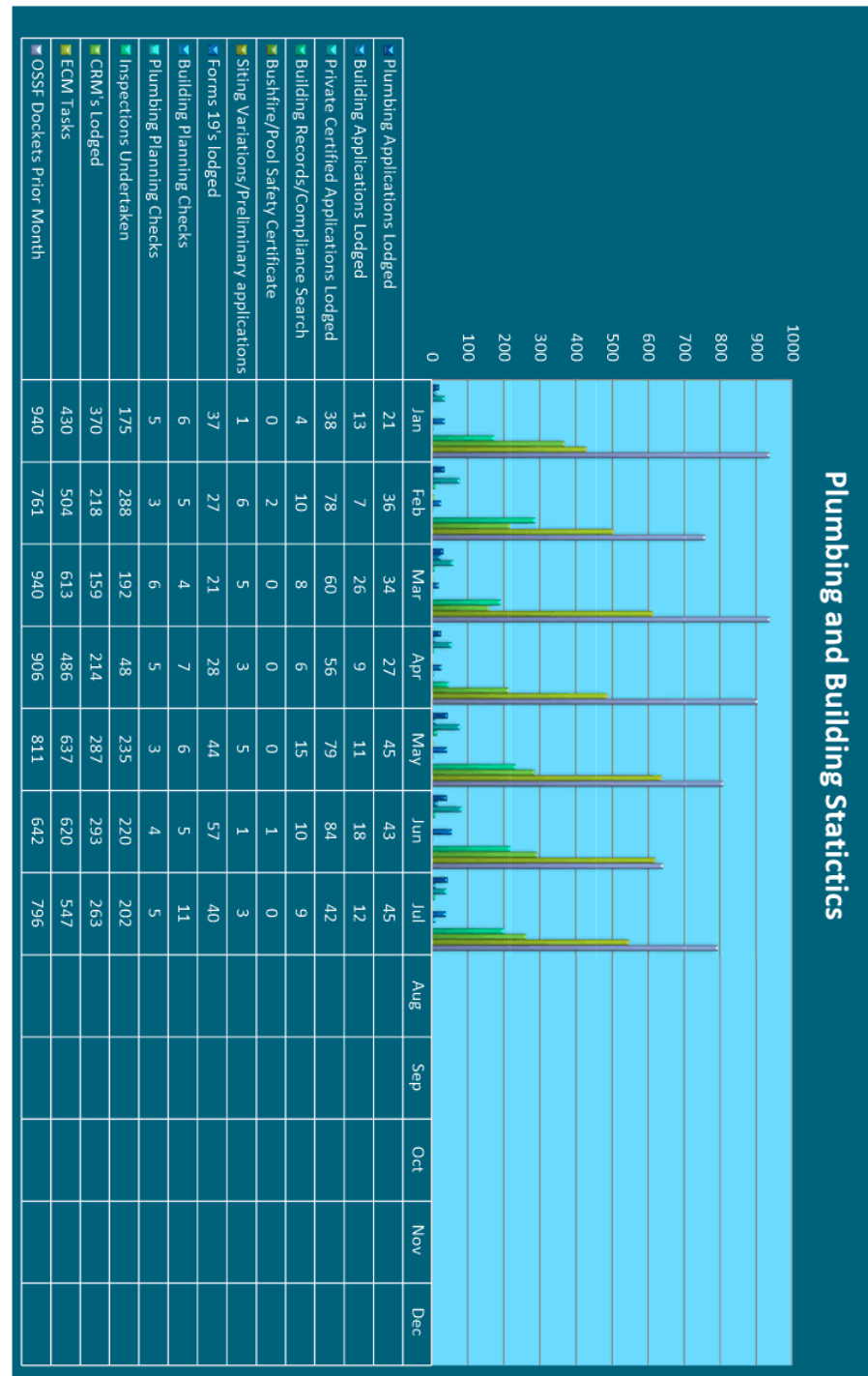
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|------------------------|--|---------|
| 1 View | Development Applications Update | 2 Pages |
| 2 View | Plumbing and Building Statistics July 2017 | 3 Pages |

Application No.	Application Details	Assessment Level	Location	Applicant	Notes
Current Development Applications - as at 28 July 2017					
REQUEST TO EXISTING NEARBY PERIOD OF DEVELOPMENT APPROVAL					
CA/2016/0018	Request to extend period of approval (DA/2016/431)	Code	Douglas Marnes Drive, LADLEY QLD 4341	Waggoner Pty Ltd	
CA/2015/0028	Request to extend period of approval (RC/09/31 / DA/6569)	Code	Golf Links Drive, GATTON QLD 4343	Just Planning	
CA/2015/0028	Request to extend period of approval (RC/09/31 / DA/5200)	Impact	Golf Links Drive, GATTON QLD 4343	Just Planning	
REQUEST TO CHANGE EXISTING PERIOD APPROVAL					
CA/2017/0021	Change/Cancel Conditions of Development Approval (RC/07/20/DA5352)	Code	Golf Links Drive, GATTON QLD 4343	Leda Holdings Pty Ltd	
CA/2017/0022	Request to Change Development Approval (WC/00/29/DA5200)	Code	Golf Links Drive, GATTON QLD 4343	Leda Holdings Pty Ltd	
CA/2017/0023	Change/Cancel Conditions of Development Approval (DA/5312)	Code	Golf Links Drive, GATTON QLD 4343	Leda Holdings Pty Ltd	
CA/2017/0023	Request to Change Development Approval (DA/2011/0021)	Code	67 William Street, GATTON QLD 4343	Keshia Ashmanov	
CONVERTING APPLICATIONS					
CA/2015/0001	Preliminary Approval for Material Change of Use for Dwelling House and reconfiguration of a lot (1 lot into 2 lots and new road)	Code	20 Gehlke Road, PLAINLAND QLD 4341	Janpartners Limited	Terrace style residential development in Plainland Crossing estate - currently on hold
CA/2015/0002	Extractive industry, EPA 131 (2) (b) (Extracting Rock or Other Material >100,000 – 1 million tonnes per year) and 16 (b) (b) Screening Rock or Other Material (>100,000 – 1 million tonnes per year), and Operational Works for Cleaning Native Vegetation	Impact	1655 Seventeen Mile Road, SEVENTEEN MILE QLD 4344	Service Pty Ltd	Major quarry development
CA/2017/0001	Service Station, Catering Shop and advertising device	Impact	Warrego Highway, HELDON SPA QLD 4344	Wadden ATF	Major service station and takeaway (fastfood) shop
CA/2020/17/0002	Combiner application for Preliminary Approval (S242) to vary the effect of the local Planning Scheme Instrument and Development Permit for Material Change of Use (establish a small lot (dwelling house) and reconfiguration of a lot (1 lot into 2 lots))	Impact	39 Spicer Street, LADLEY QLD 4341	M & F d's Almeida	
CA/2020/17/0003	Sport & Recreation and Cleaning of Vegetation	Impact	Off Sunset Boulevard, WOODGOWIE QLD 4341	Joint Pty Ltd	Mountain bike trails
MATERIAL CHANGE OF USE APPLICATIONS					
CA/2015/0028	Regulated Decision for Caravan Park	Impact	7828 Warrego Highway, HELDON SPA QLD 4344	Zazzane Holdings Pty Ltd	Application to seek approval for helidon spa caravan park
MC/2016/0044	Caravan Park, Camping & Outdoor Entertainment	Impact	356 Thomas Road, UPPER LOCKER QLD 4352	Predict Urban Planning	Application to seek approval for unlawful elements of Murphys Creek Escape
MC/2016/0062	Intensive Animal Husbandry (Poultry Farm)(Extension of 1800.5 sqm)	Impact	39 Gersham Road, LADLEY NORTH QLD 4341	Dorvalis Welling Co Pty Ltd	Extension of existing poultry farm
MC/2017/0001	Ecdourism	Impact	Man Camp Creek Road, THORNTON QLD 4341	Genside Pty Ltd	Application for the scenic Rim Walking Trail, Station Farm house and low scale eco-camp for Spicers guests
MC/2017/0008	Dwelling house triggered by Overlay (Biodiversity)	Code	Keshing Drive, LADLEY QLD 4341	R J Murray, T J Murray	
MC/2017/0006	Mixed Commercial Complex (Shop and Refreshment Service)	Code	Gehlke Road, PLAINLAND QLD 4341	Maddison Ridge Pty Ltd	Application for shops/refreshment services adjacent to Aldi at Plainlands
MC/2017/0017	Telecommunication facility	Impact	Waters Road, NORLEY QLD 4343	NBN CO limited	
MC/2017/0014	Telecommunication facility	Impact	73 Philips Road, GRANTHAM QLD 4347	Bickle Investments Pty Ltd	
MC/2017/0015	Telecommunication facility	Code	30 Wallers Road, NIMWOOD QLD 4343	NBN CO limited	
MC/2017/0021	Telecommunication facility	Code	44 Watson Road, LITTOLE QLD 4344	NBN CO limited	
MC/2017/0029	Dual Occupancy	Code	7 Hasling Avenue, PLAINLAND QLD 4341	Maddison Ridge Pty Ltd	
MC/2017/0045	Telecommunication facility	Impact	270 Grantham Winery Road, WINWILL QLD 4347	NBN CO limited	
MC/2017/0045	Commercial Premises (Storage facilities)	Impact	Industrial Road, GATTON QLD 4343	A R Graham	
MC/2017/0057	Intensive Animal Industry	Impact	357 Hazebach Road, HODSDALE QLD 4343	B & D N White	Dog Kennel
MC/2017/0058	Dwelling house triggered by an overlay	Code	23 Ham Drive, GLENORE GROVE QLD 4342	S L V, C 304	
OPERATIONAL WORKS APPLICATIONS					
OP/2013/0004	Sewer Retention Works & Sewer Pump Station	Code	83 Prince Road, GATTON QLD 4343	Annual Mo's (Woodchester Estate) Pty Ltd	Future stages of Woodchester Estate - On hold pending negotiations between QDU and developer
OP/2014/0021	Road works, Drainage Works, Stormwater, Earthworks (Cunningham Park - Stage 6)	Code	Ludley Plainland Road, LADLEY NORTH QLD 4341	Nichols Constructors Pty Ltd	Future stages of Cunningham Park Estate and Grandchester Estate - On hold stormwater management
OP/2016/0029	Clearing of Vegetation	Code	Golf Links Drive, GATTON QLD 4343	Leda Holdings Pty Ltd	
OP/2016/0030	Clearing of Vegetation	Code	Woodlands Road, GATTON QLD 4343	Leda Holdings Pty Ltd	
OP/2017/0013	Lease	Code	Keshon Street, LADLEY QLD 4341	Reserve for Departmental & Official Purpose: Cuts Medical	
OP/2017/0014	Carpark	Code	12 Gehlke Road, PLAINLAND QLD 4341		
RECONSTRUCTING A LOT APPLICATIONS					
RC/03/89	Subdivision (1 into 2) (Stages 4 and 5)	Code	Love Street, LADLEY QLD 4341	South Salina Developments	
RC/2017/0004	Subdivision (1 lot into 23 lots plus drainage reserve)	Code	83 Rutherford Road, WHITCOTT QLD 4352	N Wadden	
RC/2017/0006	Subdivision (1 lot into 3 lots)	Code	Roches Road, WHITCOTT QLD 4352	Whitcott Land Pty Ltd	
New Development Applications (Currently under assessment) - 1 July to 28 July 2017					
MC/2017/0001	Telecommunications facility	Code	325 Garton EA Road, ADAXE QLD 4343	Woonstream Pty Ltd	
MC/2017/0002	Dwelling house triggered by Overlay	Code	6 Watkins Drive, THORNTON QLD 4341	Integrated Building Certification	
MC/2017/0003	Health Care Premises	Impact	16 William Street, GATTON QLD 4343	Statewide Transit Homes Pty Ltd	
MC/2017/0004	Accommodation unit	Impact	16 David Court, HELDON QLD 4344	Lockyer Drafting Designs Pty Ltd	
OW/2017/0003	Landscaping	Code	37 Allan Cunningham Drive, GATTON QLD 4343	Hyve Constructors Pty Ltd	
OW/2017/0004	Subdivisional Works (Design Checking)	Code	28 Gehlke Road, PLAINLAND QLD 4341	Peak Urban Consulting Engineers	
OW/2017/0005	Stormwater, Drainage Work and Earthworks	Code	Breanan Street, GATTON QLD 4343	Peatland	
RC/2017/0002	Subdivision (1 lot into 4 lots)	Code	101 Woodlands Road, GATTON QLD 4343	Ringsiding Pty Ltd ATF Jim Rice Investment Trust	
Decided Development Applications - 1 July to 28 July 2017					
MC/2017/0025	Telecommunication Facility	Code	139 Pendergast Road, MURPHYS CREEK QLD 4352	Woonstream Pty Ltd	
MC/2017/0026	Rural service industry and roadside stall	Code	776 Sandy Creek Road, GRANTHAM QLD 4347	D P Piggett, D Piggett	Application for Dairy/ Cheesery and Farm Gate Outlet Store
MC/2017/0028	Light Industry	Code	37 Crowley Vale Road, CROWLEY VALE QLD 4342	Dumping Pty Ltd	

Application No.	Application Details	Assessment Level	Location	Applicant	Notes
MCJ2017/0034	Apartment	Code	67 Australia II Drive KENSINGTON GROVE QLD 4341	We Build Up Pty Ltd	
MCJ2017/0036	Dwelling House and Shed Triggered by overlays	Code	13 Lilybilly Place REGENCY DOONS QLD 4341	Cert 1 Prose Building Certification	
CP92016/0016	Bulk earthworks and Civil Works (Turbines)	Code	Banger Road, ADLAE QLD 4343	Westlink Pty Ltd	Westlink Powerstation earthworks
ROJ 2016/0015	Subdivision (1 lot into 40 lots), New Road and Detention Basin	Code	78 Gahle Road PLAINLAND QLD 4341	Medison Ridge Pty Ltd	Further stages of the Plainland Crossing development
ROJ 2017/0015	Subdivision (1 lot into 3 lots)	Code	23 Forest Avenue GLENORE GROVE QLD 4342	DA & RT Turner Ltd	
ROJ 2017/0016	Subdivision (1 lot into 2 lots)	Code	1 Hawk Street GATTON QLD 4343	Super Turbines Pty Ltd	
ROJ 2017/0017	Boundary Realignment (2 lots into 2 lots)	Code	3 Frog Road REYNOLDS QLD 4344	Anywhere Survey	
CA2017/0015	Subdivision (1 lot into 2 lots)	Code	127 Terhill Creek Road GATTON QLD 4343	RT Earthworks Pty Ltd	
CA2017/0018	Request to Extend Period of Approval (DAS593)	Code	Goff Link Drive GATTON QLD 4343	Leds Holdings Pty Ltd	
CA2017/0019	Request to Extend Period of Approval (D44672)	Code	9 Barnett Drive GLENORE GROVE QLD 4342	Fire Town Planning	
MCJ2015/0042	Modifications, Extensions and Additions to Existing Hotel & Place of Worship	Code	1043 Murphys Creek Road MURPHYS CREEK QLD 4352	B & IG Corallo	
MCJ2017/0022	Dual Occupancy	Impact Code	66 Laidley Plainland Road PLAINLAND QLD 4341	Barrington Pty Ltd	Extensions to Porter's Hotel including 26 motel units
ROJ 2017/0001	Extension to Currency Period (ROJ0240 [DA2010/016])	Change\$Min	4 Kings Crescent GATTON QLD 4343	Impact Homes / Hymn Pty Ltd	
			20 Bagg Road, WITCHCOTT QLD 4352	B T McLean, LD McLean	







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11.2 2017 Annual Christmas Closure

Date: 02 August 2017
Author: Dan McPherson, Executive Manager Organisational Development & Planning
Responsible Officer: Dan McPherson, Executive Manager Organisational Development & Planning

Summary:

The purpose of this report is to seek Council's approval to cease normal business operations from 1:00 PM on Friday, 22 December 2017 and to reopen on Tuesday, 2 January 2018 for the purposes of the annual Christmas closure.

Officer's Recommendation:

THAT Council approve the Annual Christmas Closure of Council Offices and operations from 1:00 PM on Friday, 22 December 2017 and to reopen on Tuesday, 2 January 2018.

This closure would be with the exception of the Visitor Information Centre and the Staging Post Café, which will operate on all days during this period except Christmas Day and Boxing Day.

Report

1. Introduction

The purpose of this report is to seek Council approval to cease normal business operations from 1:00 PM on Friday, 22 December 2017 and to reopen on Tuesday, 2 January 2018.

2. Background

In the past, Council has ceased normal business operations between Christmas and New Year's Day (which has been identified as a quiet time for Council).

3. Report

The table below shows the breakdown of leave that employees will be required to take if Council approves the above recommendation.

Date		Leave Type
Friday	22 December 2017 (from 1:00 PM)	TOIL/RDO/AL/LWOP
Monday	25 December 2017	Public Holiday
Tuesday	26 December 2017	Public Holiday
Wednesday	27 December 2017	TOIL/RDO/AL/LWOP
Thursday	28 December 2017	TOIL/RDO/AL/LWOP

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Friday	29 December 2017	TOIL/RDO/AL/LWOP
Monday	1 January 2018	Public Holiday

Clause 26 of Lockyer Valley Regional Council's Certified Agreement (Officers) 2012 and Clause 25 of Lockyer Valley Regional Council's Certified Agreement (Field) 2012 makes provision of employees to accumulate sufficient time to cover absences for the period between Christmas and New Year.

Managers will be briefed on the requirements of Council over the Christmas period concerning staffing requirements in the event of an emergency and will ensure that a selection of suitably trained staff will remain on call.

4. Policy and Legal Implications

There is no policy of legal implications associated with this report.

5. Financial and Resource Implications

Taking of such accrued leave will allow Council to reduce its financial legacy of staff who may have substantial amounts of accrued leave.

6. Communication and Engagement

If Council resolves to cease normal business operations, as documented above the Organisation & People Development business unit will liaise directly with Corporate Communications to ensure this closure is communicated to all employees and the community.

7. Conclusion

In conclusion, ceasing Council's normal business operations ensures that all employees have an adequate break and are refreshed and reenergized for the New Year.

9. Action/s

Council's approval for the recommendation to cease normal business operations as of 1:00 PM on Friday, 22 December 2017 and to reopen on Tuesday, 2 January 2018.

Attachments

There are no attachments for this report.



Application for Development Permit for Material Change of Use of premises for Eco-Tourism Facility (expansion of Scenic Rim Trail) - MCU2017/0001.

The application has been assessed in accordance with the requirements of the *Sustainable Planning Act 2009* (SPA) and is recommended for approval on the basis of the imposition of reasonable and relevant conditions.

THAT the application for Development Permit for Material Change of Use of premises for Eco-Tourism Facility (expansion of Scenic Rim Trail) on Lot 126 CC 446, Lot 148 CH 312013, Lot 54 CC 792, Lot 750 & Lot 933 NPW 718, Lot 144 CC 761, Lot 209 CC 761 located at Main Camp Creek Road and Lefthand Branch Road Thornton; Lefthand Branch Road, Lefthand Branch; Cole Gully Road, Lefthand Branch; East Haldon Road, East Haldon be approved subject to the following conditions:

- 1. Undertake the development generally in accordance with the approved plans and documents referred to below, subject to the conditions and any notations by Council on the plans:**

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Mount Mistake Farmhouse – Elevations	Lockyer Drafting Designs	26/07/2016	1749-04	B
Mount Mistake Farmhouse – Elevations	Lockyer Drafting Designs	26/07/2016	1749-05	B
Mount Mistake Farmhouse – Sections	Lockyer Drafting Designs	26/07/2016	1749-06	B
Site Layout The Amphitheatre 4.0	Gall Architects	18/11/2016	Unnumbered	-
Site Plan – Amphitheatre Wilderness Ecocamp	Gall Architects	17/11/2016	Unnumbered	-
Site Plan: Construction Impact Zone – Amphitheatre Wilderness Ecocamp	Gall Architects	17/11/2016	Unnumbered	-
Site Layout The Amphitheatre	Gall Architects	18/11/2016	Unnumbered	-
Amphitheatre Wilderness Ecocamp: Ablution Block	Gall Architects	19/10/2016	Unnumbered	-
Amphitheatre Wilderness Ecocamp: Cabins 4.0	Gall Architects	3/11/2016	Unnumbered	-
Amphitheatre Wilderness Ecocamp: Central Facilities	Gall Architects	19/10/2016	Unnumbered	-
Amphitheatre Wilderness Ecocamp: Central Facilities – Elevations	Gall Architects	19/10/2016	Unnumbered	-
Viewing Platform 1.1: Open Option	Gall Architects	30/10/2015	Unnumbered	-

2. Maintain the approved development (including landscaping, internal roads, and access driveways) in accordance with the approved drawings(s) and /or documents, and any relevant Council of other approval required by the conditions.

Approved Use

3. This approval is for a Tourist Accommodation (Ecotourism) and Eco-Tourism Facility (expansion of Scenic Rim Trail) in accordance with the definitions within the Gatton Shire Planning Scheme 2007 & Laidley Shire Planning Scheme 2003.

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4. The Eco-Tourism Facility (expansion of Scenic Rim Trail) is for short-term (i.e. maximum length of 14 consecutive nights) accommodation only.

THORNTON TRAILHEAD

5. Educational signage must be provided. The signage must be constructed in accordance with the following:
- (a) educative in nature, involving words and images noting:
 - the proximity of the existing Nature Refuges and Main Range National Park.
 - weed species that can be spread by humans and animals.
 - pest species that are causing damage to the land.
 - “Dogs and cats are not permitted within the National Park.”
 - (b) to be consistent with the Queensland Parks and Wildlife Service (QPWS) sign manual or Great Walks signage system.
6. The advertising signage for the Scenic Rim Trail at the front property boundary must be designed as follows:
- (a) as no greater than 1sq.m.
 - (b) attached to an existing boundary fence or access gate.
 - (c) does not mimic traffic signage and instruct traffic (i.e. directs traffic to stop or the like).
7. Car parking signage must be provided and located to direct people to entries and exits and to parking spaces within the Thornton Trailhead site. Public parking areas must be clearly designated as such and have clearly defined access points.

Internal Roadways & Vehicle Parking

8. All internal roadways and car parking bays prior to the construction of any works and the works shall be constructed in accordance with the development permit. This condition shall be met prior to and during the construction of the works.
9. Internal driveways, vehicle parking and manoeuvring areas must have a minimum width of three (3) metres and constructed with a minimum gravel roadbase depth of 150mm.
10. Dust suppression measures must be in place and maintained as part of a regular maintenance procedure. If the use creates a dust nuisance (as defined by the Environmental Protection Act, 1994) through traffic entering, leaving or using the subject land, vehicular driveways, manoeuvring and parking areas must be imperviously sealed.
11. Landscaping must be provided around the car parking area as follows:
- (a) a minimum of one metre wide with plant species at a rate of:
 - (i) tree species 1 tree per four car spaces.

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- (ii) shrub species 1 plant per 1sq.m.
- (iii) grass / herb species of 1 plant per ½sq.m.
- (b) include endemic species that support the vegetation protected under the nature refuge agreement on site.
- (c) control all declared, restricted and invasive plants under the Biosecurity Act 2014.

External Roadways - Road Access

- 12. Access to the car park must be constructed generally in accordance with Council's Property Access & Access Crossings: Design, Construction & Maintenance Policy Standard Rural Property Access SD222.
- 13. All driveways, car parking spaces, loading zones and manoeuvring areas must be designed in accordance with Australian Standards AS2890.1 Off-street car parking facilities and AS2890.2 Off-street commercial vehicle facilities.

TRAILS FROM THORNTON TRAILHEAD TO MAIN RANGE NATIONAL PARK

- 14. Trails are constructed and managed in accordance with the approved Construction Management Plan in particular control all declared, restricted and invasive plants under the Biosecurity Act 2014.
- 15. All walking tracks and track structures are to be constructed and maintained at Classification System Class 5 or better, and in accordance with:
 - (a) Australian Standards AS2156.1 Walking Tracks–Classification and Signage and AS2156.2 Walking Tracks–Infrastructure design
 - (b) QPWS Elevated Walking Track Procedural Guide
 - (c) QPWS Critical Infrastructure Procedural Guide.
- 16. All lookouts and soft adventure elements to be constructed and maintained in accordance with:
 - (a) QPWS Site Planning and Facilities Manuals and maintenance and management
 - (b) QPWS Critical Infrastructure Procedural Guide
 - (c) QPWS Vegetation Management at Viewing Points Procedural Guide.
- 17. All signage (including safety and directional signage) to be consistent with the QPWS sign manual, or Great Walks signage system.

MOUNT MISTAKE FARMHOUSE

- 18. The Mount Mistake Farmhouse must be provided with a dedicate water supply having a minimum 22,500 litres of water exclusively for firefighting purposes and must be fitted with a water pump that has a back-up electricity supply separated from mains power.
- 19. Any cleared vegetation must be either be removed from or mulched on site.

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Vegetation burning is prohibited.

20. An onsite operations management plan must include evacuation management procedures and be kept on site in case of bushfire hazard. The management plan must identify the clear triggers when to evacuate the house, evacuation path, evacuation site or safe stay location during such events.

21. An evacuation area must be provided in case of fire and have:

- (a) a minimum area of 20m x 20m square flat area.**
- (b) an additional cleared safety area around the square being a total 35 metres in diameter.**
- (c) visible on the ground signs or markers for the evacuation area and surrounding safety area.**

22. The evacuation safety area is to be kept free of any structures, trees or vegetation less than 10m in height.

23. The evacuation path is to be kept free of:

- (a) any structures;**
- (b) large trees that have continuous or overlapping canopies with other large trees;**
- (c) dead branches and loose bark; and**
- (d) woodpiles, combustible material storage areas, large quantities of garden mulch or any other form of stacked flammable materials.**

AMPHITHEATRE VIEW WILDERNESS CAMP

24. An onsite operations management plan must include evacuation management procedures and be kept on site in case of bushfire hazard. The management plan must identify the clear triggers when to evacuate the Camp, evacuation path, evacuation site or safe stay location during such events.

25. Ensure sanitary conveniences and ablutionary facilities are located no more than 100m from any cabin.

26. All buildings must have an external finish material and colour that is similar and blends with the surrounding environment.

27. Building materials and hard surfaces used are not reflective, or likely to create glare.

FOR ALL LOCATIONS

Outdoor Lighting Devices

28. Lighting must be directed onto the site or buildings and away from neighbouring

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sites. Lighting associated with the use must be designed, sited, installed and tested to comply with Australian Standard 4282 - Control of the obtrusive effects.

Damage to Services & Assets

29. Where damage occurs to any Council asset as a result of the development works, it must be repaired immediately where it creates a hazard that presents risk to person or property. Other damage must be repaired prior to completion of works.
30. If the road or drainage network requires cleaning due to erosion or sediment from the development, then such works will be at the expense of the developer. These works must be undertaken immediately if there is potential hazard to pedestrians or passing traffic.

Water Supply

31. The development shall provide a suitable potable water supply to service each of the facilities at Thornton Trailhead, Mount Mistake Farmhouse and Amphitheatre View Wilderness Ecocamp.
32. The development must have an independent drinking water supply. Drinking water provided to persons must comply with the Australian Drinking Water Guidelines 2011.
33. The water tanks must be constructed in accordance with Chapter 2, Part 1, and Part 8 of the Public Health Act 2005 (i.e. constructed in a way that prevents the breeding of mosquitoes).

Waste Water

34. The development must have an on-site effluent disposal system to service each of the facilities at Mount Mistake Farmhouse and Amphitheatre View Wilderness Ecocamp. The works must be undertaken in accordance with a Plumbing & Drainage Works approval prepared by a suitably qualified person.
35. The landowner must comply with Environmental Protection (Water) Policy 2009 during operation of normal activities and contaminated water must not be released to stormwater.
36. Plumbing and drainage permits shall be obtained prior to the commencement of the related plumbing and drainage works. The work shall be assessed and a permit issued prior to use.

Waste Storage & Collection

37. Refuse storage, removal and collection facilities must be provided in accordance with the following:
- (a) a minimum of one general refuse and recyclable waste bin at Thornton Trailhead for all users of the site.

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- (b) general refuse and recyclable waste bins for Mount Mistake Farmhouse and Amphitheatre View Wilderness Ecocamp.
- (c) an internal collection service from Mount Mistake Farmhouse and Amphitheatre View Wilderness Ecocamp must be no less than once per week.
- (d) an external collection service for the entire Ecotourism Facility must be no less than once per week.
- (e) provision of a wash-down area in the vicinity of the permanent storage location of refuse bins at each storage location fitted with a hosecock and a drain connected to the effluent disposal system.

Development, Generally

38. All works, services, facilities and/or public utility alterations required by this approval or stated condition/s whether carried out by Council or otherwise, shall be at no cost to Council unless otherwise specified in subsequent development approvals or contractual arrangements between the developer and Council. This condition shall be met at all times.

Hours of Construction

39. Hours of construction must not exceed Monday to Saturday 6:30am to 6:30pm. Construction work must not be conducted from or on the premises outside the above hours or on Sundays or public holidays.

Environmental Performance During Construction

40. A person must not carry out building work in a way that makes an audible noise:

- (a) on a business day or Saturday, before 6.30a.m. or after 6.30p.m; or on any other day, at any time.
- (b)
 - i. All plant and equipment does not result in a level greater than L_{A90} 39 dB(A) when measured at four (4)m from the most exposed façade of the nearest residential uses; and
 - ii. The contribution from all varying noise sources associated with the development during night-time hours (10pm-7am) does not exceed a level of L_{AMAX} 50 dB(A), adjusted for tonality and impulsiveness, when measured at 4 m from the most exposed façade of the nearest residential uses; and
 - iii. All mechanical plant and equipment, including but not limited to, air conditioning/refrigeration plant and ventilation exhausts/extracts shall be screened/shielded where a noise complaint is determined.
- (c) The land owner must comply with Environmental Protection (Air) Policy 2008 during construction of added facilities and during operation of normal activities such as suppression of airborne particles including dust so that the qualities of the air environment that are conducive to; health and biodiversity of ecosystems, human health and wellbeing, protecting the aesthetics of the environment, including the appearance of buildings, structures and other property, and to protecting the agricultural use of the environment.

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41. The land owner must comply with Environmental Protection (Water) Policy 2009 during construction of added facilities and during operation of normal activities including:

- (a) Contaminated water must not be released to stormwater.**
- (b) Sediment controls must be installed where necessary to prevent the release.**

42. Provision of suitable waste removal services and suitable number and type of waste containers, in accordance with the Environmental Protection Regulation 2008. and to the satisfaction of Council's Waste Reduction and Recycling Plan, for the storage of:

- (a) papers, plastics, cardboard, food scraps, used food containers and like wastes generated by workers on the site; and**
- (b) building construction and/or demolition wastes.**

43. All waste collected/stored on site during construction shall be taken to an approved Waste Disposal Facility for disposal in accordance with current acceptance criteria and relevant fees and charges.

Public Health

44. All things, materials, disused equipment at the premises shall be stored in a way that does not:

- (a) Afford or form a potential shelter or harbourage or attraction for vermin;**
- (b) Hold water which may allow the breeding or harbourage of mosquitos; and**
- (c) Seriously detract from the visual amenity of the site by causing visual pollution.**

ADVICE

- i. All works associated with this approval may not start until all subsequent approvals have been obtained, and its conditions complied with.***
- ii. Any additions or modifications to the approved use (not covered in this approval) may be subject to further application for development approval.***
- iii. The relevant period for this development permit is four (4) years. After the relevant period expires, your approval will no longer be current.***

Aboriginal Cultural Heritage

- iv. In carrying out the construction activity all reasonable and practicable measures must be taken to ensure that it does not harm Aboriginal Cultural Heritage (the "cultural heritage duty of care"). Compliance with the cultural heritage duty of care will occur if the contractor is acting in***

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accordance with gazetted cultural heritage duty of care guidelines and the Cultural Heritage Act 2003.

Shared Facilities Accommodation

- v. The operation of shared facilities accommodation requires a permit under the Lockyer Valley Regional Council Local Laws. The land owner must comply with Local Law No. 1 (Administration) and Subordinate Local Law No. 1.11 (Operation of Shared Facility Accommodation) 2011 by way of making application, submitting required fees and plans for Local Law approval.*

Advertising Device

- vi. The land owner must comply with Local Law No. 1 (Administration) and Subordinate Local Law 1.4 (Installation of Advertising Devices).*

Food Preparation and Hygiene

- vii. A new premises or the alteration to an existing premises used for the sale or preparation, packing, storing, handling, serving or, supplying of food or drink to the public is required to obtain a food design approval for structural fit out of the kitchen and Licence prior to construction or operation under the provisions of the Food Act 2006. Please contact an Environmental Health Officer of Lockyer Valley Regional Council for advice regarding this matter on 1300 005 872.*

General Environmental Duty

- viii. Under section 319 of the Environmental Protection Act 1994, a person must not carry out any activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm (the general environmental duty).*

Construction

- ix. Hours of construction work shall be strictly in accordance with all relevant State legislation and policies in force at the time of the construction work.*
- x. Any noise or air pollution during construction shall be strictly in accordance with all relevant State legislation and policies in force at the time of the construction work.*
- xi. Provision of suitable waste removal services and suitable number and type of waste containers, in accordance with the Environmental Protection Regulation 2008 and to the satisfaction of Council's Waste Reduction and Recycling Plan, for the storage of papers, plastics, cardboard, food scraps, used food containers and like wastes generated by workers on the site and Building construction and/or demolition wastes.*

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Waste Collection

- xii. Waste collected/stored on site during construction shall be taken to an approved Waste Disposal Facility for disposal in accordance with current acceptance criteria and relevant fees and charges.*

Note: In Lockyer Valley Regional Council Local Government area Gatton Landfill and Laidley Transfer Station are approved to accept building construction and demolition waste.

Fire Ants

- xiii. In accordance with the Plant Protection Act 1989 and the Plant Protection Regulation 1990, a quarantine notice has been issued for the State of Queensland to prevent the spread of the Red Imported Fire Ant (ant species *Solenopsis invicta*) and to eradicate it from the State.*
- xiv. Under Queensland legislation, fire ants are a notifiable pest and suspected sightings must be reported to Biosecurity Queensland. To report suspect fire ants please complete the online form or contact Biosecurity Queensland on 13 25 23.*
- xv. It should be noted that the movement of Fire Ants is prohibited, unless under the conditions of an Inspectors Approval. More information can be obtained from the Department of Agriculture, Fisheries & Forestry.*

Biosecurity

- xvi. Under the Biosecurity Act 2014, everyone, including individuals and organisations have a general biosecurity obligation to take all reasonable steps to ensure they do not spread fire ants.*

It is the legal obligation of the site owner or any consultant or contractor employed by the site owner to report the presence or suspicion of Fire Ants to Biosecurity Queensland on 13 25 23 or completing Biosecurity Queensland/ Department of Agriculture, Fisheries and Forestry (DAFF) online form at www.daff.qld.gov.au within 24 hours of becoming aware of the presence or suspicion.

Report

1. Introduction

The application seeks a Development Permit for Material Change of Use of premises for an Eco-Tourism Facility (expansion of Scenic Rim Trail) at Main Camp Creek Road, Thornton. The proposed development traverses land within two local Government areas. An application for Eco-Tourism Facility (expansion of Scenic Rim Trail) requires impact assessment against the Gatton & Laidley Planning Schemes. This report provides a summary of the assessment undertaken for the proposal and considers all relevant facts and circumstances in recommending approval for the development application.

2. Background

The Scenic Rim Trail is a pre-existing multi-day walking track through Main Range National Park. The proposal involves the expansion of the current track from a four day walk to six day walk being approximately 53 km in length. The application proposes to include private property at Thornton to Main Range National Park and to Spicers Peak Nature Refuge part of the Gondwana World Heritage Area. This application proposes to expand the 'Scenic Rim Trail', whereby tourists complete guided hiking during the day and stay at various eco-lodge and eco-camp sites at night.

2.1 Proposed Development

The application seeks a Development Permit for a Material Change of Use of premises for an Eco-Tourism Facility. The proposed development is for a supervised bushwalk trail and four associated campsites from Thornton Trailhead to Spicers Peak Nature Refuge, within and adjacent to the Main Range National Park. The northern part of the trail and two of the campsites are within the Lockyer Valley region. While the southern part of the trail is within the Southern Downs Region. **Figure 1** is an overall map of the Scenic Rim Trail showing the two local governments that are affected by the proposal.

Within the Lockyer Valley Regional Council, the aspects of development requiring approval include:

- Thornton Trailhead (being the start of the trail)
- New trail from Thornton Trailhead to Mt Mistake Farmhouse
- Conversion of Mt Mistake Farmhouse for accommodation purposes
- New trail from Mt Mistake Farmhouse to Main Range National Park
- Upgrading of existing trails in Main Range National Park to Amphitheatre View Wilderness Ecocamp (subject to further approvals by Department of Environment and Heritage Protection & Department of National Parks, Sport and Racing)
- Amphitheatre View Wilderness Ecocamp (being the southernmost aspect of the development to be assessed)
- New trail from Amphitheatre View Wilderness Ecocamp to Mt Castle Lookout.

Aspects of the development within the Southern Downs Regional Council area include:

- Mt Castle Lookout (bordering Lockyer Valley Region)
- Sylvester's Lookout (bordering Scenic Rim Regional Council)
- Woodcutters Ecocamp (to be approved)
- Bare Rock Track (exempt development under Southern Downs Planning Scheme)
- West Gap Creek Picnic Ground (exempt development under Southern Downs Planning Scheme)
- Spicers Canopy Ecocamp (approved development)

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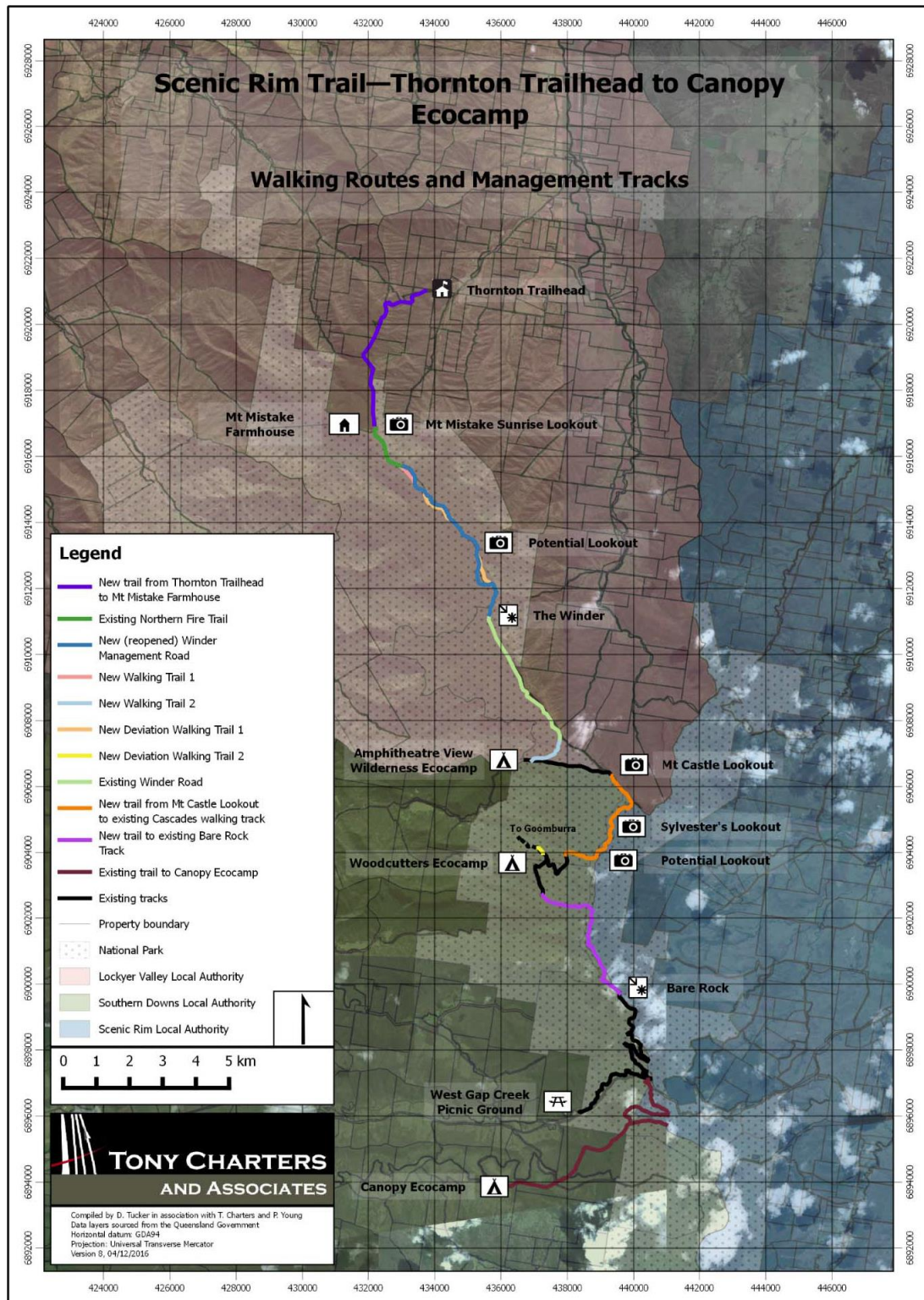


Figure 1: Scenic Rim Trail showing location of existing proposed development

See **Attachment 1** for copies of the Proposal Plans to be approved.

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Thornton Trailhead

Thornton Trailhead is the start of the trail. The Trailhead site consists of the existing house and cattle grazing activities that will be retained. From the gazetted but unformed road, a car parking area and ablutions block will be provided with interpretative signage. The car parking area will have eight car parking spaces including a disabled space. The proposed ablutions block has been designed to be small scale in order to blend in with the natural environment. Figure 2 shows an approximate location of the proposed Trailhead. The addition of supporting facilities at Thornton will also benefit users of the existing Bicentennial National Trail, which also traverses this part of the site. The Trailhead will also be open to the public for trekking into the Main Range National Park.

Mount Mistake Farmhouse

Mount Mistake Farmhouse is an existing farmhouse built in the 1980's. The existing house is self-sufficient with on-site services for water, effluent disposal and electricity. The existing cattle grazing activities and Nature Refuge will be retained on the site.

The Farmhouse will be modified to increase the number of bedroom and bathroom facilities in Mount Mistake Farmhouse to accommodate walkers. The house will be extended from a three bedroom house to a six bedroom accommodation building. Each bedroom within the building will have its own ensuite bathroom. Other existing building features will be retained including kitchen, storerooms and living spaces. On-site effluent disposal facilities will be expanded to deal with the increase in wastewater from the new facilities. Additional water tanks will be provided to capture additional roof water to service the accommodation.

Amphitheatre View Wilderness Ecocamp

The Amphitheatre View Wilderness Ecocamp is sited within Main Range National Park close to the border of the Lockyer Valley and Southern Downs. The camp is close to an existing ridgeline and escapement. The camp will consist of:

- 7 cabins being 3m by 3.6m in dimensions (i.e. large enough for a queen size bed and some storage).
- 2 ablutions buildings, each 4.5m by 6m in dimensions and have two showers, toilets and basins.
- Central facilities building including storerooms, communal kitchen, dining, lounge room, and additional toilet facilities.
- Connecting boardwalk between cabins, ablutions and central facilities building
- Addition of lookout deck at the top of the escarpment.

The core components of the proposed building will be constructed offsite and assembled on site to suit the terrain and site conditions. Consultation and construction management inside the National Park will also require further approvals from the Department of National Parks Sport and Racing. An on-site effluent disposal facility will also be located within the National Park and will be design to comply with the highest level of treatment possible.

This road is proposed to provide essential management access and an emergency exit thoroughfare to service the Amphitheatre View Wilderness Ecocamp on an as needs basis.

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Trails

The proposed Thornton trailhead and trails to Mt Mistake Station and Amphitheatre View Wilderness Ecocamp are to be built to Class 5 Australian Standards. The grading system runs from Class 1A (as a highly developed and hardened walk) to a Class 5 where minimal disturbance is made to the path, steep grades may be involved and markers provide signage. It assumes that walkers are experienced and have navigation skills. The route selection along most of the trail is constrained by the narrow ridgeline of the Main Range National Park, which follows the escarpment south to Spicers Canopy and Spicers Peak Lodge.

Provisions, servicing and maintenance of the Mt Mistake Farmhouse and Amphitheatre View Wilderness Ecocamp, will be via internal roads and trails. The Applicant has an agreement with Queensland Park and Wildlife Services (QPWS) to use an all-terrain vehicle (ATV) for access. The agreement allows the existing fire trails between the Goomburra section car park and the Mt Mistake Station farm house (via the Amphitheatre View Wilderness Ecocamp) to be used for servicing and maintaining the Mt Mistake Station for the purposes of the ecotourism use. Access between the Goomburra section car park and the Amphitheatre View Wilderness Ecocamp site will be by 4WD via a National Park track.

2.2 Subject Site

The site is located at Main Camp Creek Rd, Thornton, Mt Mistake Station, Cole Gully Road, Lefthand Branch and is formally described as Lot 148 on CH312013, Lot 126 on CC446, Lot 54 on CC792 and Lot 144 & Lot 209 on CC761. The development is also proposed within National Park described as Lot 750 & Lot 933 on NPW718.

Lot 148 on CH312013, Lot 126 on CC446 and Lot 54 on CC792 have a site area of 353ha. Lot 148 on CH312013 contains the existing Thornton farmhouse are all privately owned by Jilrift Pty Ltd. **Figure 2** shows the approximate location of the car parking area for the Thornton Trailhead and the existing farm house and building on the property.

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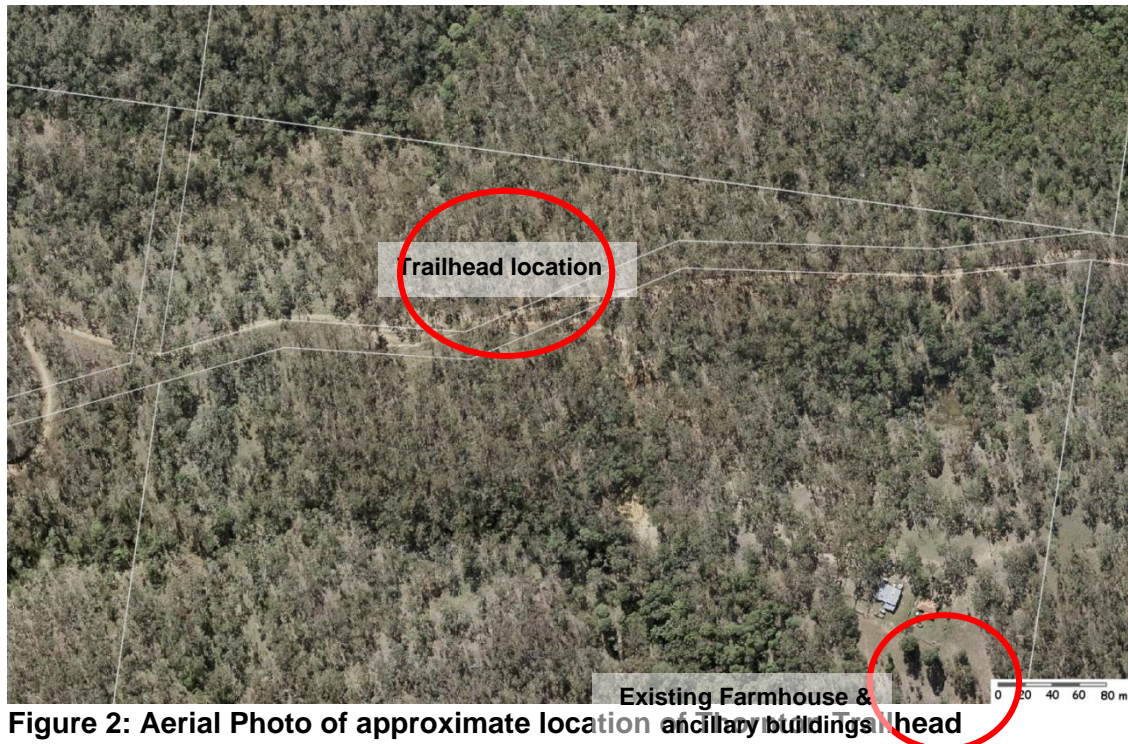


Figure 2: Aerial Photo of approximate location of trailhead

Lot 209 & Lot 144 on CC761 has a combined site area of 320.494ha and is privately owned by Gainsdale Pty Ltd. These properties are to continue to be used for registered Nature Refuges and cattle grazing activities on the land. The property has Mt Mistake Station farmhouse and a number of ancillary farm/outbuildings. Vehicles access is currently via an access easement through adjoining properties. **Figure 3** shows the location of Mount Mistake Farmhouse in relation to Main Range National Park.



Figure 3: Aerial Photo of Mount Mistake Farmhouse

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National Park Lot 750 & Lot 933 on NPW718 is approximately 3,500ha area. Lot 933 extends from Lefthand Branch over three local authorities (Lockyer Valley, Southern Downs, and Scenic Rim) to the Queensland-New South Wales border near The Head and beyond. Lot 750 extends from Thornton over two local authorities (Lockyer Valley, Southern Downs) and ends near Cunningham's Gap.

The lots are owned by the Queensland State government and are protected areas. A number of gazetted but unformed roads are part of the National Park. The National Park contains existing walking and service trails for vehicles used by the public and Queensland Parks and Wildlife Service, respectively. **Figure 4** shows an approximate location of the proposed Amphitheatre View Wilderness Ecocamp. The exact location is subject to agreements between the State Government and the Applicant. The green line in the below figure represents the boundary between Lockyer Valley and Southern Downs Regional Councils.

Overall, the properties can be described as secluded wilderness with open areas and mature native forests that have been previously used for grazing and forestry, respectively.

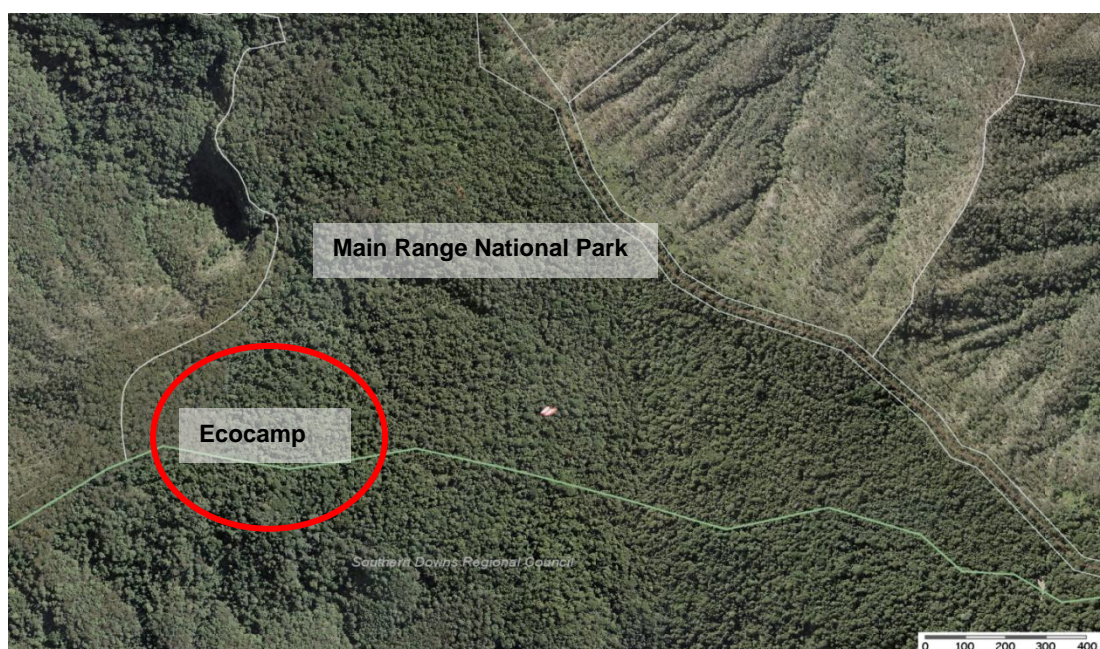


Figure 4: Approximate location of proposed Amphitheatre View Wilderness Ecocamp

3. Assessment

3.1 Legislative Requirements

Assessment of the development is required under the *Sustainable Planning Act 2009* (SPA). As such, the application must be assessed against each of the following statutory planning instruments to the extent they are relevant to the development:

- (a) a matter prescribed under *Sustainable Planning Regulation* (SPA Reg).
- (b) a State planning regulatory provision.
- (c) a State planning policy.
- (d) a planning scheme.
- (e) a temporary local planning instrument.

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It is noted that the Applicant submitted the application on 23 December 2016 and was 'properly made' on 24 January 2017. The application was referred to the Department of Infrastructure, Local Government and Planning (DILGP) and Queensland Parks and Wildlife Service (QPWS). The Applicant began public notification on the 18 May 2017 and completed notification on 8 June 2017. During the advertised period, three properly made submissions were received. Assessment of this application against the relevant planning instruments is provided in the following sections.

3.2 Referral Agencies

The application was referred to the State Assessment Referral Agency in accordance with the SPA Regulations for the following matters:

- State controlled road
- Clearing Vegetation
- Queensland Heritage Place (Spicers Gap Road, Conservation Park)

The Department of Infrastructure, Local Government and Planning provided a concurrence agency response approving the development with conditions on the 10 April 2017. A copy of the DILGP response is included as **Attachment 2**.

Third party advice was also requested from:

- Southern Downs Regional Council (adjoining local authority).
- Department of National Parks Sport and Racing (DNPSR) (managers of National Parks in Queensland).
- Department of the Environment and Energy (assessment authority for federal Environmental Protection and Biodiversity Conservation Act).

Southern Downs Regional Council advised that they did not have any concerns regarding the development.

DNPSR provided advice and conditions on the 28 February 2017, regarding the construction, maintenance and management of the walking trail. The recommended conditions and standards were forwarded to the Applicant for review to determine any implications of the conditions should they be imposed. The Applicant has advised the addition of the conditions would be consistent with contractual conditions for undertaking development in the National Park.

The Department of the Environment and Energy (DEE) provided information about their assessment process. The proposed development is a controlled action affecting matters of national significance (Scenic Rim Trail – Thornton Trailhead to Spicers Canopy Nature Reserve Project EPBC 2016/7847). As part of the Federal assessment of the controlled action, the Applicant will need to:

“...prepare a draft response to the information request and submit it to the Department for review. If deemed adequate, the Department will then direct the proponent to publish the information for public comment. Any comments received will then need to be addressed by the proponent in finalising the assessment documentation.”

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DEE also advised that the Council could make a decision on the application exclusive of their process. Any conditions of approval that the Council applies to the application will be considered in the Federal government assessment.

3.3 South East Queensland Regional Plan 2009-2031 (SEQRP)

The subject site is located within the Regional Landscape and Rural Production area under the SEQRP. This Plan requires that Tourist Uses with a gross floor area over 5,000sq.m. on the premises requires referral to the Department of Infrastructure Local Government and Planning. As the proposed development does not exceed this requirement, no referral was required under the SEQRP. Tourism uses generally under the SEQRP are supported where they are small-scale operations.

3.4 Laidley Planning Scheme 2003

Rural Areas Code - Thornton Trailhead

Under the Rural Areas Code, the scenic values of the natural landscape are intended to be protected from development, or the effects of development, that may significantly reduce the scenic value, amenity and rural character. The existing cattle grazing activities will be retained on the land and an additional use will be walking and trekking. The existing Nature Refuges on the land will be retained and continue to be managed in accordance with their legal obligations ensuring that the local natural assets of the land area retained. Overall, the development is consistent with the broad strategies for Rural Areas under the Laidley Planning scheme where retention of scenic amenity and rural landscape is required.

Natural Environmental Significance Overlays Codes - Thornton Trailhead

Development in the identified areas of natural and environmental significance overlay is compatible with natural characteristics and features of the land. The proposed buildings are of low height and small footprint thus they do not compromise the scenic amenity of the locale. Clearing for the trailhead will be minimal compared to the overall site. The clearing for the car parking and ablutions can be conditioned to provide supplementary landscaping to reinstates and protect the remaining native vegetation areas

Tourism Uses Code - Thornton Trailhead

The development is compliant with the overall outcomes of the Tourism Uses Code where it is *'low key short stay tourist accommodation that will have minimal impact on the rural amenity and character'*. Standard conditions that related to establishing landscaping around the car parking area and minimising impacts from stormwater drainage can be applied to ensure compliance.

Building Dimensions Code - Thornton Trailhead

The proposed Trailhead facilities comply with the overall outcomes of the code where they are compatible with the appearance and character of area. The proposed facilities' building is significantly below the maximum height of 10m and is single storey in height.

Vehicle Access and Parking Code - Thornton Trailhead

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Vehicle Access and Parking Code requires that is that vehicle on-site car parking and on-site manoeuvring is safe and meets the likely demand. A total of seven car spaces and one disabled car space will form the proposed car parking area. In addition, there is sufficient area for a mini-van to enter the site, park, drop off passengers, turn around, and exit the site. There is sufficient site area for overflow car parking if there are more visitors to the Trail than provided for by the car parking. Therefore, the requirements of Vehicle Access and Parking Code have been met. However, conditions of approval should be included to ensure parking is adequate and meets the Australian Standards.

3.5 Gatton Planning Scheme 2007

Desired Environmental Outcomes

The Desired Environmental Outcomes (DEO) are based on ecological sustainability established by the *Integrated Planning Act 1997* and are the basis for measures of a planning scheme. The proposed Eco-Tourism Facility (expansion of Scenic Rim Trail) responds to the environment and maintains the ecological values and rural character of the area. Tourism activities are supported by the DEO's where consistent with the environmental character and economic development goals of the Shire.

Further assessment against the applicable planning scheme codes is necessary to determine the suitability of the size of the Eco-Tourism Facility (expansion of Scenic Rim Trail) in order to ensure the development can be considered a low impact tourism activity and therefore comply with the above DEO's.

Rural Uplands Zone Code – Mount Mistake Farmhouse

The proposed development is consistent with Overall Outcomes of the Rural Uplands Zone Code as the land will remain largely in a natural state with the visual and landscape quality of the steep slopes, significant topographical features, significant vegetation and habitat maintained. Development is supported in this Zone where:

- '(i) the intensity and scale of the use does not reduce the amenity or operational effectiveness of neighbouring properties;*
- (ii) there are no adverse impacts on the natural environment...*
- (iii) there are no impacts on the quality of the visual landscape as uses involve only limited buildings or structures that are designed, sited and of a scale consistent with the natural environmental and landscape features.'*

The proposal complies with the above outcomes.

Open Space and Recreation Zone Code - Amphitheatre View Wilderness Ecocamp

The proposed development is consistent with Overall Outcomes where the National Park is public open space that provides for active and passive recreational opportunities. The development will ensure that the land remains predominantly undeveloped in character with a minimum of built elements. Scale of development, its design and site layout whether or not involving buildings or other structures. The proposed development is consistent with key codes outcomes including linking key attractions together.

Biodiversity Overlay - Amphitheatre View Wilderness Ecocamp

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The camp is within an area of the Biodiversity Overlay. The Queensland government regulates clearing of vegetation in the National Park. Clearing of vegetation for the Eco camp is subject to further permits and requirements from Department of Natural Resources and Mines. It is considered that any potential clearing will be minimised and the development therefore complies with the intent of the code as its impact on the biodiversity values will be maintained to a minimum. Any permit requirements to be obtained by the State government will further ensure biodiversity values are appropriately considered.

Potential Bushfire Risk Area Overlay Code - Mount Mistake Farmhouse

Mount Mistake Farmhouse is located in areas subject to bushfire hazard. Bushfire evacuation plans have been recommended as conditions of approval including measures that will provide for a clear evacuation area near Mount Mistake Farmhouse for helicopter access. The existing cleared area around Mount Mistake Farmhouse form firebreaks and other additional fire protection measures will be required as part of Building Works.

Steep & Unstable Land Overlay Code- Mount Mistake Farmhouse & Amphitheatre View Wilderness Ecocamp

While Mount Mistake Farmhouse & Amphitheatre View Wilderness Ecocamp are located on land within the Steep and Unstable Land Overlay the location and design of the structures take account for the unevenness and steepness of the ground. The existing Farmhouse is on a ridge outside of the identified overlay will be extended stepping down the slope to minimise the required earthworks, therefore complying with the intent and requirements of the code.

Similarly, the Ecocamp buildings are located in will be elevated and located on site to minimise earthworks and maintain land slope and stability. Elevated boardwalks will link buildings and reduce impacts on the National Park during wet weather.

Overall, the proposed accommodation complies with the intent of the overlay.

Eco Tourism Facility Code - Mount Mistake Farmhouse & Amphitheatre View Wilderness Ecocamp

The Code provides that:

- (i) *'P1. Where an eco tourism facility is proposed on a site with identified natural values, the natural and cultural values of land subject to or associated with the development are protected and incorporated into the development.'*
- (ii) *P2. All buildings and structures proposed as part of the eco tourism facility are designed and sited to:*
- (iii) *(a) complement the natural landscapes and topographical features of the surrounding area; and*
- (iv) *(b) minimise visual impact from within and outside the site.'*

The design of the buildings is low in scale and complements the selected sites. The buildings are unlikely to be visible when viewed externally from the site and from other significant vantage points. Overall the development maintains a low impact on the land while maintaining existing natural features and values of the sites.

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Building Work Code - Mount Mistake Farmhouse & Amphitheatre View Wilderness Ecocamp

Specific Outcome P1 provides that:

- (v) *'P1. Building heights and setbacks are compatible with those existing in the zone in which the building work is proposed.'*

The building heights and setbacks indicate a maximum building height of 8.5 metres and minimum setbacks to the front, rear and side boundaries of 20 metres, 10 metres and 10 metres respectively. All proposed new structures are significantly below the maximum height of 8.5m and are single storey in height.

Services and Infrastructure Code- Mount Mistake Farmhouse & Amphitheatre View Wilderness Ecocamp

Specific Outcomes P1 and P2 relate to the connection of the proposed development to a water supply and that a suitable means of effluent disposal is provided. The site is not connected to the water supply network, therefore a condition is recommended to ensure adequate water supply is available on site. The development will utilize onsite effluent disposal systems and will be subject to plumbing works approval

Specific Outcome P3 requires an electricity supply to be provided. The Mount Mistake Farmhouse and Amphitheatre View Wilderness Ecocamp will be connected to independent electricity connection using solar power. Standard conditions requiring supply is recommended.

Specific Outcomes P4, P5, P7 & P8 are not relevant to the Mount Mistake Farmhouse and Amphitheatre View Wilderness Ecocamp, as these relate to stormwater drainage, vehicle access and car parking. Stormwater will be collected for water supply and should not adversely affect the sites. Vehicle access and car parking will only be required for ATV's and all access will be obtained via internal tracks and roads.

The proposal has been assessed and determined to be generally in accordance with the requirements of the Services and Infrastructure Code, and where required appropriate conditions are recommended to be included as part of any approval.

Summary of Assessment

Following an assessment of the proposal against the planning schemes and codes of the *Laidley Shire Council Planning Scheme 2003* and *Gatton Shire Council Planning Scheme 2007*, the proposal has been determined to comply with outcomes of the planning schemes. The development can be supported subject to appropriate conditions to address matters of concern and ensure compliance.

3.6 Public Notification

The application was subject to public notification from 18 May 2017 to 8 June 2017. During the notification period, three (3) properly made submissions were received.

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Some non-compliance with the public notification provisions under the *Sustainable Planning Act 2009* was unavoidable. This non-compliance is largely to do with unique nature of the land in particular:

- the large area of the National Park where Lot 933 on NPW718 extends across the Queensland-New South Wales border.
- the development site's remote location within National Park.
- the presence of a number of gazetted and unconstructed or unformed roads within and adjoining the National Park.

Under s.304 (1) of SPA the assessment manager may:

*'...assess and decide an application even if some of the requirements of the division have not been complied with, if the assessment manager is satisfied any noncompliance has not—
(a) adversely affected the awareness of the public of the existence and nature of the application; or
(b) restricted the opportunity of the public to make properly made submissions.'*

Council officers have agreed that the non-compliance has not affected public's awareness of the application; or restricted their opportunity to make a properly made submission. This decision is based on the Applicant undertaking additional public notification actions including:

- Placing public notification signage on prominent roads in Thornton, Lefthand Branch and the Goomburra section of the Main Range National Park, where in relative close proximity to the development and site, instead of being on every gazetted road frontage.
- Placing newspaper advertisements in three locally circulating newspapers as opposed to one. Two within the Lockyer Valley and one within Southern Downs.
- Sending public notification letters to additional landowners who adjoined the unconstructed roads adjoining the National Park in the districts of Thornton, Lefthand Branch and Goomburra (being the landowners most likely affected by any potential negative impacts from the development).
- Sending an explanatory brochure about the development to all landowners notified to demonstrate the size and scale of the Trail.

The officer's response is provided to the matters raised in the submissions below. Additional comments from the Applicant are also provided.

Issue	Response
Use of access easement (on Lot 180 CC 1945 adjoining Land) will no longer be used for farming purposes	The easement referred to the submitter grant access to Lot 144 on CC761 for farming purposes. Access to the Mount Mistake Farmhouse (Lot 144 on CC761) will be via either the Main Range National Park or other lots subject to the application. It is understood the Mt Mistake property will continue to be used for farming and grazing purposes and so will the existing access easement.
Use not 'in keeping' with the surrounding rural area	The privately owned land will continue to be used for cattle grazing purposes. The proposed

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Issue	Response
used for cattle grazing	structures on the privately owned land will be low in scale and visually unobtrusive. The activity of walking or trekking across the land will also have a low impact. An ATV will be used for transporting of supplies and goods. This is consistent with contemporary farming practices.
Road access from Lefthand Branch Road (to access easement on Lot 180 CC 1945) is not suitable for increased traffic from the public. Roads are not safe and no emergency vehicle access is provided. Reduced peaceful enjoyment of land from increased traffic. Use will negatively impact on amenity, particularly though dust and noise pollution from traffic	<p>The Thornton Trailhead site will be from where the majority of the trail guests will start. Patron will travel to the Trailhead in groups via a courtesy bus from Spicers Retreat. This will minimise the traffic impacts and subsequently any dust and noise pollution associated with road traffic.</p> <p>The Applicant recognises that access to the gazetted road network is not viable from Left Hand Branch Road. The Applicant intends to service the development from the Thornton Trailhead or Main Range National Park over private internal roads and trails.</p>
Signage at the Thornton Trailhead will be inadequate and will result in safety, security, trespassing and liability issues on Lot 180 CC 1945.	<p>Trespassing will only be a concern where the existing Bicentennial National Trail traverses the existing land for the Thornton Trailhead. It is understood that the Bicentennial National Trail also traverses the submitters land.</p> <p>The Applicant is seeking to formalise aspects of the Bicentennial National Trail that traverses their land. It is in the Applicants best interest to provide clear signage for safety and security in order to minimise any future liability issues. The signage to be developed will need to obtain further approvals and be consistent with QPWS requirements.</p>
Landowner of Lot 2519 M341041 has concerns an existing bushfire trail for emergency access may be closed.	<p>Emergency access through Main Range National Park is matter for State Government (through QPWS). This is a matter outside of Council power.</p> <p>Nevertheless, the Applicant has advised that no fire trails or access trails within the Main Range National Park will be restricted or impeded by the proposed development.</p>
Council to enforce weed prevention measures to control weed infestations in the National Park.	<p>Weed control through Main Range National Park is matter for State Government (through QPWS) and subject to further approvals.</p> <p>Nevertheless, standard conditions that relate to weed management have been recommended. The</p>

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Issue	Response
	construction and operational management plan that is intended to implement weed management measures has also been included as an approved document.

3.7 Further Approvals Required

The proposed development is subject to further permits from Council:

- Operational Works (Earthworks, access and car parking, stormwater and landscaping)
- Building Works
- Plumbing and Drainage Works (Thornton Trailhead, Mount Mistake Farmhouse & Amphitheatre View Wilderness Ecocamp)

The proposed development is subject to other further permits from other State and Federal government agencies as well as Council:

- Clearing of Protected Plants Permit under Department of Environment and Heritage Protection.
- Commercial Activity Permit under Department of National Parks Sport and Racing - Queensland Parks and Wildlife Service.
- Controlled Action under Department of the Environment and Energy (DEE).

3.8 Adopted Infrastructure Charges Resolution No.1/2015

Ecotourism is not allocated an infrastructure charge under Schedule 2, of Councils current Adopted Infrastructure Charges Resolution No.1; therefore, no charge is applicable.

4. Policy and Legal Implications

There are no policy or legal implications that arise from the recommendation provided in this report.

5. Financial and Resource Implications

There will be no financial or resource implications arising from the recommendation provided in this report.

6. Delegations/Authorisations

There are no implications for either delegations or authorisations arising from the recommendation provided in this report.

7. Communication and Engagement

The decision of Council will be formally communicated to the Applicant and all persons who made a properly made submission in accordance with the requirements of the *Sustainable Planning Act 2009*.

8. Conclusion

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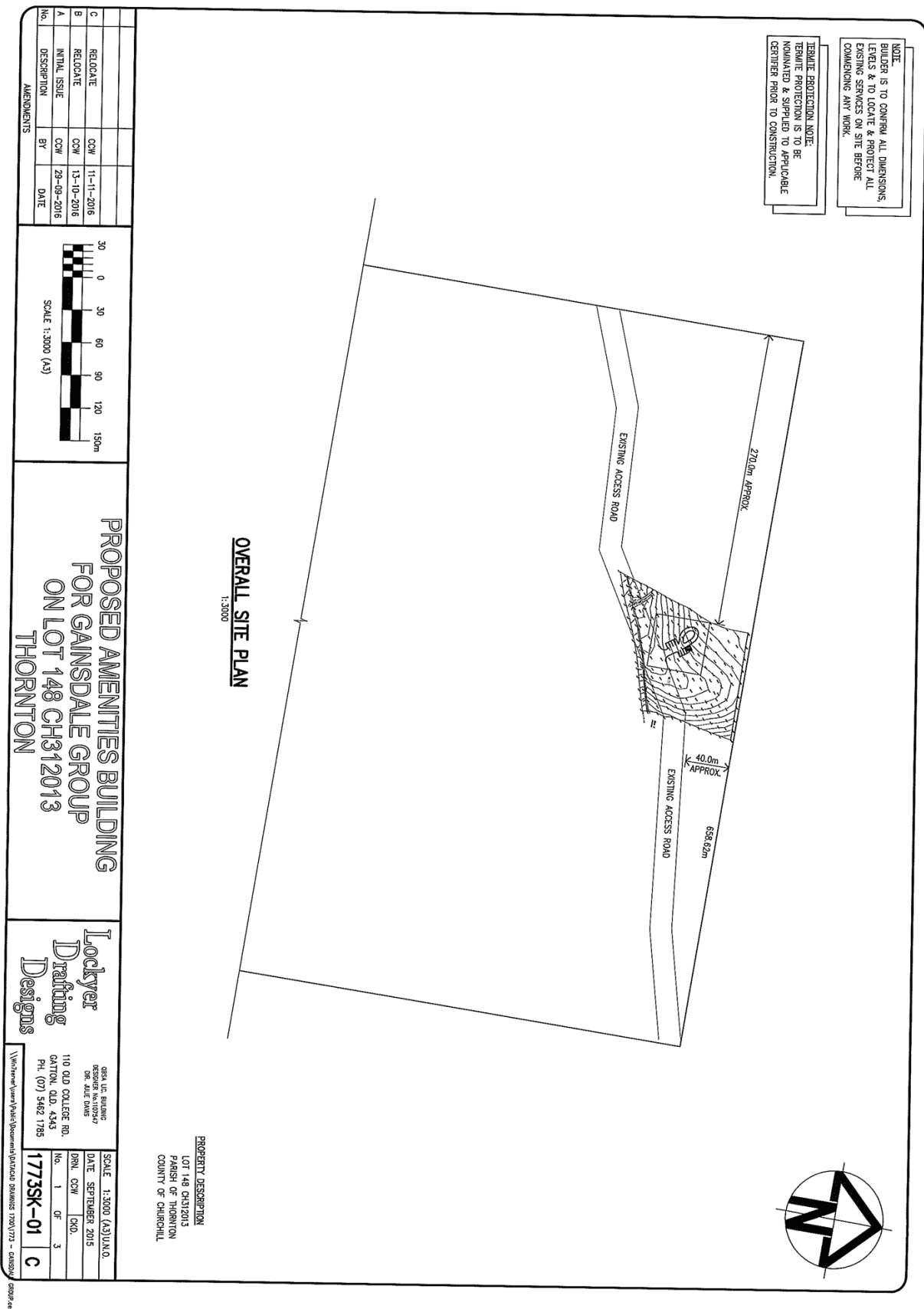
The proposed development is of a scale that is compatible with the requirements of the *Laidley Shire Council Planning Scheme 2003* and *Gatton Shire Council Planning Scheme 2007*. Conditions have been recommended to address concerns raised by submitters and to ensure that the development manages potential amenity concerns. The application is recommended for approval subject to the conditions provided in the Officer's Recommendation.

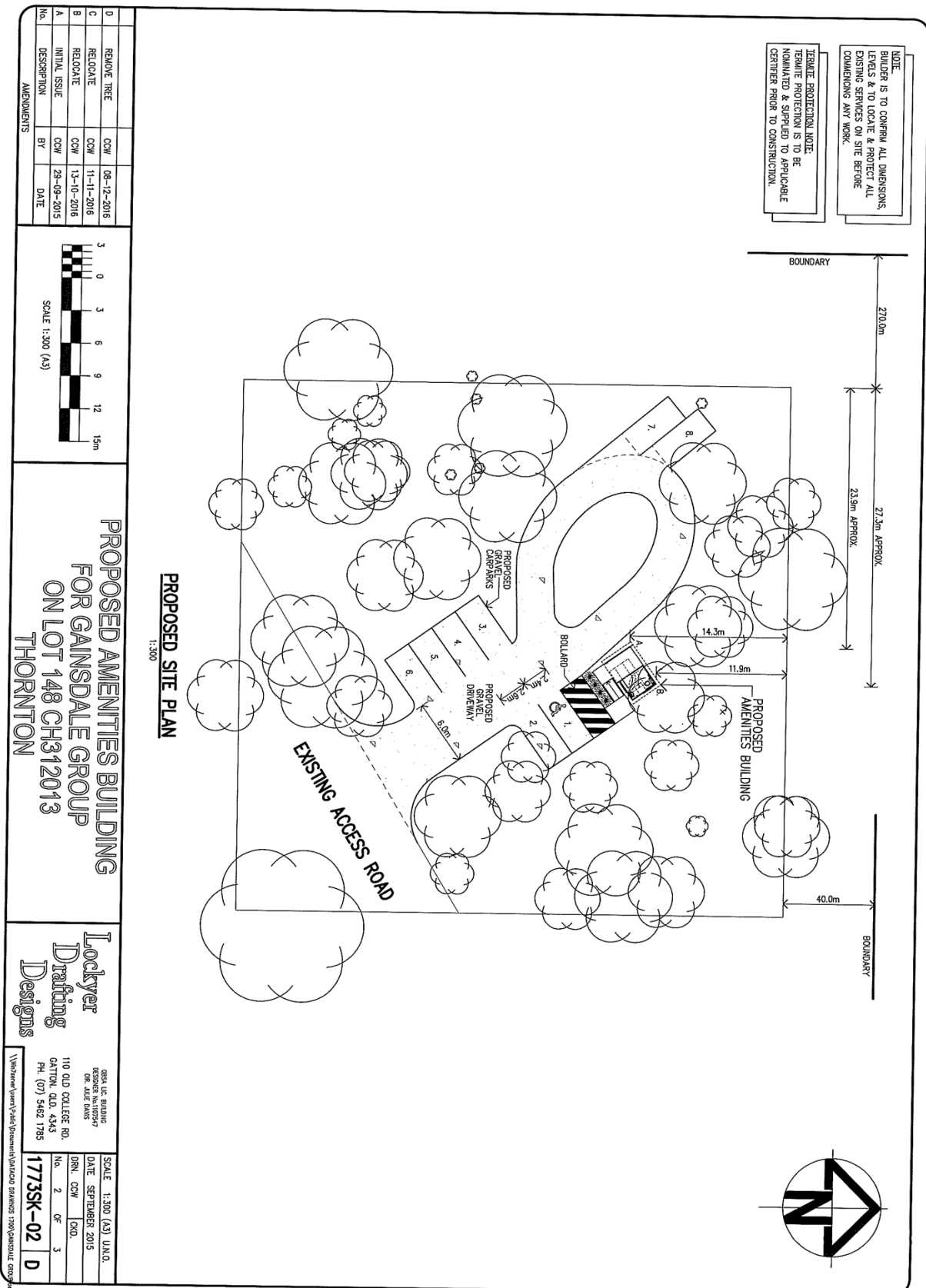
9. Action/s

That the application be approved in accordance with the Officer's Recommendation.

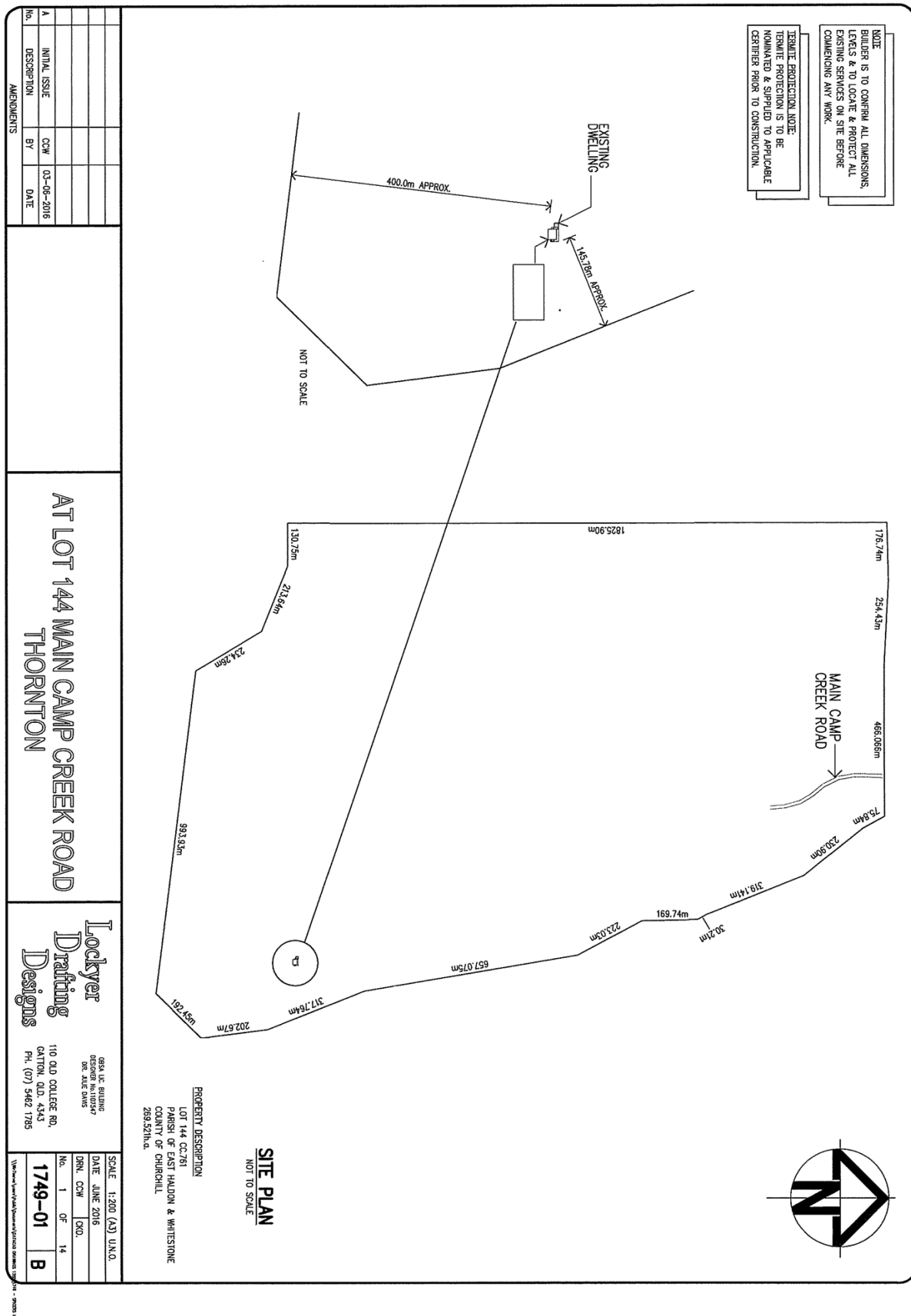
Attachments

- | | | |
|------------------------|---|----------|
| 1 View | Proposal Plans | 17 Pages |
| 2 View | DILGP Concurrence Agency Response 10 April 2017 | 9 Pages |

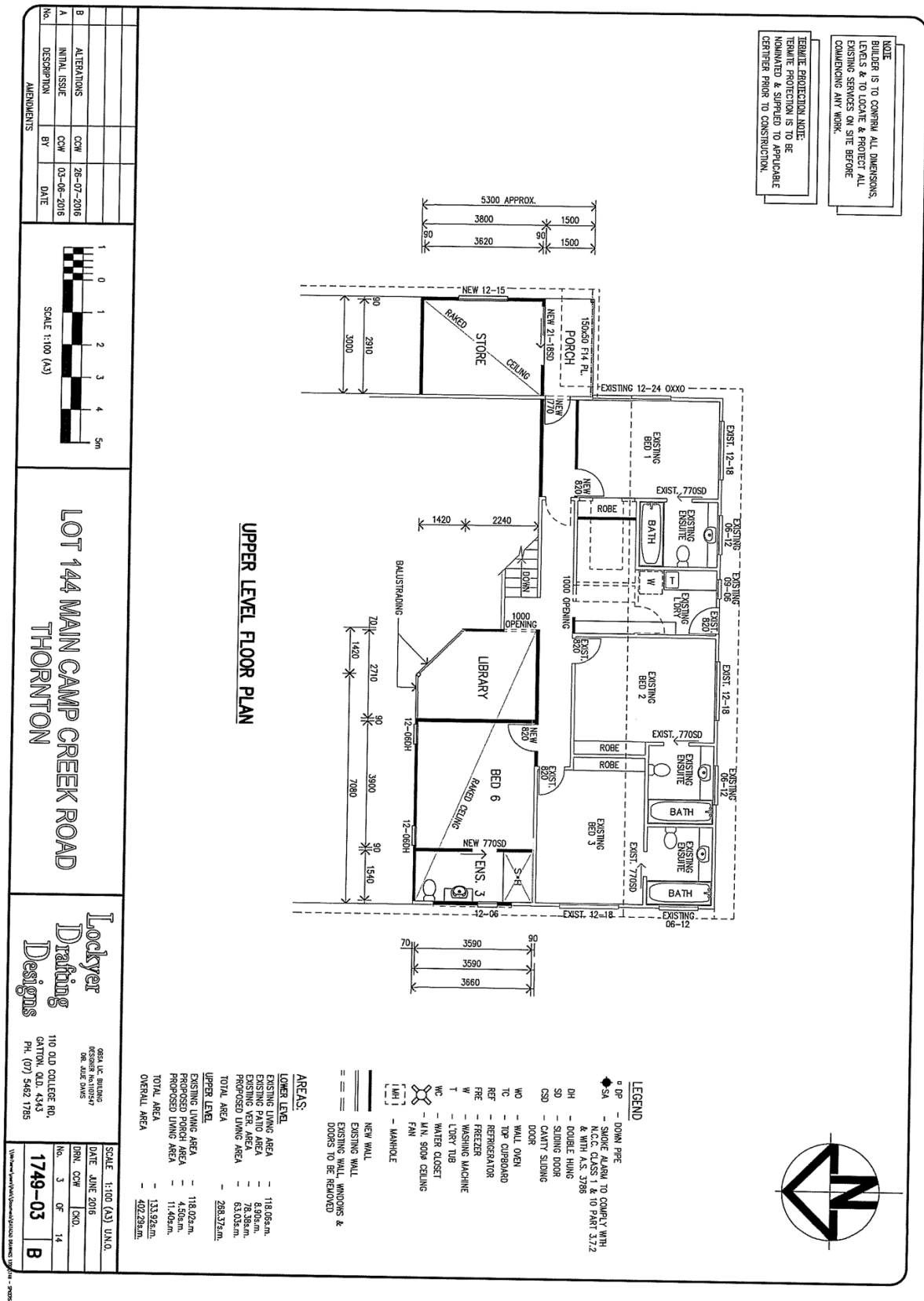




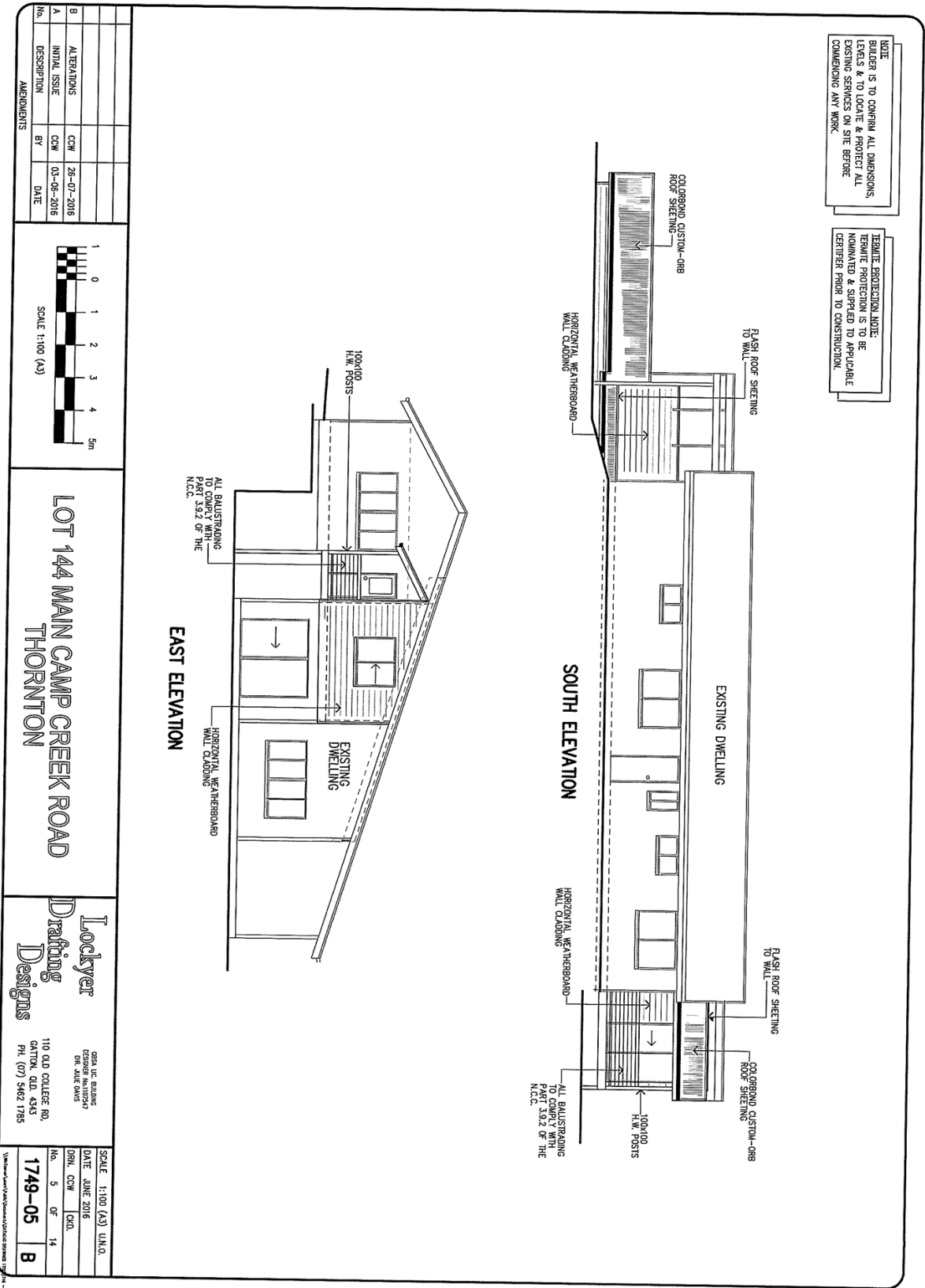


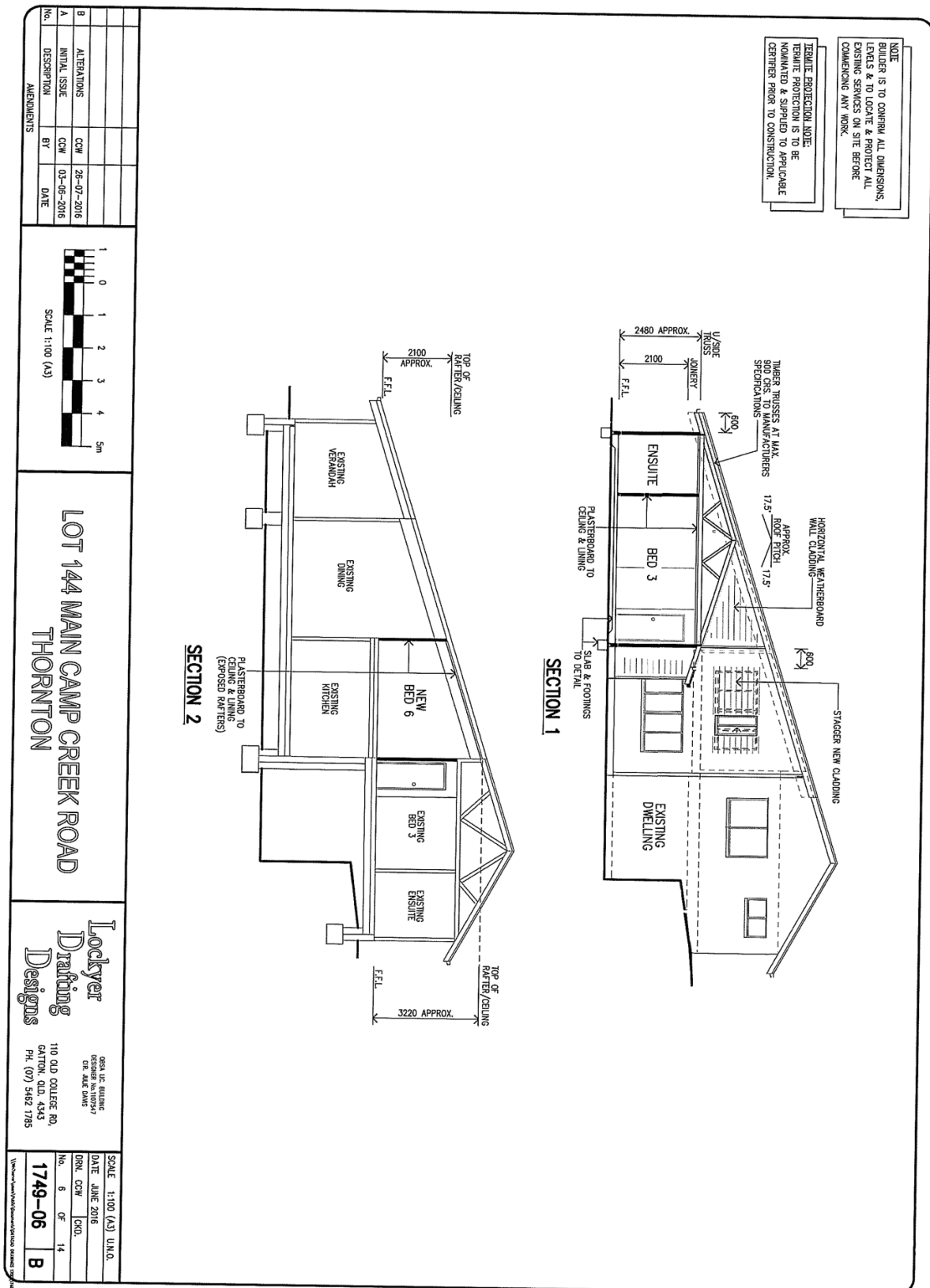


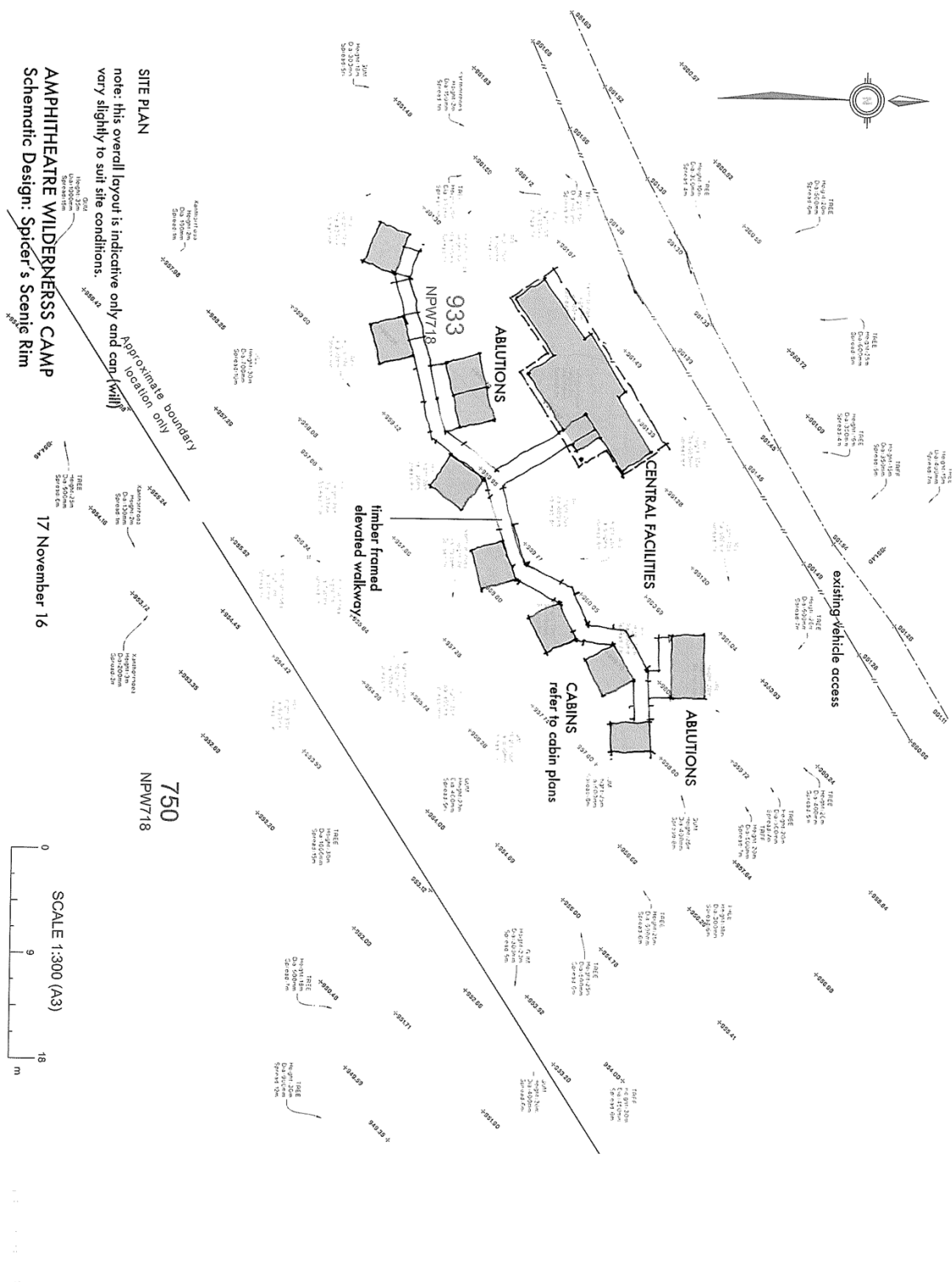




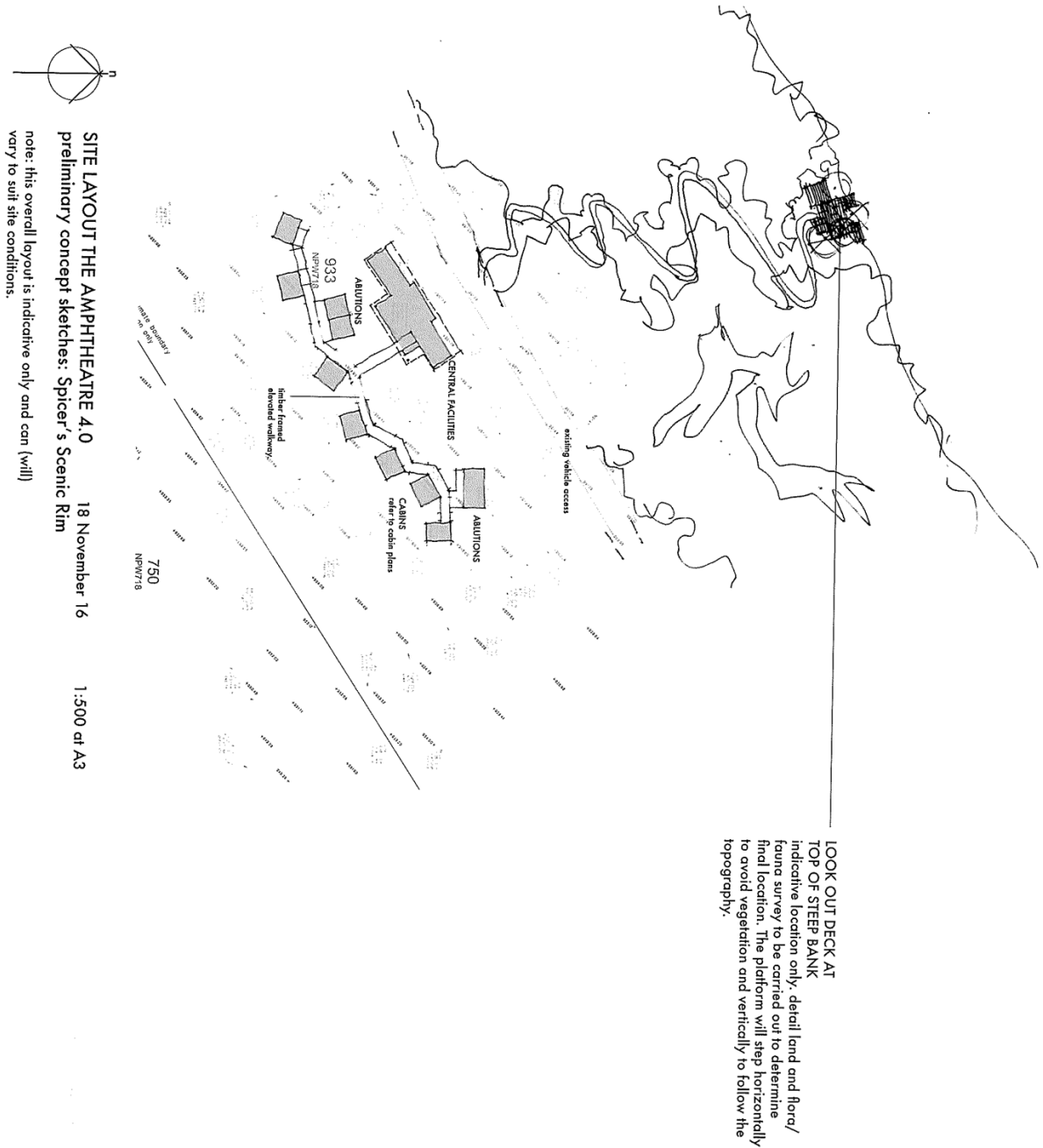










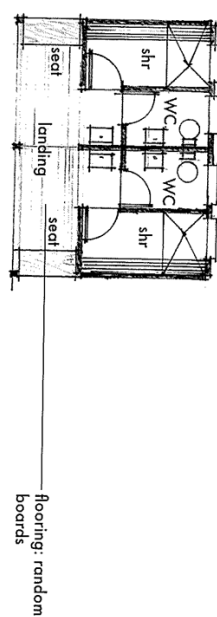


AMPHITHEATRE WILDERNESS ECO-CAMP: ABUTMENT BLOCK
schematic design: Spicer's Scenic Rim

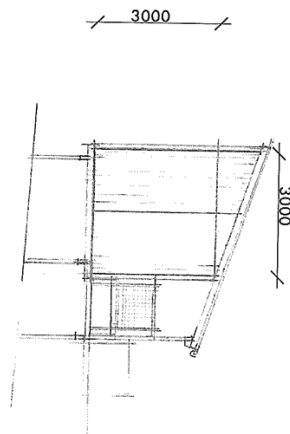
19 October 16

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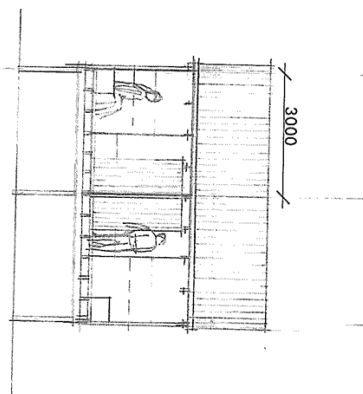
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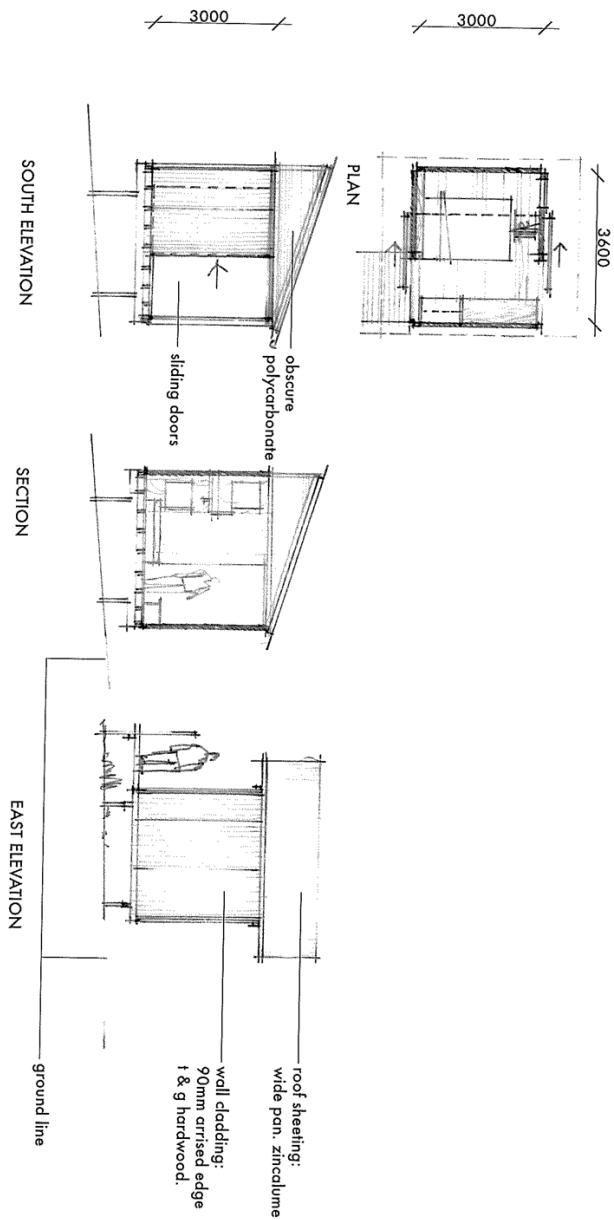
END ELEVATION



FRONT ELEVATION



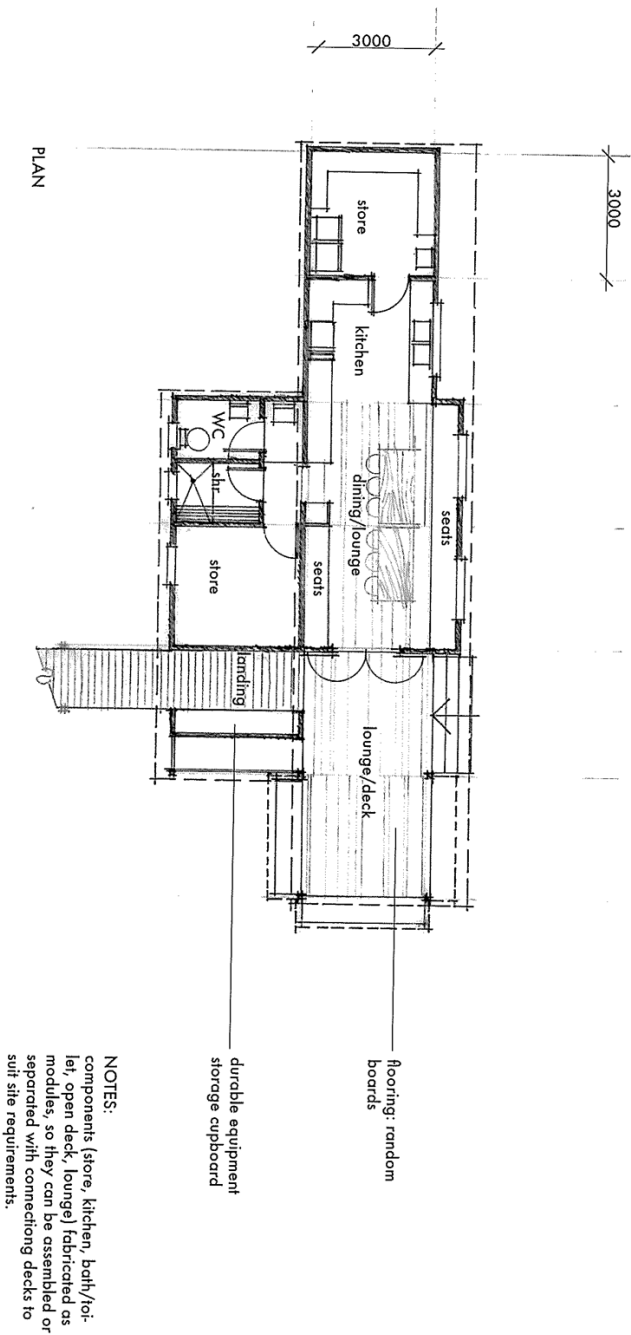
AMPHITHEATRE WILDERNESS ECO-CAMP: CABINS 4.0
schematic design: Spicer's Scenic Rim
3 November 16
1:100 A3

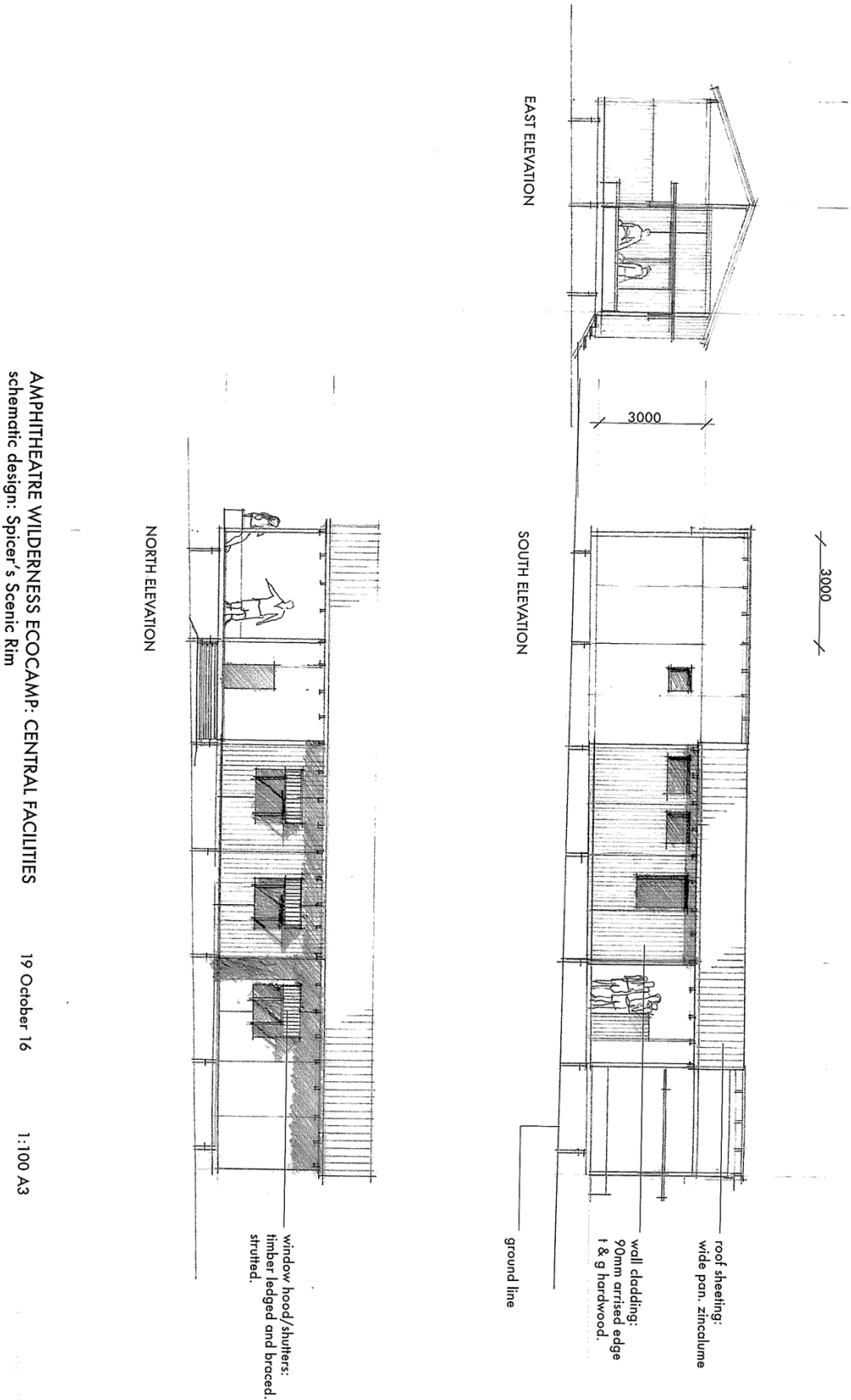


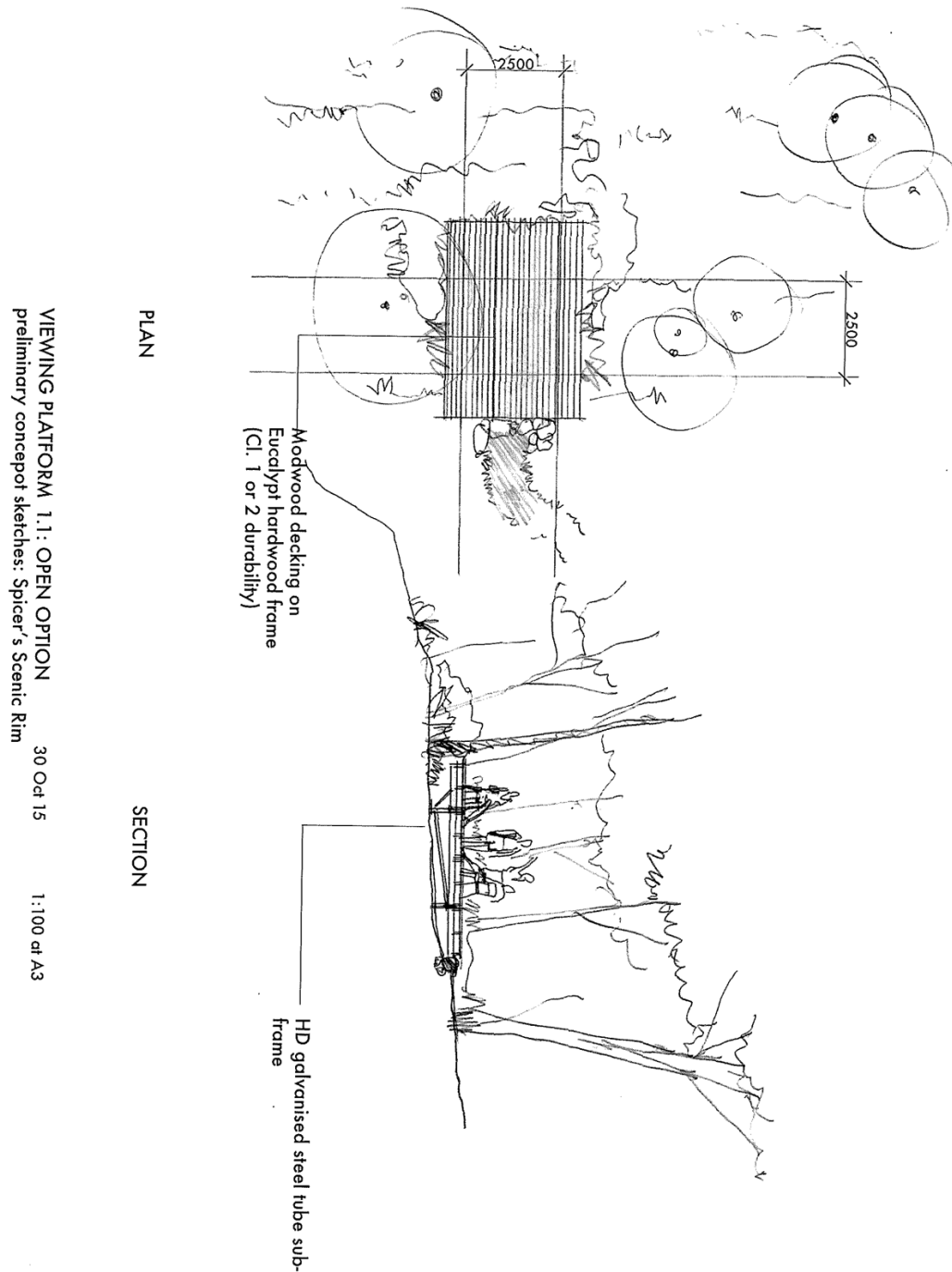
AMPHITHEATRE WILDERNESS ECO-CAMP: CENTRAL FACILITIES
schematic design: Spicer's Scenic Rim

19 October 16

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Department of Infrastructure,
Local Government and Planning

Our reference: SDA-0217-036990
Your reference: MCU2017/0001

10 April 2017

The Chief Executive Officer
Lockyer Valley Regional Council
PO Box 82
GATTON QLD 4343
mailbox@lvrc.qld.gov.au

Attn: Ms Prudence Earle

Dear Ms Earle

Concurrence agency response—with conditions

Main Camp Creek Road and Lefthand Branch Road, Thornton; Off Lefthand Branch Road, Townson; Lefthand Branch Road, Lefthand Branch; and Cole Gully Road, East Haldon
(Given under section 285 of the *Sustainable Planning Act 2009*)

The referral agency material for the development application described below was received by the Department of Infrastructure, Local Government and Planning under section 272 of the *Sustainable Planning Act 2009* on 2 March 2017.

Applicant details

Applicant name:	Gainsdale Pty Ltd
Applicant contact details:	c/- Jeff Nicholls Town Planning Pty Ltd PO Box 830, Coorparoo QLD 4151

Site details

Street address:	Main Camp Creek Road and Lefthand Branch Road, Thornton; Off Lefthand Branch Road, Townson; Lefthand Branch Road, Lefthand Branch; and Cole Gully Road, East Haldon
Lot on plan:	Lot 126 on CC446, Lot 148 on CC312013, Lot 54 on CC792, Lots 750 and 933 on NPW718 and Lots 144 and 209 on CC761
Local government area:	Lockyer Valley Regional Council

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SEQ West Region
Level 4, 117 Brisbane Street
PO Box 129
Ipswich QLD 4305

SDA-0217-036990

Application details

Proposed development: Development Permit for a Material Change of Use for
Ecotourism Facility and Tourism Accommodation
(Ecotourism)

Aspects of development and type of approval being sought

Nature of Development	Approval Type	Brief Proposal of Description	Level of Assessment
Material Change of Use	Development Permit	Eco tourism facilities and tourism accommodation	Impact Assessment

Referral triggers

The development application was referred to the department under the following provisions of the *Sustainable Planning Regulation 2009*:

Referral trigger Schedule 7, Table 3, Item 1 – State-controlled road
Schedule 7, Table 3, Item 10 – Clearing vegetation

Following receipt of the development application referral the department determined the development application does not trigger referral under the following provisions of the *Sustainable Planning Regulation 2009*:

Referral trigger Schedule 7, Table 2, Item 19 – Queensland heritage place
Schedule 7, Table 2, Item 19A – Queensland heritage place

Conditions

Under section 287(1)(a) of the *Sustainable Planning Act 2009*, the conditions set out in Attachment 1 must be attached to any development approval.

Reasons for decision to impose conditions

Under section 289(1) of the *Sustainable Planning Act 2009*, the department must set out the reasons for the decision to impose conditions. These reasons are set out in Attachment 2.

Further advice

Under section 287(6) of the *Sustainable Planning Act 2009*, the department offers advice about the application to the assessment manager—see Attachment 3.

Approved plans and specifications

The department requires that the following plans and specifications set out below and in Attachment 4 must be attached to any development approval.

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Drawing/Report Title	Prepared by	Date	Reference no.	Version / Issue
Aspect of development: Material Change of Use				
Proposed amenities building for Gainsdale Group on Lot 148 CH312013 Thornton	Lockyer Drafting Designs	11 November 2016	1773SK-01	C
Proposed amenities building for Gainsdale Group on Lot 148 CH312013 Thornton	Lockyer Drafting Designs	8 December 2016	1773SK-02	D

A copy of this response has been sent to the applicant for their information.

For further information, please contact Kieran Hanna, Principal Planning Officer, SARA SEQ West on (07) 3432 2404, or email lpwischSARA@dilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Ursula O'Donnell
Manager – Planning

enc: Attachment 1—Conditions to be imposed
Attachment 2—Reasons for decision to impose conditions
Attachment 3—Further advice
Attachment 4—Approved Plans and Specifications

cc: Department of Agriculture and Fisheries, forestproducts@daf.qld.gov.au
Department of Environment and Heritage Protection, sara-ehp@ehp.qld.gov.au
Department of Natural Resources and Mines, vegservicesouth@dnrm.qld.gov.au
Department of Transport and Main Roads, downs.south.west.idas@tmr.qld.gov.au
Gainsdale Pty Ltd c/- Jeff Nicholls Town Planning Pty Ltd, jeff@jntownplanning.com.au

SDA-0217-036990

Our reference: SDA-0217-036990

Your reference: MCU2017/0001

Attachment 1—Conditions to be imposed

No.	Conditions	Condition timing
Development Permit for Material Change of Use for Ecotourism Facility and Tourism Accommodation (ecotourism)		
Sustainable Planning Regulation 2009—Schedule 7, Table 3, Item 10 Clearing vegetation — Pursuant to section 255D of the <i>Sustainable Planning Act 2009</i> , the chief executive administering the <i>Sustainable Planning Act 2009</i> nominates the Director-General of Natural Resources and Mines to be the assessing authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
1.	The development must occur generally in accordance with the following plans: <ul style="list-style-type: none"> Proposed amenities building for Gainsdale Group on Lot 148 CH312013 Thornton, reference 1773SK-01 version C, prepared by Lockyer Drafting Designs and dated 11 November 2016. Proposed amenities building for Gainsdale Group on Lot 148 CH312013 Thornton, reference 1773SK-02 version D, prepared by Lockyer Drafting Designs and dated 8 December 2016. 	At all times
2.	Clearing of vegetation is limited to 0.2 hectares, as per the following plan: <ul style="list-style-type: none"> Proposed amenities building for Gainsdale Group on Lot 148 CH312013 Thornton, reference 1773SK-02 version D, prepared by Lockyer Drafting Designs and dated 8 December 2016. 	At all times
3.	Clearing and excavation activities must be undertaken in accordance with the ' <i>Australian Standards for the Protection of Trees on Development Sites (AS4970-2009)</i> '.	At all times
4.	The permit holder must ensure that: <ul style="list-style-type: none"> (a) a full copy of the permit is held by; and (b) the extent of clearing authorised by this permit is properly understood by, any person(s) engaged or employed to carry out the clearing of the vegetation under this permit.	At all times

SDA-0217-036990

Our reference: SDA-0217-036990
Your reference: MCU2017/0001

Attachment 2—Reasons for decision to impose conditions

The reasons for this decision are:

- To ensure the development is carried out generally in accordance with the plans of development submitted with the application.
- To ensure the clearing works are carried out to the extent specified on the approved plans.
- To ensure the person undertaking the clearing works is aware of, and understands, all of the requirements and conditions associated with the carrying out of the works.

SDA-0217-036990

Our reference: SDA-0217-036990

Your reference: MCU2017/0001

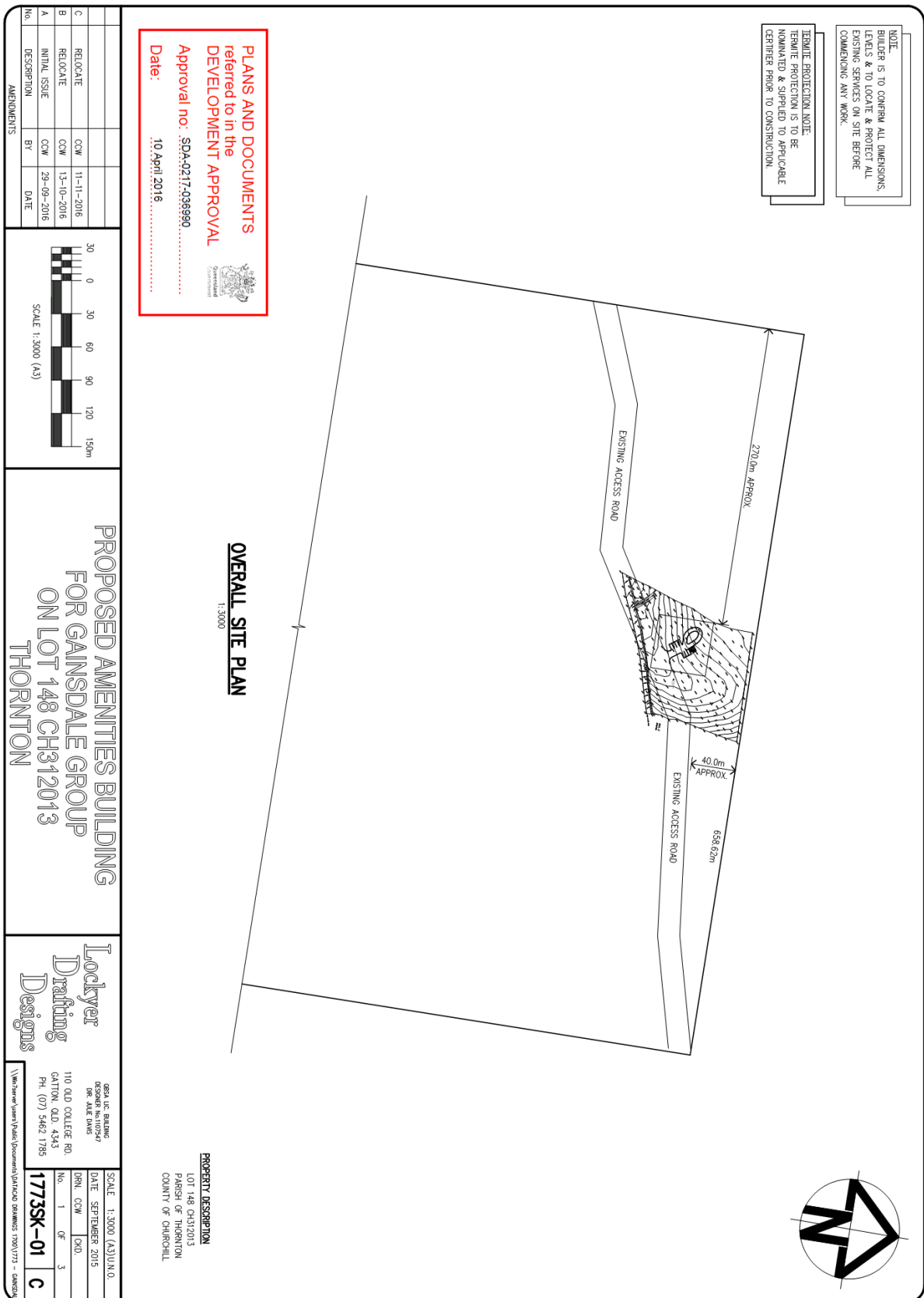
Attachment 3—Further advice

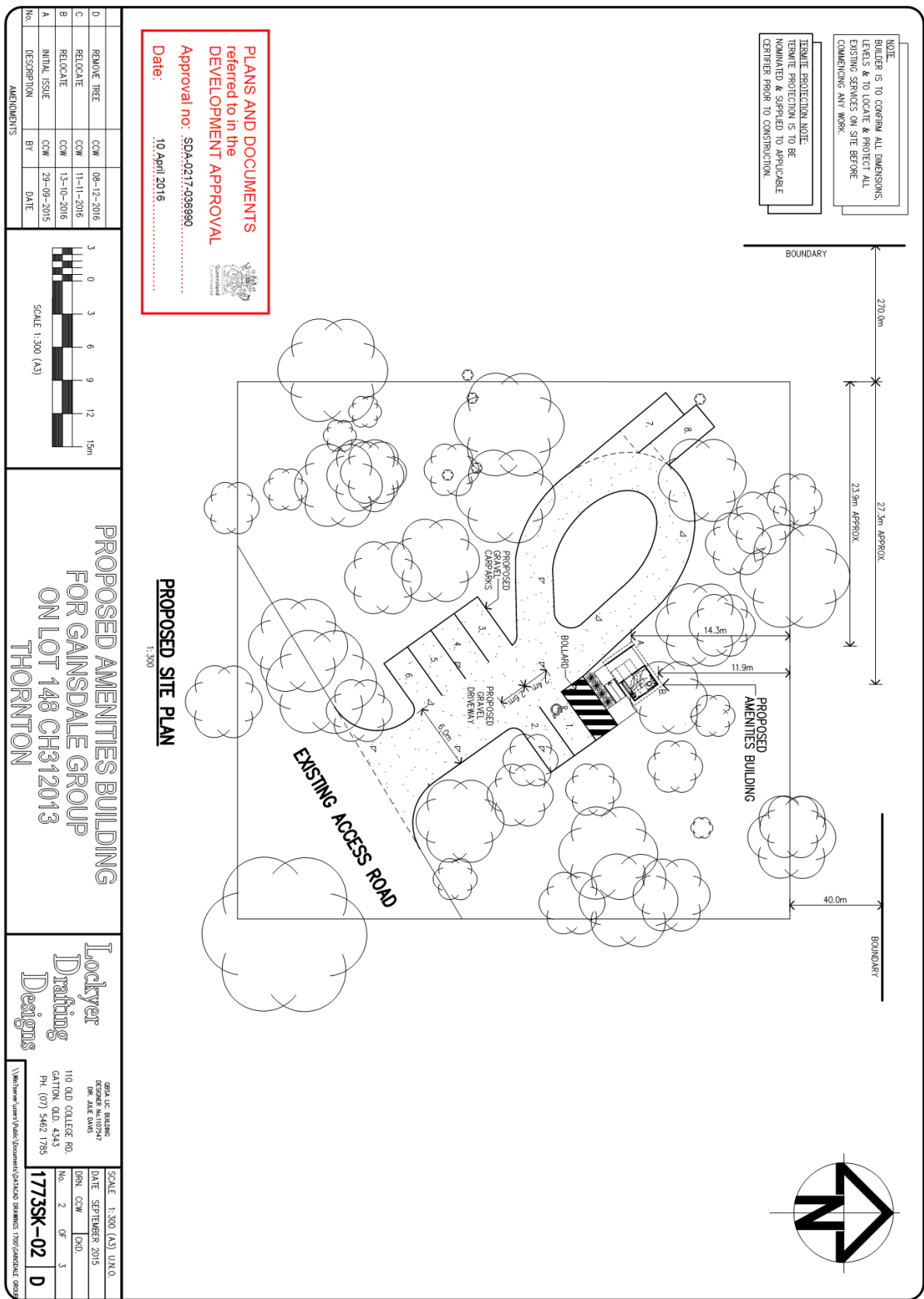
General advice	
1.	<p>Vegetation clearing</p> <p>Native vegetation clearing within the Main Range National Park, in particular clearing on Lots 750 and 933 on NPW718, is not assessable vegetation clearing under section 7(1)(b) of the <i>Vegetation Management Act 1997</i> and Schedule 3, Part 1, Table 4, Item 1 of the Sustainable Planning Regulation 2009. Vegetation clearing on Lots 750 and 933 on NPW718 is instead regulated by the <i>Nature Conservation Act 1992</i>. Approval under the <i>Nature Conservation Act 1992</i> may be required in addition to any approvals from the Lockyer Valley Regional Council.</p> <p>It is recommended the applicant discusses the development proposal with the Department of National Parks, Sport and Racing prior to undertaking any clearing activities within Lots 750 and 933 on NPW718 to determine whether any further approvals are required for the proposed works.</p>
2.	<p>Forest product and salvaging</p> <p>Under the <i>Forestry Act 1959</i>, ownership of forest products on specific tenures is the property of the State. The Department of Agriculture and Fisheries, which administers the <i>Forestry Act 1959</i> in relation to the sale of State-owned forest products, may contact permit holders in relation to the salvage harvesting of forest products that may be of interest to the State prior to the commencement of, or in conjunction with, any approved clearing works being undertaken.</p>

SDA-0217-036990

Our reference: SDA-0217-036990
Your reference: MCU2017/0001

Attachment 4—Approved plans and specifications





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11.4 Request for Negotiated Decision for Development Permit for Material Change of Use for Caravan Park - MCU2015/0028

Date: 03 August 2017
Author: Trevor Boheim, Manager Planning and Environment
Responsible Officer: Dan McPherson, Executive Manager Organisational Development & Planning

Summary:

The request has been assessed in accordance with the requirements of the *Sustainable Planning Act 2009* and is recommended that Council agree to the request in part as set out in the Officer's Recommendation.

Officer's Recommendation:

THAT the request for a Negotiated Decision for Development Permit for Material Change of Use for Caravan Park (MCU2015/0028) on Lots 1 & 3 RP96795 and Lot 23 RP901411 located at 7828 Warrego Highway, Helidon Spa, be agreed to in part by the amendment of the following conditions:

1. A new Condition 3B be included to read:

A site listed in Condition 3 may be used for short-term occupancy if:

- (a) prior notice of the change of occupancy is given to Council in writing; and**
- (b) no more than 25% of the sites listed in Condition 3 shall be are used for short-term occupancy at any one time.**

2. Condition 7 be amended to read:

No on-site works associated with roads, drainage and landscaping shall commence until approval for operational works approval for roads, drainage and landscaping has been obtained from Council. This condition shall be met at all times.

3. Condition 15 be amended to read:

All plumbing and drainage works on the land that have not been installed by a licensed plumber and approved by Council must be:

- (a) decommissioned within 3 months of the date this development approval comes into effect; and**
- (b) where practicable, removed from the land within 12 calendar months of the date this development approval comes into effect.**

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4. Condition 19 be amended to read:

The land shall be serviced with a water supply capable of meeting fire-fighting purposes comprising:

- (a) An on-site hydrant system incorporating pillar hydrants compliant with AS2419.1 (with bollard protection if located within one metre of the roadway) shall be installed throughout the area shown on Drawing number HRP070073-SK04, Revision B, dated 26.08.2015 as being occupied or proposed to be occupied by buildings; and**
- (b) A minimum flow of 10 litres per second at 200kpa during flow measured at all hydrants; or**
- (c) Sufficient on-site storage of water of a suitable quality at all times to meet the needs of fire-fighting as determined by the nature and scale of the development. Note: Queensland Fire and Emergency Services will be able to assist in determining what constitutes water of a suitable quality and the quantity of water that will need to be provided for fire-fighting purposes.**

This condition shall be met within 3 calendar months of the date this development approval comes into effect and thereafter at all times.

5. Condition 21 be amended to read:

All internal roadways as indicated on marked up Drawing number 4258-05-09 Prop 11B, dated 21-08-12 (two plans) shall be constructed with a minimum pavement width of 5.5 metres and shall be of an asphalt surface with concrete barrier kerbs on both sides. This condition shall be met within 12 calendar months of the date this development approval comes into effect and thereafter at all times.

6. Condition 25 be deleted.

7. Condition 26 be amended to read:

Provide all necessary internal and external stormwater drainage to service the development. Such drainage works must be designed and constructed in accordance with Queensland Urban Drainage Manual 2013 (QUDM) and Council's planning scheme such that the overall drainage system caters for a storm event with a 1% AEP. This condition shall be met within 12 calendar months of the date this development approval comes into effect and thereafter at all times.

8. Condition 29 be amended to read:

The developer shall be responsible for obtaining approval and bearing all costs

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associated with registering in favour of Council all necessary stormwater drainage easements external to the subject land in order for drainage paths to reach a satisfactory point of legal discharge as identified in the operational works application for stormwater drainage works.

9. Condition 31 be amended to read:

Landscaping shall be provided in the area indicated on marked up Drawing number 4258-05-09 Prop 11B, dated 21-08-12 (two plans) in accordance with the requirements of the Landscaping Code and contained in the Gatton Shire Planning Scheme, relevant Local Laws. This condition shall be met within 12 calendar months of the date this development approval comes into effect and thereafter at all times.

10. Condition 33 be amended to read:

Construct a sealed roadway to a Rural Road standard together with any necessary drainage infrastructure from the Warrego Highway to the entrance to the development. This condition shall be met within 12 calendar months of the date this development approval comes into effect or upon cessation of use of this road in conjunction with the construction of the Toowoomba Second Range Crossing whichever occurs later. Note: Council will agree to offset the cost of these works against the infrastructure charges payable through an Infrastructure Agreement.

11. Conditions 35 to 38 be deleted and included as Advice Notes.

12. Condition 39 be deleted.

13. Condition 46 be amended to read:

Recreational facilities shall be provided and shall include as a minimum a building with a gross floor area of no less than 200m² for communal or recreational activities.

This condition shall be met within 12 calendar months of the date this development approval comes into effect and thereafter at all times

14. Conditions 50 to 63 be deleted and included as Advice Notes.

Report

1. Introduction

A request for a Negotiated Decision pursuant to s.361(1)(a) of the Sustainable Planning Act 2009 was received on 29 September 2016. It has been determined that only a limited number of the requested amendments to conditions should be agreed to. The assessment of the request is provided in the body of this report.

**ORDINARY MEETING OF
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2. Background

At its Ordinary Meeting of 24 August 2016 Council approved a Development Permit for Material Change of Use for Caravan Park (MCU2015/0028) on Lots 1 & 3 RP96795 and Lot 23 RP901411 located at 7828 Warrego Highway, Helidon Spa. The report which detailed the assessment of the application is contained in the minutes for the 24 August 2016 Ordinary Meeting of Council.

The request was assessed and listed in the agenda for the Ordinary Council Meeting on 8 February 2017. A request was received from the owner and an intending purchaser of the business to have the matter deferred to allow further representations to be provided in support of the request. Further representations were received from both the planning consultant acting for a potential purchaser and a solicitor acting for the current owner. This created confusion as the representations were not consistent and made no reference to the status of the original representations made on 29 September 2016.

As a result solicitors acting for Council wrote to the acting for the potential purchaser and the solicitor acting for the current owner seeking a consolidated set of representations which were received on 3 May 2017. These were assessed and a copy provided to Council's solicitor for legal advice on the proposed action. A meeting attended by Council officers, Council's solicitors, the current owner, the current owners' planning consultant, the current owners' solicitor, the prospective purchaser, the prospective purchaser's planning consultant and the prospective purchaser's solicitor was held on 12 June 2017 to discuss the representations on a without prejudice basis.

3. Report

The amended request of 3 May 2017, the matters provided in support of the request, the Council officer comments and the recommendation is provided as Attachment 1.

Council's Adopted Infrastructure Charges Resolution No.1 provides that infrastructure charges for the development are applicable as follows:

- Short Term Non-Permanent Accommodation Charge Category
- LVRC Charge \$5,400.00 per caravan site

The resolution provides in s.16(3) that a demand credit reduces the amount of the charge that is payable by applying a credit for an existing use that:

- is lawful and already taking place on the premises; or
- is a previous use that was lawful at the time it was carried out on the property and is no longer taking place on the premises.

The applicant's planning consultant has on 14 June 2017 provided further evidence of the prior use of the premises as a caravan park and this indicates that 40 of the 84 sites should be recognised having existing lawful use rights. This is supported and so infrastructure charges should be payable for 44 sites.

**ORDINARY MEETING OF
COUNCIL AGENDA
9 AUGUST 2017**

LOCKYER VALLEY REGIONAL COUNCIL CHARGES				
Charge Type	Description	Units	Rate	TOTAL
PROPOSED DEMAND		site	\$/site	
Charge	Short Term Non-Permanent Accommodation	84	\$5,400.00	\$453,600.00
TOTAL PROPOSED DEMAND				\$453,600.00
EXISTING DEMAND		site	\$/site	
Credit	Short Term Non-Permanent Accommodation	40	\$5,400.00	\$216,000.00
TOTAL EXISTING DEMAND CREDIT				\$216,000.00
TOTAL PAYABLE				\$237,600.00

The development will be able to benefit from the discounts provided in the Development Incentives – Infrastructure Charges Policy. Under this policy a discount of 50% is applicable for Council infrastructure charges so the amount payable is reduced from \$237,600.00 to \$118,800.00.

4. Policy and Legal Implications

It is likely that the owner/operator of the premises will not comply with the conditions attached to the approval and so Council will need to initiate fresh compliance action which may ultimately be dealt with in the Planning and Environment Court or the Magistrates Court. There is also a likelihood that the owner/operator of the premises may lodge an appeal in the Planning and Environment Court against the conditions attached by Council to the approval.

5. Financial and Resource Implications

Council has incurred costs in compliance action and in response to legal action taken against Council and Council Officers by the owner/operator of the premises. It is likely that the owner/operator of the premises will not comply with the conditions attached to the approval and so Council will need to initiate fresh compliance action which will have financial and resource implications. There is also a likelihood that the owner/operator of the premises may lodge an appeal in the Planning and Environment Court against the conditions attached by Council to the approval and this will have financial and resource implications for Council.

6. Delegations/Authorisations

There are no implications for either delegations or authorisations arising from the recommendation provided in this report.

7. Communication and Engagement

The decision of Council will be formally communicated to the applicant and the submitter in accordance with the requirements of the *Sustainable Planning Act 2009*.

8. Conclusion

**ORDINARY MEETING OF
COUNCIL AGENDA
9 AUGUST 2017**

It is recommended that the request for a negotiated decision be agreed to in part by the inclusion of a new Condition 3B, the amendment of Conditions 7, 15, 19, 21, 26, 29, 31, 33 & 46, the deletion of Conditions 25 & 39 and the deletion of Conditions 35 to 38 and 50 to 63 and their inclusion instead as Advice Notes. It is also recommended that the Infrastructure Charges Notice be amended to reflect a credit of 40 sites.

9. Action/s

That the request for a negotiated decision be agreed to in part in accordance with the Officer's Recommendation.

Attachments

- | | | |
|-----------------------|---|---------|
| 1View | Assessment of Request for Negotiated Decision | 7 Pages |
| 2View | Marked up plan - landscaping - condition 31 | 1 Page |

HELIDON SPA CARAVAN PARK DECISION NOTICE DATED 30 AUGUST 2016 - MCU2015/0028
REQUESTED CHANGES TO CONDITIONS - 03 MAY 2017

Condition	Summary of Condition	Change Requested	Matters Provided in Support of the Request	Council Officer Comments	Recommendation
1	Development to be undertaken generally in accordance with plans		Accept	No change requested	Condition remains unchanged
2	Identifies short term only sites		Accept	No change requested	Condition remains unchanged
3	Identifies long term sites		Accept	No change requested	Condition remains unchanged
New 4	Allow re-allocation of long-term and short-term sites with agreement of CEO where facilities and capacity to service demonstrated	Add new condition generally as follows: "The re-allocation and remix by proportion of long-term and short-term sites outlined in Conditions 2 and 3 of this permit can be varied with the agreement of the Chief Executive Officer where it is demonstrated the development has the facilities and capacity to service the new mix of long-term and short-term sites."	This provides the ability to vary the mix / proportion of long-term and short-term sites to respond to market fluctuations during the course of an operating year.	Ability for CEO to vary mix of short and long term sites not appropriate and would not be a lawful condition. Ability exists to request a permissible change to the development approval and this should be the mechanism. It would however be appropriate to include an additional condition that allows up to 25% of the long term sites to be used for short term occupancy subject to notice being given to Council.	A new Condition 3B is included to read: "A site listed in Condition 3 may be used for short-term occupancy if: (a) prior notice of the change of occupancy is given to Council in writing, and (b) no more than 25% of the sites listed in Condition 3 are used for short-term occupancy at any one time."
Old 4, now 5	Relevant period 4 years		Accept	No change requested	Condition remains unchanged
Old 5, now 6	Comply with concurrence agency response		Accept	No change requested	Condition remains unchanged
Old 6, now 7	Pay infrastructure charges in accordance with Infrastructure Charges Notice	Delete condition.	Laying of infrastructure charges and the issuing of an infrastructure charges notice is governed by the SFA, S635 and does not need to be a condition of development approval. It is requested that a replacement infrastructure charges notice be given for an amount not exceeding \$80,000. Further information about this matter is included in proposed new Advice note 20 below.	Practice of LVPC has always been to include a condition of this nature.	Condition remains unchanged
Old 7, now 8	Obtain operational works (OW) approval before on-site works	Add "associated with roads and drainage".	The site has been used as a caravan park and has been occupied for over 100 years. It is appropriate to vary the infrastructure charges of the amount in ICN (MCU2015/0028) LVPC dated 30th August 2016 when the asset is not connected to town water and privately removes its waste plus has no significant external water runoff impacts.	Laying of infrastructure charges is both lawful under Council's Adopted Infrastructure Charges Resolution and appropriate given that no infrastructure charges have ever been paid for the cabins placed on the site for which approval is sought by this application.	The amount of infrastructure charges payable has been recalculated and an amended Infrastructure Charges Notice should be issued.
Old 8, now 9	Works at no cost to Council		Not all works that may be undertaken on site require operational work approval. This clarifies that the condition applies to operational work associated with roads and drainage.	Not being connected to town water, private removal of waste and external water runoff impacts are not relevant matters.	Amend condition to read: "No on-site works associated with roads, drainage and landscaping shall commence until approval for operational works approval for roads, drainage and landscaping has been obtained from Council. This condition shall be met at all times."
Old 9, now 10	Replace damaged infrastructure		Accept	No change requested	Condition remains unchanged
Old 10, now 11	Service alterations at no cost to Council		Accept	No change requested	Condition remains unchanged
Existing Buildings and Structures					
Old 11, now 12	(a) Building approvals, and (b) Water and sewer connections for cabins (within 20 business days (btd))	Delete condition.	The matters covered by original conditions 11 – 13 are subject to separate attention by the applicant to address and resolve. (Refer to correspondence on Helidon Mineral Spa Resort letterhead to Council dated 01 February 2017).	Mechanism to ensure residents to not continue to occupy cabins that do not have building approval and classification for residential use and appropriate, adequate and approved plumbing and drainage works is essential.	Condition remains unchanged
Old 12, now 13	Secure cabins to prevent access if 11 cannot be complied with (within 20btd)	"	"	Mechanism to ensure residents to not continue to occupy cabins that do not have building approval and classification for residential use and appropriate, adequate and approved plumbing and drainage works is essential.	Condition remains unchanged
Old 13, now struck-through	Remove buildings that can't comply with 11 (within 6 months)	"	"	Mechanism to ensure residents to not continue to occupy cabins that do not have building approval and classification for residential use and appropriate, adequate and approved plumbing and drainage works is essential.	Condition remains unchanged
Old 14, now struck-through	Clothes lines to all sites (within 20btd)	Delete condition.	There is a communal clothesline provided and site specific clothes lines will be provided for sites as	A communal clothesline for 300+ residents. Each cabin should be provided with a	Condition remains unchanged

Condition	Summary of Condition	Change Requested	Matters Provided in Support of the Request	Council Officer Comments	Recommendation
Through			appropriate. There is no requirement in the Planning Scheme, Camping Ground Regulations 1987 or Council Law Laws that require site specific clothes lines to be provided.	clothes line to enable residents to do their laundry.	
Existing Plumbing and Drainage Works					
Old 15, now 14	Unapproved plumbing and drainage decommissioned (within 20bd and removed in 6 months)	Add the option of plumbing and drainage works being certified by a licensed plumber or licensed certifier, if not installed by a licensed plumber.	The requested change provides greater flexibility in undertaking works and having works approved.	Mechanism to ensure plumbing and drainage works that do not have approval are rectified and approved as a matter of priority or removed is essential.	Condition remains unchanged.
		Add to the timing requirement "Unless otherwise agreed to in writing with the Council Executive Officer" to 15(a) and 1(b).	This enables additional time to be requested if required without needing to seek a permissible change to the approval. This will also enable the timing of works required by conditions to be coordinated with the timing of other park upgrades.	Ability for CEO to vary timing for compliance with condition would not be a lawful condition. Ability exists to request a permissible change to the development approval and this should be the mechanism.	Amend time in part (a) from 20 business days to 3 months. Amend time in part (a) from 6 months to 12 months.
Potable Water Supply					
Old 16, now struck-through	Drinking water quality to Australian Drinking Water Guidelines	Delete condition and relocate as Advice note	Original conditions 17 and 18 (new 15 and 16) are adequate to deal with drinking water quality.	Conditions 17 & 18 require action within specified time periods to address use of non-approved and potentially inadequate plumbing works and rainwater tanks that have been refilled with water that may not meet Australian Drinking Water Guidelines. Condition 16 requires drinking water quality to meet Australian Drinking Water Guidelines on an ongoing basis and should be retained as a condition.	Condition remains unchanged
Old 17, now 15	Drinking water supply installed by licensed plumber & approved by Council (within 20bd)	Add the option of the drinking water supply system being certified by an authorised certifier, if not installed by a licensed plumber.	It is understood the on-site treatment plant is operating appropriately. The amendment to this condition is to provide a timeframe for a further assessment of the plant to confirm operational compliance.	This is not a legal ability for a certifier to certify the works. Plumbing works must be approved by Council.	Condition remains unchanged
		Add to the timing requirement "Unless otherwise agreed to in writing with the Council Executive Officer".	This enables additional time to be requested if required without needing to seek a 'permissible change' to the approval. This will also enable the timing of works required by conditions to be coordinated with the timing of other park upgrades.	Ability for CEO to vary timing for compliance with condition may not be a lawful condition. Ability exists to request a permissible change to the development approval and this should be the mechanism.	Condition remains unchanged
Old 18, now 16	Drain and treat water tanks (20bd to action, supply evidence within 30bd)		Accept	No change requested	Condition remains unchanged
Fire Fighting Capacity and Fire Appliance Access					
Old 19, now 17	Fire fighting hydrants and flow rate (within 3 months)	Add new subclause (c) "A suitable Fire Fighting / Engineering Solution deemed satisfactory by Council and QFES."	The original condition is unnecessarily restrictive as it effectively requires the site to be connected to a reticulated water source. The requested change provides the flexibility for the operator to develop a suitable alternative solution with Queensland Fire and Emergency Services for Council's consideration.	Queensland Fire and Emergency Services have advised through the State Agency/ Working Group meetings that they will not draw water from the on-site lake/dam for fire-fighting purposes due to its contamination. It is recognised that the property is not provided with an urban water supply and so the condition should be amended.	Amend condition to read: "The land shall be serviced with a water supply capable of meeting fire-fighting purposes comprising: (a) An on-site hydrant system incorporating pillar hydrants compliant with AS2419.1 (with bollard protection if located within one metre of the roadway) shall be installed throughout the area shown on Drawing number HRP07/0073-SK04, Revision B, dated 26.08.2015 as being occupied or proposed to be occupied by buildings; and (b) A minimum flow of 10 litres per second at 200kpa during flow measured at all hydrants; or (c) Sufficient on-site storage of water of a suitable quality at all times to meet the needs of fire-fighting as determined by the nature and scale of the development. Note: Queensland Fire and Emergency Services will be able to assist in determining what constitutes water of a suitable quality and the quantity of water that will need to be provided for fire-fighting purposes. This condition shall be met within 3 calendar

Condition	Summary of Condition	Change Requested	Matters Provided in Support of the Request	Council Officer Comments	Recommendation
Old 20, now 18	Adjust internal road layout per approved drawings for fire appliance access (within 3 months)	Add to the condition: "Unless otherwise agreed to in writing with the Council Executive Officer".	This provides flexibility in how the condition is satisfied provided Council is satisfied the intent of the condition is met. This also avoids the need to seek ongoing permissible changes to the approval as the park is progressively upgraded.	The ability for the appliances to negotiate the internal roads is a critical matter that impacts on safety of residents.	Condition remains unchanged
Internal Roadways and Vehicle Parking Old 21, now 19	Construct internal roadways (5.5m asphalt surface + concrete kerbs) (6 months)	Add the word "new" before "internal roadways". Add reference to "standards required for a Caravan Park". Change reference from "asphalt" road surface to "sealed" road surface. Add reference to condition 23 (in new numbering), i.e. the first condition under the heading <i>Stormwater Drainage</i> . Add to the timing requirement: "Unless otherwise agreed to in writing with the Council Executive Officer".	The requested change recognises that some of the roadways are already constructed to a satisfactory standard and the standard specified in the condition applies only to new internal roads. The requested change is intended to help clarify expectations about the expected standard for internal roadways. The requested change provides greater flexibility in providing a suitable road surface. The requested change is to recognise that condition 23 (in new numbering) allows for gravel spoon drains for new internal roads. This enables additional time to be requested if required without needing to seek a permissible change to the approval. This will also enable the timing of works required by conditions to be coordinated with the timing of other park upgrades.	The drawing that is referenced in the condition clearly indicates which internal roadways require work to bring them up to an acceptable standard. The standard is specified clearly in the condition as an "asphalt" surface. An asphalt road surface is the surface in the older part of the park and this has proved durable and should be provided in the balance of the park. Refer comments below for Condition 23.	Condition remains unchanged Condition remains unchanged Condition remains unchanged Condition remains unchanged
Old 22, now 20	Sealed car parking bays per approved drawings (6 months)	Amend the condition to apply to long term occupants only and delete <i>and visitors</i> .	The nature of use and occupancy of the park does not attract visitors in numbers that require sealed visitor parking.	Agree to extension of time to comply with the condition from 6 months to 12 months. Agree to remove requirement for sealed visitor spaces but sealed car parking should be provided for all occupants.	Amend condition and extend time period to line up with requirement for internal roads. Amended condition to read: "Sealed car parking bays for occupants shall be provided generally as indicated on Drawing number 4258-05-09 Prop T1B, dated 21-08-12 (two plans). This condition shall be met within 12 calendar months of the date this development approval comes into effect and thereafter at all times." Condition remains unchanged
Old 23, now 21	Car parking dimensions per AS2890.1		Accept	No change requested	Condition remains unchanged
Old 24, now 22	OV approval prior to roadway and car park works		Accept	No change requested	Condition remains unchanged
Pedestrian Pathways Old 25, now stuck-through	Pathways beside roadways with siles on one side or no sides	Delete condition.	The requirement is excessive for a caravan park of this function and size.	Agree	Delete condition.
Stormwater Drainage Old 26, now 23	Internal and external stormwater drainage for 1% AEP event (within 6 months)	Amend the condition to apply an appropriate standard of internal stormwater drainage (i.e. gravel spoon drains) for new internal roads, to be connected to the existing dam on-site.	The requirements of the original condition are excessive for an existing caravan park of this function, size and non-urban location. The existing drainage arrangements function satisfactorily. Condition 20 is adequate to protect adjoining land and uses. The accommodation areas of the caravan park did not flood in 2011 or 2012.	There is no system of stormwater drainage in those parts of the caravan park that have been developed contrary to the existing development approvals. It is not agreed that the existing drainage arrangements function satisfactorily and the fact that adjacent accommodation areas did not flood in 2011 or 2012 does not mean an appropriate stormwater drainage should not be provided. Change timing of condition from 6 months to 12 months to align with timing for internal roadworks.	Amend time period for compliance with condition from 6 months to 12 months. Condition remains unchanged
Old 27, now	Stormwater quality treatment (within 6 months)		Accept	No change requested	Condition remains unchanged

Condition	Summary of Condition	Change Requested	Matters Provided in Support of the Request	Council Officer Comments	Recommendation
Old 28, now struck-through	OV approval prior to drainage works	Delete condition	The operational work approval for drainage associated with new internal roadworks will form part of the operational work approval sought for the roadworks.	Refer amended Condition 7 which specifies roads, drainage and landscaping. Condition 28 is now a double up and can be deleted.	Delete condition.
Old 29, now struck-through	Drainage easements to point of lawful discharge	Delete condition	The drainage works required in accordance with new condition 24 will discharge to the existing dam on-site and will not require easements.	In the absence of a stormwater management strategy (that will be lodged with a future operational works application) it cannot be determined with confidence that stormwater drainage easements will not be required in order for drainage points to reach a satisfactory point of legal discharge. The wording of the condition could be more precise and so it should be amended.	Amend condition to read: "The developer shall be responsible for obtaining approval and bearing all costs associated with registering in favour of Council all necessary stormwater drainage easements external to the subject land in order for drainage points to reach a satisfactory point of legal discharge as identified in the operational works application for stormwater drainage works." Condition remains unchanged.
Old 30, now struck-through	No ponding or redirection of stormwater to adjoining land		Accept	No change requested	Condition remains unchanged.
Landscaping Old 31, now struck-through	Landscaping in accordance with Landscaping Code (within 6 months)	Amend the condition to apply only to "All new" landscaping work	The requirement is excessive for an existing caravan park of this function, site and non-urban location. A less formalised landscaping treatment as currently in place is appropriate to the prevailing landscape. It is not necessary to say that the existing landscaping will not be improved over time across the site, but that existing landscaping should be considered to be completed.	It is not agreed that it is unreasonable that a caravan park be provided with appropriate landscaping. The standard of landscaping in those parts of the park that were developed prior to the existing development and the original plan is poor to non-existent. I include a plan that shows where landscaping is required.	Amend condition to read: "Landscaping shall be provided in the area indicated on marked up Drawing number 4258-05-09 Prop 115, dated 21-08-12 (two sheets) and shall be in accordance with the Landscaping Code and contained in the Galton Shire Planning Scheme, (relevant Local Laws)."
		Add to the timing requirement for approved new landscaping work: "Unless otherwise agreed to in writing with the Council Executive Officer."	This enables additional time to be requested if required without needing to seek a 'permissible change' to the approval. This will also enable the timing of works required by conditions to be coordinated with the timing of other park upgrades.	Ability for CEO to vary timing for compliance with condition may not be a lawful condition. Ability exists to request a permissible change to the development approval and this should be the mechanism.	Amend time period for compliance with condition from 6 months to 12 months.
Old 32, now struck-through	OV approval prior to landscaping work	Amend the condition to clarify that the requirement applies to 'new' landscaping work	As above.	Agree to extension of time to comply with the condition from 6 months to 12 months. Includes a plan that shows where landscaping is required.	Refer amended condition (above).
External/Roadworks Old 33, now struck-through	Sealed Rural Road from Warrego Hwy to site entrance (within 6 months)	Delete condition	It is understood works will occur in front of the park site in conjunction with the Toowoomba Second Range Crossing project. It is also noted that the relevant area is road under Council's jurisdiction and has not been maintained. In these circumstances there should be no requirement on the operator of the park to upgrade the road connection.	It would be reasonable in the circumstances to allow the cost of undertaking these works to be offset against the infrastructure charges payable for the development. The mechanism for doing so should be an infrastructure agreement. Agree to extension of time to comply with the condition from 6 months to 12 months.	Amend condition to read: "Construct a sealed roadway to a Rural Road standard together with any necessary drainage infrastructure from the Warrego Highway to the entrance to the development. This condition shall be met within 12 calendar months of the date this development approval comes into effect or upon cessation of use of this road in conjunction with the construction of the Toowoomba Second Range Crossing whichever occurs later. Note: Council will agree to offset the cost of these works against the infrastructure charges payable through an Infrastructure Agreement."
Old 34, now struck-through	OV approval prior to roadworks	Delete condition	As above.	An operational works approval will be required for the works.	Condition remains unchanged.
Environmental Health Old 35, now struck-through	Air conditioning etc in accordance with EPA and EF(Noise)P (within 6 months)	Delete conditions 35 – 38 and relocate as Advice notes	If an adverse noise impact arising from park operations is established, this should be able to be addressed through the mechanisms of the <i>Environmental Protection (Noise) Policy 2008</i> .	Whilst the practice of LYRC has always been to include this matter as a condition there is no concern with including this as an advice note.	Delete condition and include as an Advice Note.
Old 36, now struck-through	Plant & equipment noise limit compliance (within 6 months)	"	"	Whilst the practice of LYRC has always been to include this matter as a condition there is no concern with including this as an advice note.	Delete condition and include as an Advice Note.
Old 37, now struck-through	General all-sources noise limit compliance (within 6 months)	"	"	Whilst the practice of LYRC has always been to include this matter as a condition there is no concern with including this as an advice note.	Delete condition and include as an Advice Note.
Old 38, now struck-through	All mechanical equipment screened/shielded (within 6 months)	"	"	Whilst the practice of LYRC has always been to include this matter as a condition	Delete condition and include as an Advice Note.

Condition	Summary of Condition	Change Requested	Matters Provided in Support of the Request	Council Officer Comments	Recommendation
Old 39, now struck-through	Security/flood lighting to meet AS4282 (within 6 months)	Delete condition	The requirements are excessive for an existing caravan park of this function, size and non-urban location. The original condition effectively requires the retro-fitting of the existing operations of the park.	there is no concern with including this as an advice note Agree to delete requirement for security/flood lighting and instead rely on Condition 44 to ensure internal lighting is provided	Delete condition.
Old 40, now struck-through	Waste and recycling facilities provided and serviced weekly or as approved by Council (within 6 months)	Add to the timing requirement "Unless otherwise agreed to in writing with the Council Executive Officer".	This enables additional time to be requested if required without needing to seek a permissible change to the approval. This will also enable the timing of works required by conditions to be coordinated with the timing of other park upgrades.	It is not unreasonable to require appropriate waste and recycling facilities to be provided within 6 months. Ability for CEO to vary timing for compliance with condition may not be a lawful condition. Ability to request a permissible change to the development approval and this should be the mechanism.	Condition remains unchanged
Old 41, now struck-through	Waste and recycling collected and stored in designated, impervious, enclosed location		Accept	No change requested	Condition remains unchanged
Old 42, now struck-through	Prescribe waste collected weekly		Accept	No change requested	Condition remains unchanged
Old 43, now struck-through	Master and recycle containers maintained and filled		Accept	No change requested	Condition remains unchanged
Lighting					
Old 44, now struck-through	Internal lighting per AS1158 (within 6 months)		Accept	No change requested	Condition remains unchanged
Old 45, now struck-through	OV approval prior to lighting work		Accept	No change requested	Condition remains unchanged
Recreation Facilities					
Old 46, now struck-through	Provide (within 6 months) (a) weather protected children's playground; (b) full size basketball or volleyball court (c) 200m ² communal building	Delete condition	The requirement is excessive for an existing caravan park of this function, size and location. The park will not operate as a tourist or holiday park and the facilities required by the original condition would be under-utilised.	The time period of six months is not unreasonable however would agree to amend to 12 months. The requirement to provide a children's playground and full-sized basketball or volleyball court can be achieved by installing a gross floor area of no less than 200m ² for recreational activities. This would be a gross floor area of no less than 200m ² for recreational activities is not unreasonable given the number of persons residing at the property and the lack of nearby facilities.	Amend condition to read: Recreational facilities shall be provided and shall include as a minimum a building with a gross floor area of no less than 200m ² for recreational activities. This shall be a gross floor area of no less than 200m ² for recreational activities. The time period of 12 calendar months of the date the development approval comes into effect and thereafter at all times.
Amenities Building					
Old 47, now struck-through	Make serviceable and provide washing machines and dryers (within 6 months)	Delete condition	Existing amenities are able to service the caravan park.	It is not unreasonable to expect a park of this scale to provide washing machines and clothes dryers for residents.	Condition remains unchanged
Existing Electricity Supply Works					
Old 48, now struck-through	Certification of compliance with standards (200d to 400d supply evidence within 300d)		Accept	No change requested	Condition remains unchanged
Existing Gas Supply Works					
Old 49, now struck-through	Certification of compliance with standards (200d to 400d supply evidence within 300d)		Accept	No change requested	Condition remains unchanged
Requirements for Operational Work (OW) Applications					
Note	Conditions 49-52 shall be met in OW applications	Revise number reference once amended conditions and numbering finalised		The practice of LYRC has always been to include this matter as a condition and not as an Advice Note that cannot be enforced. Whilst the practice of LYRC has always been to include this matter as a condition there is no concern with including this as an Advice Note. Whilst the practice of LYRC has always been to include this matter as a condition there is no concern with including this as an Advice Note.	Condition remains unchanged
Old 50, now struck-through	Submit operational works documentation - detailed plans, drawings and calculations, etc	Original conditions 50 and 51 should be identified as Advice Notes and not conditions of development approval.	These matters concern documentation and procedural requirements for separate applications and are not conditions that apply to development.		Delete condition and include as an Advice Note.
Old 51, now struck-through	Roadworks in accordance with various applicable standards, etc	"	"		Delete condition and include as an Advice Note.
Old 52, now struck-through	Driveways etc sealed and line marked per AS2950	Add to the condition "Unless otherwise agreed to in writing with the Council Executive Officer".	This provides flexibility in how the condition is satisfied provided the Council is satisfied the need to seek ongoing, appropriate change to the approval as the park is progressively upgraded.	Ability for CEO to vary condition would not be a lawful condition. Agree instead to delete condition and includes as an advice note.	Delete condition and include as an Advice Note.
Old 53, now struck-through	Traffic signage per MUTCD	Original conditions 53 to 63 should be identified as Advice Notes and not conditions of development	These matters concern documentation and procedural requirements for separate applications	Whilst the practice of LYRC has always been to include this matter as a condition	Delete condition and include as an Advice Note.

Condition	Summary of Condition	Change Requested	Matters Provided in Support of the Request	Council Officer Comments	Recommendation
Old 54, now struck-through	Works near traffic signed per M/TJ CD Traffic management plan submitted for approval prior to works.	"	"	There is no concern with including this as an advice note Whilst the practice of LVRC has always been to include this matter as a condition there is no concern with including this as an advice note	Delete condition and include as an Advice Note.
Old 55, now struck-through	Existing above and below ground services alignment and level checked prior to design or works	"	"	Whilst the practice of LVRC has always been to include this matter as a condition there is no concern with including this as an advice note	Delete condition and include as an Advice Note.
Old 56, now struck-through	Silt management facilities in accordance with best practice	"	"	Whilst the practice of LVRC has always been to include this matter as a condition there is no concern with including this as an advice note	Delete condition and include as an Advice Note.
Old 57, now struck-through	Clean up road and drainage network at developer's expense	"	"	Whilst the practice of LVRC has always been to include this matter as a condition there is no concern with including this as an advice note	Delete condition and include as an Advice Note.
Old 58, now struck-through	RPEQ certification at completion of works	"	"	Whilst the practice of LVRC has always been to include this matter as a condition there is no concern with including this as an advice note	Delete condition and include as an Advice Note.
Old 59, now struck-through	Evidence of municipal works value for maintenance bonding	"	"	Whilst the practice of LVRC has always been to include this matter as a condition there is no concern with including this as an advice note	Delete condition and include as an Advice Note.
Old 60, now struck-through	Security bonding prior to works accepted 'on maintenance'	"	"	Whilst the practice of LVRC has always been to include this matter as a condition there is no concern with including this as an advice note	Delete condition and include as an Advice Note.
Old 61, now struck-through	Municipal works accepted 'on maintenance' prior to commencement of use (5% bond)	"	"	Whilst the practice of LVRC has always been to include this matter as a condition there is no concern with including this as an advice note	Delete condition and include as an Advice Note.
Old 62, now struck-through	Approval of engineering drawings design checking fee payable	"	"	Whilst the practice of LVRC has always been to include this matter as a condition there is no concern with including this as an advice note	Delete condition and include as an Advice Note.
Old 63, now struck-through	Inspection fee payable for works not done by Council	"	"	Whilst the practice of LVRC has always been to include this matter as a condition there is no concern with including this as an advice note	Delete condition and include as an Advice Note.
New Condition					
New 38	Mechanism for referral of Council-identified problems to appropriate expert for investigation and resolution	Add new condition generally as follows: "In the event that Council identifies a problem the owner or operator must refer the Council's concern to an independent Queensland approved professional in the relevant field of expertise to identify and conduct any of the following at Council's discretion in order to remedy any problem or issue that Council may raise: (a) any report or request by the expert, (b) any recommendation required by the expert, (c) any drawings or plans required by the expert, (d) any repairs required by the expert, and (e) any certification required by the expert in that field."	The intention is to provide a mechanism for arms-length investigation and resolution of compliance and other problems without resorting to legal or statutory compliance procedures.	This is not a condition. Council should not include any provision in the approval which limits its ability to pursue compliance action under the relevant legislation. Council should not agree to engage experts to provide advice on compliance matters but should have the discretion to do so when it deems this to be necessary.	The new condition should not be included.
Advice					
New 1	Timeframes for compliance may be documented through a Program of Development	Add new advice note generally as follows: "Alternative timeframes for compliance with the standard conditions can be agreed to with Council through the provision and implementation of a Program of Development."	The intention is to allow the operator to provide a program of works for agreement with Council to articulate alternative timeframes to satisfy conditions of approval. This will allow the works imposed by conditions to be aligned with the timing for delivery of other park upgrades. This advice	An advice note cannot vary the requirements of conditions. As indicated above, the ability for the CEO to vary timing for compliance with condition may not be a lawful condition. Ability exists to request a permissible change to the development approval and	The new advice note should not be included.

Condition	Summary of Condition	Change Requested	Matters Provided in Support of the Request	Council Officer Comments	Recommendation
New 2 to 19	Replace deleted conditions with Advice notes	Relocation of original conditions 35 – 38, 50, 51 and 53 – 63 as advice notes, Addition in new advice note 18 of reference to state-wide caravan park internal road standards for new internal roads.	note complements requested changes to the timing requirements of conditions as noted throughout. Commentary on conditions refers.	This should be the mechanism. The practice of LVRC has always been to include these matters as conditions and not as an Advice Note that cannot be enforced.	Condition remains unchanged
New 20	Advice note about replacement infrastructure changes	Add new advice note generally as follows: "Contribute \$60,000 to Council, to be paid within 30 days following completion of the works to be undertaken by Council to provide rest stop, information centre and car spaces in front of the existing stop and use in a mutually agreed manner. The amount of the contribution shall be subject to the control of Council and lies between the Menzies Highway and the caravan park. This amount will be the subject of an infrastructure charges notice replacing ICNMCU2015/0028/ LVRC dated 30th August 2016."	The intention is to clarify the amount and timing of the infrastructure charges payable.	Laying of infrastructure charges is both lawful under Council's Adopted Infrastructure Charges Resolution and appropriate given that no infrastructure charges have ever been paid for the cabins placed on the site for which approval is sought by this application. Council should not be undertaking the works requested by the developer. It would be reasonable in the circumstances to allow the cost of undertaking external roadworks to be offset against the infrastructure charges payable for the development. The mechanism for doing so should be an infrastructure agreement.	The new advice note should not be included.
Old 1 – 8 new 21 – 28	Renumbering of original Advice notes				



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11.5 Application for Material Change of Use for Development Triggered by Temporary Local Planning Instrument 01/2017: for a Dwelling House on Land Described as Lot 12 SP181872 situated on Harm Drive, Glenore Grove

Date: 03 August 2017
Author: Kaleece Done, Graduate Planning Officer
Responsible Officer: Dan McPherson, Executive Manager Organisational Development & Planning

Summary:

As the application was lodged prior to 3 July 2017, the application has been assessed in accordance with the requirements of the *Sustainable Planning Act 2009* and is recommended for refusal. The basis for this recommendation is conflict with *Temporary Local Planning Instrument 01/2017* (TLPI).

Officer's Recommendation:

THAT the application for a Development Permit for Material Change of Use for development triggered by *Temporary Local Planning Instrument 01/2017* for a Dwelling House on land described as Lot 12 SP181872 situated on Harm Drive, Glenore Grove be refused for the following reason:

- 1. The proposal does not comply with the requirements of the *Temporary Local Planning Instrument 01/2017* and the risk to life and property from flooding cannot be effectively mitigated.**

Report

1. Introduction

The report recommends that Council refuse the application for a dwelling house on Lot 12 SP181872, situated on Harm Road, Glenore Grove as the location is identified by the TLPI as a high hazard area with respect to flooding and the risks to life and property cannot be effectively mitigated.

2. Background

The landowners are seeking a development permit for material change of use which was lodged on 22 June 2017. It seeks approval for a dwelling house to be located on land identified as a high hazard area under the TLPI. The applicant sought advice from Council on two separate occasions prior to the lodgement of the application regarding constructing a dwelling house and was advised as follows:

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1. CRM2017/10238 – 18 May 2017. The landowner was advised of high flood risk across property and that it is unlikely Council officers will be able to support a residential purpose on land. The landowner was advised to obtain a Form 19 – Flood Information to gain a better understanding of how the floods impact the property
2. A request for a Form 19 was lodged on 18 May 2017 and the Form 19 issued on 6 June 2017 concluded that the risk to property, life and isolation was all high. The content of the Form 19 will be discussed further in this report.

2.1 Subject Land

The application seeks development approval for a dwelling house to be located on an agricultural floodplain. The lot does not currently contain a dwelling. The locality in which it is situated comprises of agricultural properties and a number of existing dwellings and outbuildings. The location of the subject land and the extent of the TLPI high hazard area, which impacts the entire property, are indicated on the plan provided below.



2.2 Site Inspection

Council officers carried out site inspections on 25 July 2017. Photographs of the proposed location of the dwelling and adjacent agricultural land are provided below.

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2.3 Proposal

The landowner intends to farm the land. It is proposed to locate a removal house onto the centre of the property. The dwelling is proposed to be constructed on 2.7m high stumps resulting in a finished habitable floor level of 84.94m AHD. The finished floor level will be 0.74m above the defined flood event level which is 84.2m AHD at the nominated location on the property. This would result in a floor height that would ensure that floodwater did not enter the dwelling in a Q100 flood event.

3. Report

3.1 Planning Scheme

The subject land is included within the Rural Agricultural Area by the *Laidley Shire Planning Scheme 2003* and is identified as being good quality agricultural land. A single dwelling does not require material change of use approval in the Rural Agricultural Area; however in this instance, the fact the land is identified by the TLPI as a high hazard area necessitates a material change of use application to be made so that the impacts of flood hazard can be assessed.

Planning Scheme Codes

The land is subject to the Rural Areas Code which at Section 6.2.2(2) requires that good quality agricultural land is not alienated by the encroachment of residential uses and residential development occurs where there is no adverse impact on Good Quality Agricultural Land. The construction of a single residence on the property does not conflict with these requirements.

3.2 Temporary Local Planning Instrument 01/17

The TLPI requires that residential development in high hazard areas is avoided if the development cannot mitigate the flood risk to an acceptable level. In a Q100 event, flood hazard information provided in Form 19 Response (copy attached) states that in respect of the nominated house location the:

- vulnerability to frequent flooding is high;
- risk of long term isolation of site is high;
- risk to life (due to location) is high;
- risk of destruction to property is high;
- the defined flood event level is 84.2m AHD; and
- the maximum velocity is 1m/s.

More site specific information on the flood hazard at the location of the proposed dwelling indicates that:

- in a Q10 event the depth of floodwater is 0.9m and the velocity x depth ratio is 0.04m/s² which equates to H3 which is unsafe for vehicles, children and the elderly; and

- in a Q100 event the depth of floodwater is 2.3m and the velocity x depth ratio is 0.8m/s^2 which equates to H4/H5 which is unsafe for people and vehicles and habitable buildings require special engineering design and construction.

It is considered that given the level of flood hazard on the property, whilst it would be possible to construct a residence that was sufficiently high and robust to withstand flood events, the risk of having people reside in a location that is so badly impacted in Q10 and Q100 events is unacceptable.

3.3 Engineering Assessment

Context

The property was impacted in both 2011 and 2013 events. The property topography is slightly higher in the northwest corner, but this area is landlocked and there is no identifiable physical all weather routes to move to the higher ground to the north. In the case the occupants were able to reach the high ground to the north-west - it is itself is landlocked. There is evidence that the 2011 floods effectively isolated this area for a week. Figures 1 and 2 below demonstrate the extent of flooding and velocities across the property.

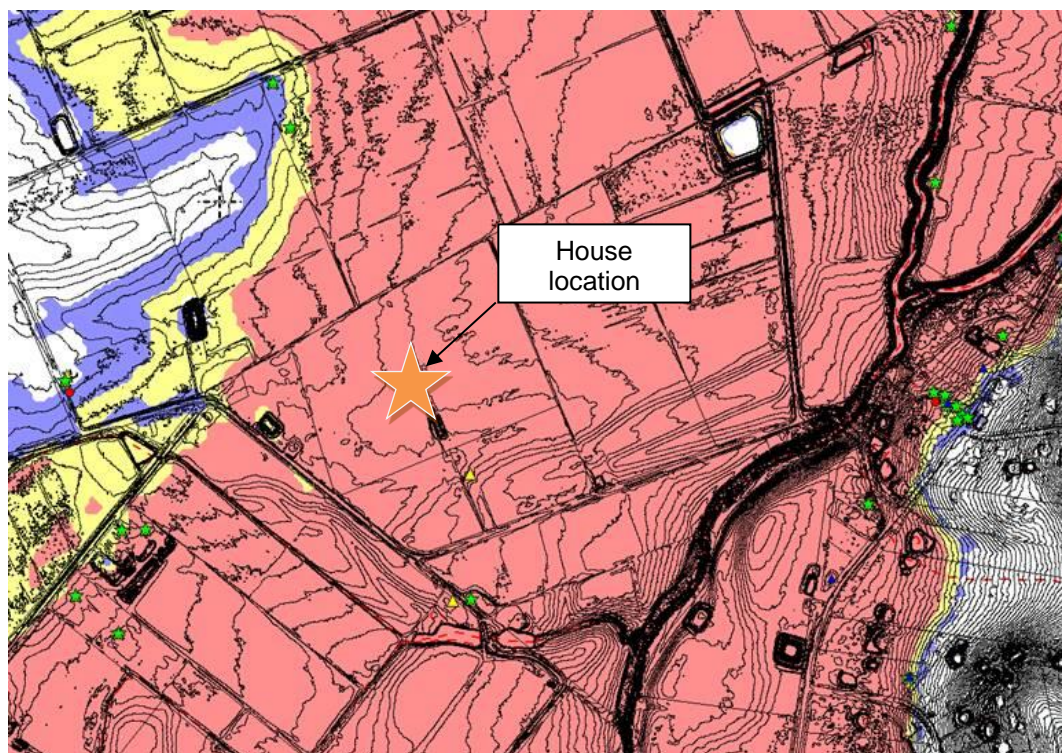


Figure 1 – DFE Hazard Mapping. Green/yellow markers are 2011 flood survey points. 2011 flood appears to be higher than 2013 in this location. (0.25m contours)

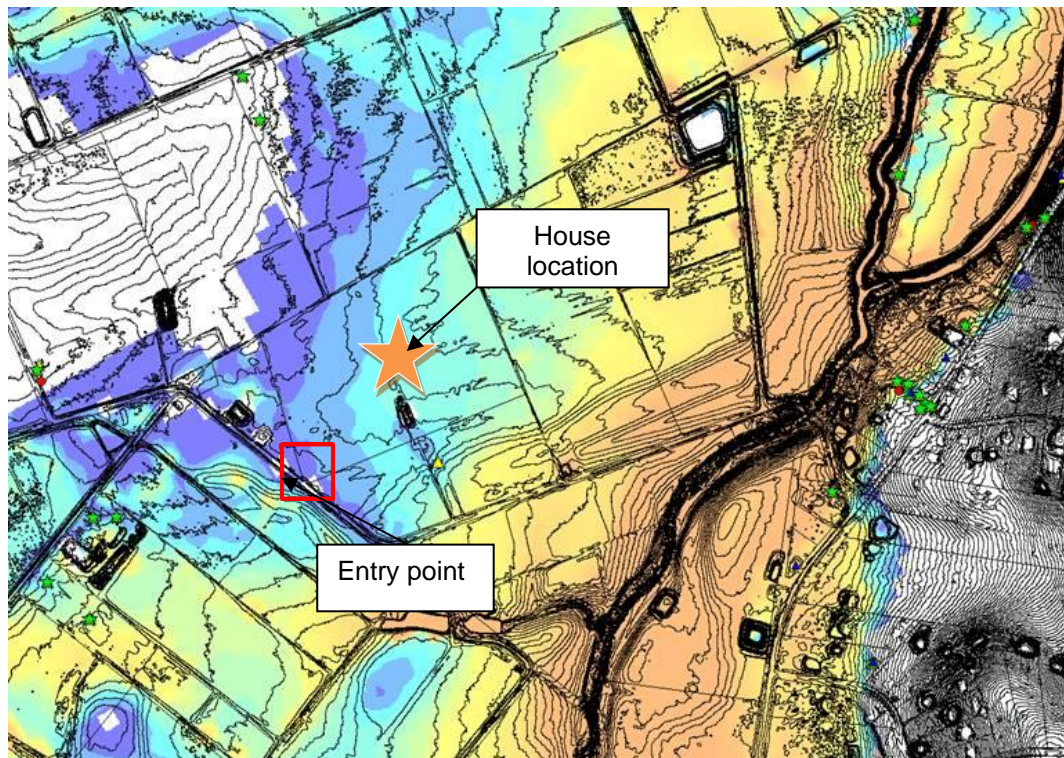


Figure 2 – 10% (1 in 10 year AEP) flood intensity mapping – measure of energy (0.25m contours) – dwelling location shown (star). Entry point shown (red). Warmer colours are increasing energy.

Alternative configurations

Any relocation of the dwelling within the north west of the site (where depth and velocities experienced are less than the current proposed location) does not reduce the “extreme hazard to adults/unsafe for people and vehicles” status in the DFE event (2011 event height 1.6 m, velocity 0.3 m/s, flood intensity 0.45 m²/s) or address the other factors detailed above (refer to Figure 3 and 4 below).

It is considered that given the level of flood hazard on the property, whilst it would be possible to construct a residence that was sufficiently high and robust to withstand flood events, the risk of having people reside in a location that is so badly impacted by flood waters is unacceptable.

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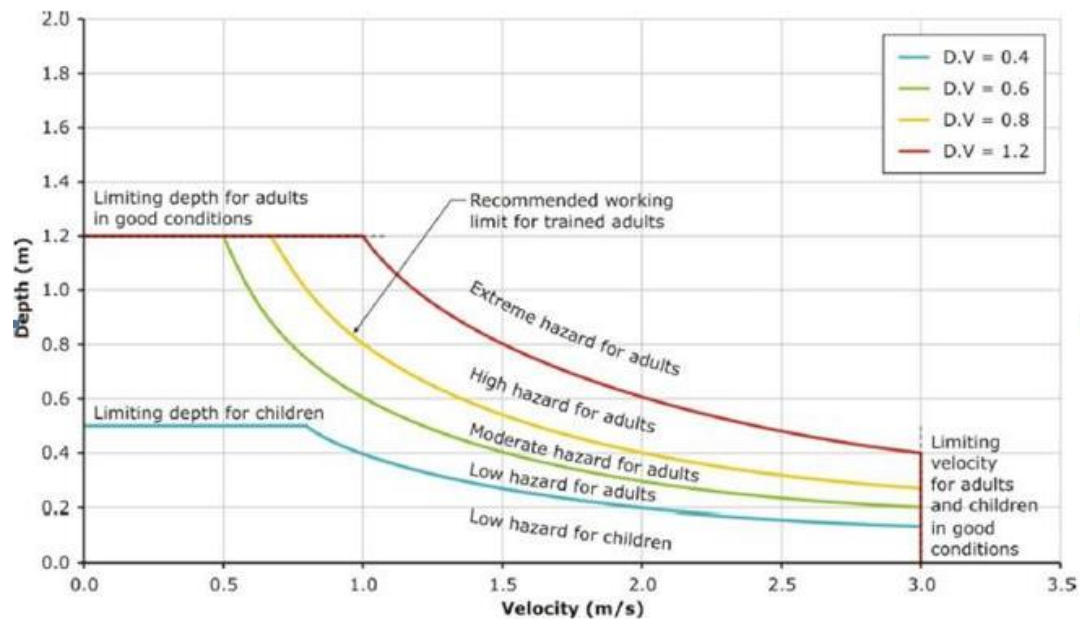


Figure 3 – extract from recent national works relating to the Australian Rainfall and Runoff (2016) and Handbook 7 (2015)

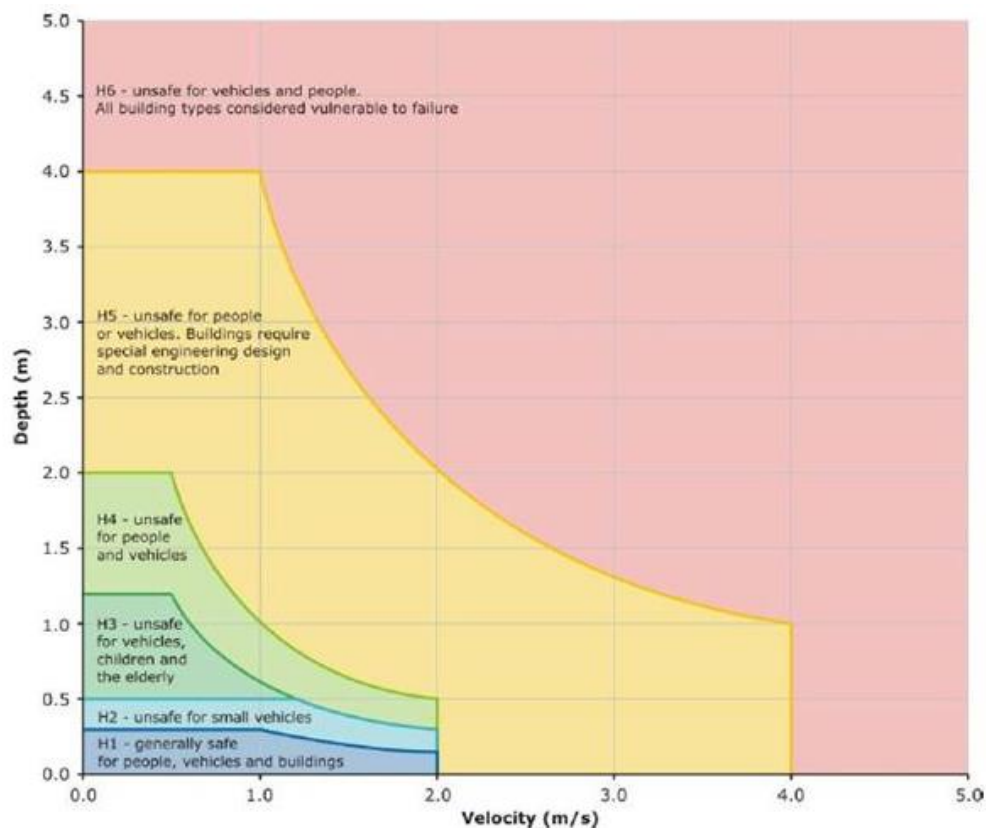


Figure 4 – extract from Delineating hazardous flood conditions to people and property”, G Smith; Floodplain Management Association National Conference 19-22 May 2015

3.4 Disaster Management Assessment

Council's Disaster Management Unit has commented on the proposal and has provided their concerns relating to the floodwaters across the subject site.

Disaster Management has concluded they cannot support the introduction of an additional dwelling into a known flood-prone area, as even if the dwelling floor level is above flood height the problem of isolation during flooding still remains.

The proposal of building/relocating a dwelling to a flood-prone area with the supporting argument that if the residents are in trouble from a flood event then emergency agencies can perform a rescue is not valid and cannot be supported. Furthermore there is a risk that should a house be approved on the subject site, that any miscommunication to new property owners or tenants could have adverse implications for Council should there be loss of life.

3.5 Conclusion

The current configuration has been assessed in the flood advice above as a high risk over a number of key considerations including availability of evacuation routes (limited/nil), the risk of frequent flooding (high), the risk of isolation for a extend period of time (up to a week - high), the risk to life of the surrounding flood waters (high).

This means that whilst it may be possible to produce a structure and services that would be able to sustain and be resilient in such conditions it still leaves the risk of isolation and risk to life should occupants not evacuate the property in time. Reliance on rescue by emergency services in the case that they are not provisioned, have a personal emergency or stray out into the surrounding flood waters are strategies not supported by current Disaster Management planning principles.

4. Policy and Legal Implications

The recommendation to refuse the application is consistent with Council policy expressed in the TLPI which is to avoid residences being located in areas subject to an unacceptably high risk of flooding. While the decision of Council to refuse the application may be appealed in the Planning and Environment Court it is considered that a decision is sound and is likely to be upheld by the Court.

5. Financial and Resource Implications

There will be no financial or resource implications unless the decision of Council is appealed in the Planning and Environment Court.

6. Delegations/Authorisations

There are no implications for delegations or authorisations.

7. Communication and Engagement

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The decision of Council will be formally communicated to the applicant in accordance with the requirements of the *Sustainable Planning Act 2009*.

8. Conclusion

The application seeks approval to locate a removal house on a property which is entirely within the high hazard area under the TLPI. The intent of the TLPI is to avoid new residences in areas with unacceptably high flood risks. The recommendation to refuse the application is sound and will ensure that a residence will not be located where risks to safety arise.

9. Action/s

That the application be refused in accordance with the recommendation provided.

Attachments

1 [View](#) Form 19 Response 7 Pages



Lockyer Valley Regional Council
26 Railway Street, PO Box 82, Gatton Qld 4343
All official correspondence to be addressed to the CEO
Telephone 1300 005 872 | Facsimile (07) 5462 3269
Email mailbox@lvrc.qld.gov.au | www.lockyervalley.qld.gov.au
ABN 52 673 165 312

Our Reference: CBD2017/0185
Enquiries: Infrastructure Unit.
Contact Number: 1300 005 872

6 June 2017

Dear Sir/Madam

**FORM 19 RESPONSE FOR REQUESTED DEVELOPMENT INFORMATION FOR LAND
SITUATED AT HARM DRIVE GLENORE GROVE QLD 4342 AND DESCRIBED AS LOT
12 SP 181872**

Thank you for your Form 19 request for Development Information about the above property. The following information requested by you has been identified from Councils records:

Development Information		Part A
Infrastructure/Services Information		
B2 Flood Level Information		Refer to requirements below.
Information specific to property ¹		
Minimum Habitable Floor Level ⁵	<p>Council currently has adopted a defined flood level based on the Council report <i>Lockyer Creek Flood Study and Flood Risk Management Study – Interim Report, June 2012</i>. The subject property is affected by the Defined Flood Event Flood Level as identified on Overlay Map F1 of the <i>Temporary Local Planning Instrument – 01/2017 – Gatton Planning Scheme 2007 – Flood Regulation and Laidley Scheme – Flood Regulation</i> and Section 13 of the <i>Building Regulation 2006 (Figure 3)</i>.</p> <p>Based on available records and Councils assessment and the nominated location (Figure 4):</p> <ul style="list-style-type: none">(a) The lot is affected by the regional creek flooding. The lot was flooded in the 2011 and 2013 events.(Figure 2 & 3).(b) The site is affected by frequent flooding 10%AEP (1 in 10 year AEP) events and above (Figure 1).(c) The Defined Flood Level at the nominated location (Figure 3) for this property is as follows: <p>RL84.2m AHD</p> <p>The minimum habitable floor level is the Defined Flood Level plus 300mm. The floor level nominated is based on remote survey assessment techniques. Levels should be verified on site.</p>	

	A planning application is required to assess the proposed dwelling within the amber or red zones.
Additional relevant Information ²	
Mapped Hazard Category ⁴	The subject property is affected by red (high) zone hazard.
Maximum Depth ⁵ (m)	DFE 2.3m at nominated location 10% AEP 0.9m at nominated location
Maximum Velocity ⁵ (m/s)	Approximately 1m/s at nominated location
Maximum Velocity – Depth ⁵ (m2/s)	Approximately 0.8 m2/s at nominated location Above the 10%AEP event the location becomes extremely hazardous for adults at nominated location
Hydraulic Behaviour Threshold Category ³	H4 at nominated location
Risk Factors ⁶	
Vulnerability to frequent flooding ^{4, 5}	High risk
Risk of long term Isolation of site	High Risk
Loss of Road access	High Risk
Risk to Life (due to location)	High Risk
Risk to property	High Risk

Notes:	
1	The information in this form is provided for building requirements for the site and may need to be assessed by an experienced suitability qualified practitioner. The flood information and mapping is determined from information available to Council at the specified date. The information and mapping is provided for general information only. Council makes no warranty or representation about the accuracy or completeness of this information. Any use or reliance on this flood information is therefore entirely at the risk of the user.
2	Information has been extracted for the subject site relevant to building requirements from outcomes of the adopted Council report Lockyer Creek Flood Study and Flood Risk Management Study – Interim Report, June 2012 . Further details available on request.
3	Reference is made to the Lockyer Valley Regional Council Hazard Advisory Notes . <i>Part A. Mapped Hazard Categories - Management of development</i> <i>Part B. Hydraulic Behaviour Thresholds</i>



4	<p>The mapping extract detailing <i>Mapped Hazard Category</i> relate to creek flooding for the subject site namely: low, medium and high hazard areas (blue, amber and red respectively).</p> <p>(i) This is based on an interim criteria relating to depth, velocity and velocity-depth.</p> <p>(ii) This does not necessary capture the effects of local flooding – these are site specific and may need to be assessed separately by an experienced suitability qualified practitioner</p> <p>(iii) Refer to Note 3 (Part A) for any location affected by low, medium or high hazards</p>
5	<p>Nominated values are related to the whole allotment unless noted otherwise.</p>
6	<p>There are a number of other risk factors that may also need be considered for the site including the risk of isolation, risk to road assess, risk to life and risk to property (after Molino, Roso, Hadzilacos, 2012).</p>

Should you require any further information, please do not hesitate to contact Councils Infrastructure Unit on 1300 005 872.

Yours faithfully



Trevor Boheim
MANAGER PLANNING & ENVIRONMENT

Please find attached the following supporting documentation:

Part A – Mapped Hazard Categories – Management of development
Part B – Hydraulic Behaviour Thresholds
Flood Maps of the Property.



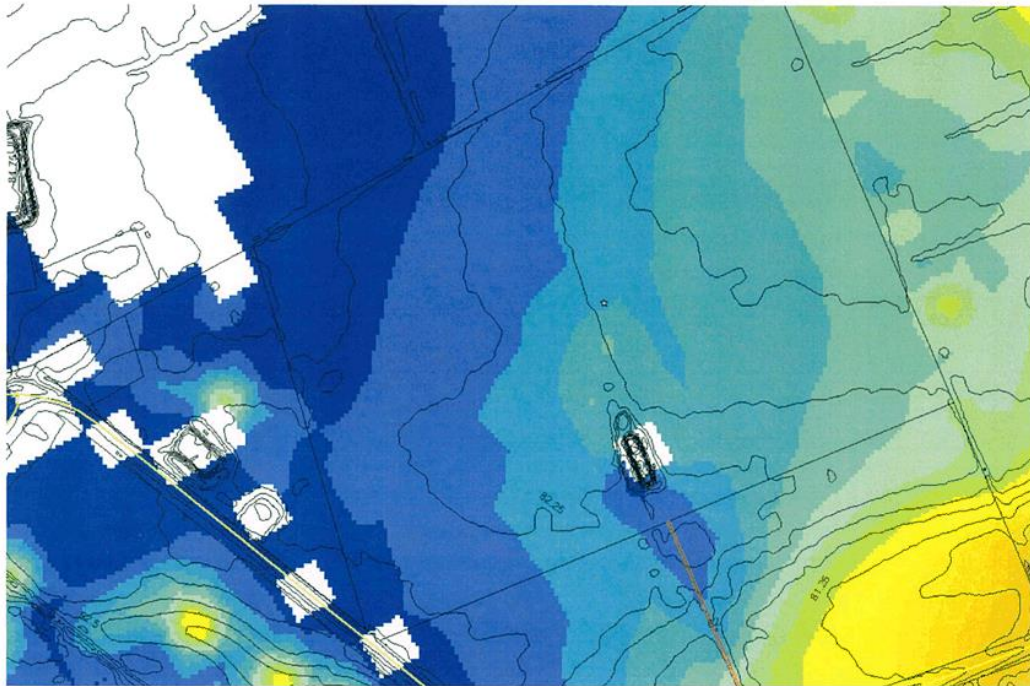


Figure 1 – 23 Harm Road – 10%AEP (1 in 10 year AEP) Flood intensity mapping (velocity x depth)
(0.25m contours) – warmer colour indicate increasing intensity

Key: Dark blue=approaching Nil; yellow/green <0.2m²/s



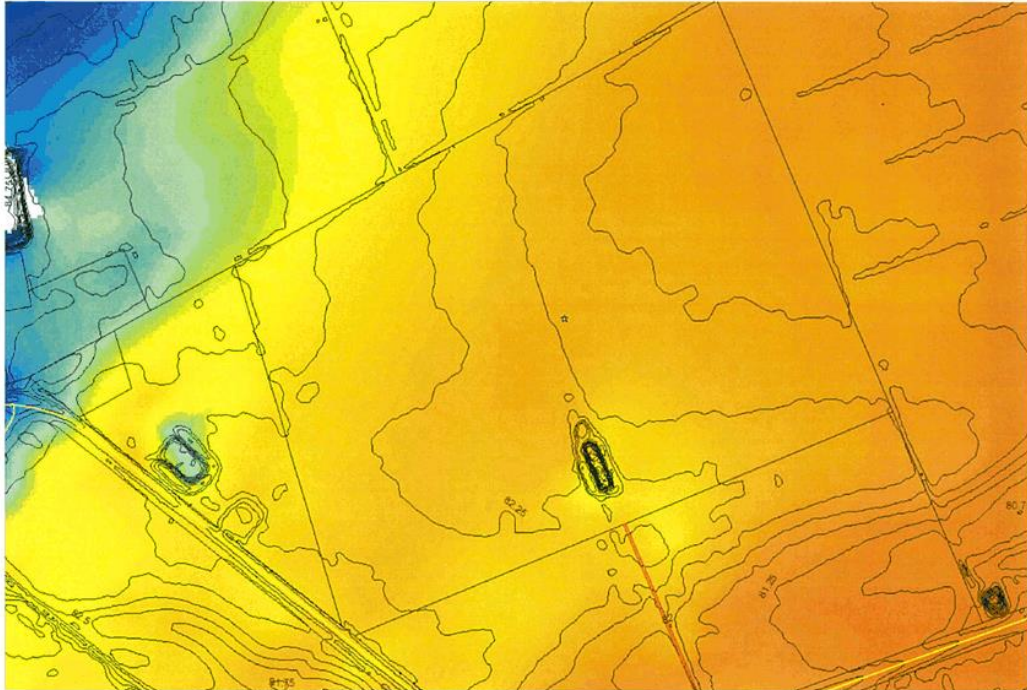


Figure 2 – 23 Harm Road – 2011 flood event - Flood intensity mapping (velocity x depth) (0.25m contours) – warmer colour indicate increasing intensity

Key: Dark blue=approaching Nil; yellow=approx. 0.4m²/s; mid orange=approx. 0.8m²/s



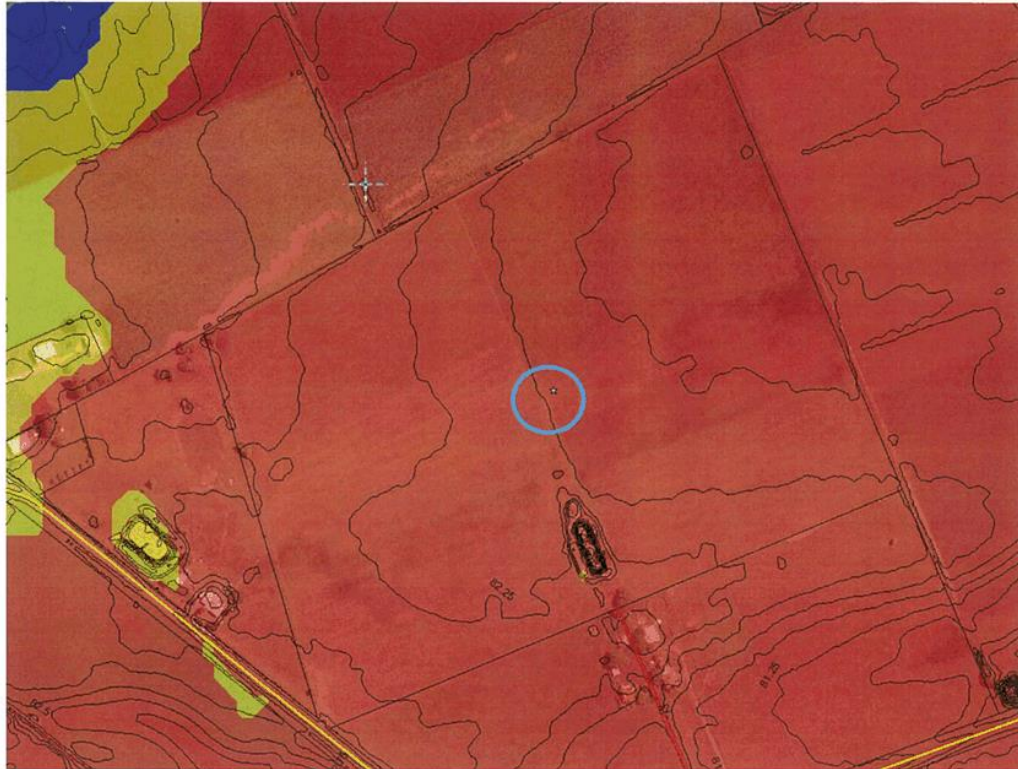


Figure 3 – 23 Harm Road – DFE Hazard Mapping (0.25m contours) – proposed location for dwelling shown.
Key: Red (high) hazard



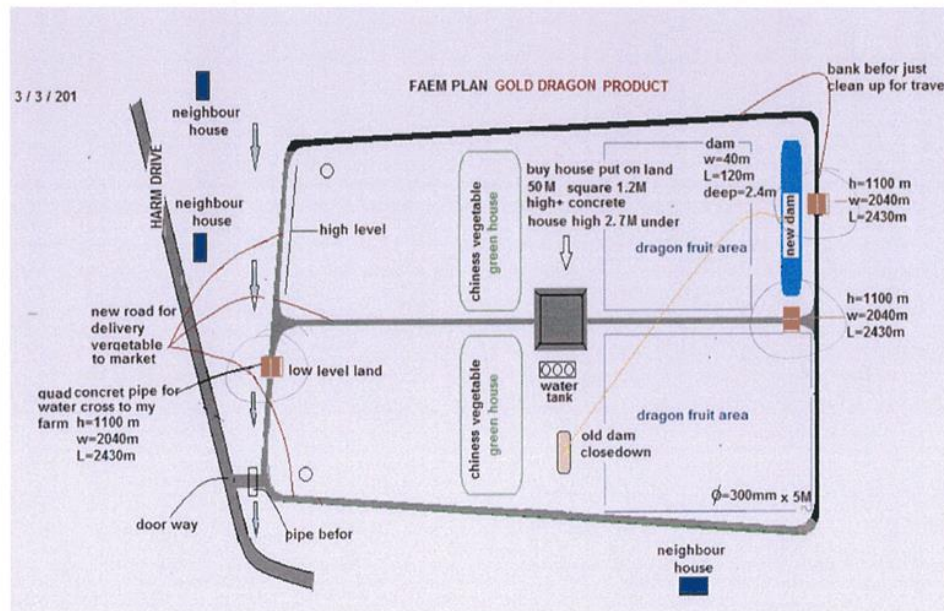


Figure 4 – 23 Harm Road – proposed dwelling location



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**11.6 Request for Negotiated Decision Notice in Relation to the
Application for Development Permit for Material Change of Use for
Hotel (Modifications, Extension and Additions) - MCU2015/0042**

Date: 03 August 2017
Author: Nick Cooper, Coordinator Development Assessment
Responsible Officer: Dan McPherson, Executive Manager Organisational Development & Planning

Summary:

The request has been assessed in accordance with the requirements of the *Sustainable Planning Act 2009* and is recommended that Council does not agree to amend the condition as requested.

Officer's Recommendation:

THAT Council resolve not to change condition 9 of the development permit MCU2015/0042, on Lot 3 SP184977 and Lot 1 RP25697 located on Laidley-Plainland Road, Plainland and provide written notice of its decision to the applicant.

Report

1. Introduction

A Development Permit for Material Change of Use of premises for Hotel (Modifications, Extensions and Additions) and a Place of Worship on Lot 3 SP184977 and Lot 1 RP25697 located on Laidley-Plainland Road, Plainland was approved at the Council meeting on 12 July 2017. The applicant is seeking a negotiated decision to change condition 9 which relates to external road works on Porters Road. This report provides a summary of the requested change and the circumstances in recommending Council does not agree to the request to change the condition.

2. Background

The application was lodged to Council on the 3 November 2015, and an Information request was given to the applicant on 12 December 2015. The information request sought further information with respect to deficiencies in the application. The applicant responded to the information request on 15 May 2017 (17 months after receiving the request) and provided Council with the requested information to continue with the assessment of the application. The application commenced public notification of the application on 17 May 2017 until 12 June 2017. The application was approved at the Council meeting of 12 July 2017, and the applicant has now lodged representations for Council to consider.

3. Report

Assessment

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Condition 9 – External Road works

<i>The traffic lanes of Porters Road must have a minimum width of 3.5m for the full length of the road frontage of the proposed development.</i>	<i>Prior to commencement of use.</i>
--	--------------------------------------

Applicant's Representation

The representations provided in support of the request for this condition to be amended are as follows,

- (a) *Currently, Porters Road, as it adjoins the Hotel, is constructed (sealed) to a width of 5.8m (excluding sealed parking areas), with lane widths of approximately 2.6m and 3.2m respectively.*
- (b) *Porters Road, as described in the specialist traffic engineering reporting submitted with the Application, is "2 way, 2 lane road, undivided". The intention is to retain Porters Road in this configuration.*
- (c) *However, the Condition requirement for 3.5m lane widths is not supported. The following considerations are relied upon, in this regard, as advised by the traffic engineer.*
 - (i) *Porters Road does not function as a collector road, nor is it specified as a collector road with reference to any overlay map.*
 - (ii) *Porters Road is presently a low order road and is expected to remain as such for the foreseeable future.*
 - (iii) *In the circumstances, a 3.0m lane width is acceptable as a width on lower order roads.*
 - (iv) *In support of (iii) above, it is noted that the nearby Donaldson Road (also of 20m wide road reserve) has a pavement width of 5.6m, with no reported adverse impacts.*
- (d) *A further item of concern is that, as advised by the Project Engineer, "the requested 2x3.5 wide lanes would extend over the large open stormwater inlet on the southern side of the road opposite the eastern entry/exit. Relocation of the stormwater inlet is not a realistic option...casting a partial lid over the chamber (is not) desirable".*
- (e) *Indeed, it is further submitted, such an additional impact (expense) is not necessary and is unwarranted and totally avoidable by modifying the condition to allow 3.0m wide lanes, and it is so submitted.*

The remedy sought is the amendment to Condition 9 of Council's Approval, issued 17 July 2017, to read as follows:

"The traffic lanes of Porters Road must have a minimum width of 3.5m 3.0m for the full length of the road frontage of the proposed development."

Assessment of Representations

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The subject condition requires lane widths of 3.5 metres in accordance with Australian Standard AS 2890.5—1993 (On Street Parking Facilities) which applies to parking on public roads that provide for through traffic as well as traffic seeking access to immediately adjacent development.

Condition 9 ensures that the on-street parking that has been approved on Porters Road will not result in a loss of capacity for moving traffic and that it will not create unacceptable hazards and safety issues for moving traffic and pedestrians due to the partial blocking of moving lanes by the parking manoeuvre itself. The requirement for 3.5m traffic lanes is a requirement of the relevant Australian Standard.

In considering the request, it is not a question of the function of Porters Road as is suggested in the applicants' representations nor the situation that exists in Donaldson Road where there is no on-street parking at 90 degrees to the traffic lanes, but that where on-street parking is provided in the manner that has been approved for this development the Australian Standards AS2890.5-1993 requires that traffic lanes must have a minimum width of 3.5m. The purpose of this requirement is to ensure the safety of users of the road and those using the on-street car parking spaces. A reduction in the width of the traffic lanes as has been requested would result in Council agreeing to allow parking on a public road in a manner that does not comply with the relevant Australian Standard. In the event of a collision occurring between vehicles or between pedestrians moving around parked vehicles and a vehicle moving along the road, the drivers may be able to shift liability onto Council where Council had agreed to allow traffic lanes that do not comply with AS2890.5-1993.

The representations do not address the requirements of the Australian Standard and merely submit that a width of 3m is acceptable as a result of constraints imposed by existing stormwater infrastructure. In respect of this matter Council officers note that the stormwater management plan submitted with the application indicates that works will be required on this stormwater infrastructure and any additional works required to widen the road to 3.5m lane widths which would require partial coverage of the stormwater inlet could be undertaken as part of these works. Detailed plans of these works will need to be submitted as part of any future operational works application.

Based on the above, it is considered that adequate grounds have not been demonstrated to approve traffic lanes that do not comply with AS2890.5-1993 and so it is recommended that Condition 9 remain unchanged.

4. Policy and Legal Implications

There are no policy and legal implications arising from the recommendation provided in this report. In the event that Council was to agree to reduce the width of the traffic lanes below that which is required by the Australian Standard this would be expected to expose Council to future legal liability in relation to vehicle accidents on this part of Porters Road where the width of the traffic lane was a contributing factor.

5. Financial and Resource Implications

There will be no financial or resource implications arising from the recommendation provided in this report.

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6. Delegations/Authorisations

There are no implications for delegations or authorizations arising from the recommendation provided in this report.

7. Communication and Engagement

The decision of Council will be formally communicated to the applicant and all persons who made a properly made submission in accordance with the requirements of the *Sustainable Planning Act 2009*.

8. Conclusion

It is recommended Council not agree to change condition 9.

9. Action/s

Written notice is given to the applicant.

Attachments

There are no attachments for this report.

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12. CORPORATE AND COMMUNITY SERVICES REPORTS

12.1 Executive Manager Corporate and Community Services Monthly Update – July 2017

Date: 03 August 2017

Author: David Lewis, Executive Manager Corporate & Community Services

Responsible Officer: David Lewis, Executive Manager Corporate & Community Services

Summary:

This report provides Council with a brief summary of key operational activities undertaken by Corporate and Community Services during July 2017.

Officer's Recommendation:

THAT the Executive Manager Corporate and Community Services Monthly Update be received and noted.

Report

1. Introduction

This report provides Council with a brief summary of key operational activities undertaken by Corporate and Community Services during July.

2. Background

Council should be aware of group activities to guide future decision making.

3. Report

A brief summary of the key outcomes for Corporate and Community Services during July by functional grouping follows.

FINANCE AND CUSTOMER SERVICES

Finance

Work has continued on the end of year process to ensure that Council's financial system is rolled over for the new year. The final end of year adjustments have been completed in order to develop the draft financial statements with the auditors arriving in mid-August for their final field visit. The statements are on track to meet the required deadline.

Testing for the first rates levy has been completed and the notices are scheduled for release on 9 August with a due date of 8 September. At the end of July, 96.40% of the rates levied for 2016/17 had been collected, this is on par with previous years.

Customer Services

This section of the report breaks down July 2017 activity within the Customer Services Branch by service type.

Service Requests

Details of July customer service requests and recent trends in relation to same for the Customer Services Unit, Corporate and Community Services Group and Council are detailed in the attachments to this report.

Councillor requests

During July, there were 23 new Councillor requests, with 51 Councillor requests remaining open at 31 July 2017.

Telephones

2,353 telephone calls attempted to connect with Council's telephone exchange in July 2017. During the month, Council's service level rose to 82.5%.

During the month Council's "call back" function decreased, with 39 calls logged; 30 live chats were performed during the month of July.

QGAP

There were 562 QGAP transactions processed by Council during the month.

COMMUNITY FACILITIES AND SERVICES

Facilities

Laidley Recreation Reserve Lighting Replacement

Project is substantially complete, with the official opening night scheduled for 8 September 2017. Advertising will occur when the official program is finalised.

Laidley Library and Customer Service Centre

- Window blinds will be installed on 2 August.
- Joinery alterations to suit the QGap cash till and a perspex screen to hide a printer are still to be quoted on and subsequently installed.

Laidley Mall

- Capital budget 2018 has nominated funds for new shade structures.
- Concept designs to be reinvestigated and approved through a Council workshop process.
- No further action on this project for July.

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RV Park

- Installation of the dump point and sewer connection on hold awaiting further response from QUU for the Trade Waste approval conditions – “dump point must be supervised when open and secured closed when not in use”. The option for a pump out facility is now being explored.
- Project remains on track for completion by the end of August 2017.

Laidley Pool Disabled Toilet & Shade Structures

- Building approval received for the shade shelters on 25 July.

Gatton Admin Smoke Detector System and Gatton Shire Hall Basement Exit

- LVRC to meet and review design concept and submit meeting outcomes to Ferm Engineering by 5 July.
- Ferm Engineering are preparing final design documentation for the fire detection system.

Gatton Admin Front Counter

- Site meeting held 12 July to review design and operational functionality.

Libraries

During July, 217 new members joined our service with 10,348 items being issued.

Childcare

Average occupancy rates for the month of July were Gatton 76% and Kensington Grove 56%.

HEALTH, WASTE & REGULATORY SERVICES

A total of 389 Health, Waste and Regulatory Services customer requests were received by Council within July, with 135 of these current at 31 July.

Waste Management

- Security improvements at all waste management sites have commenced. Improved security includes:
 - Lockwood 355 SC Deadlocks
 - Lock boxes
 - Heavy duty padlocks (secured behind lockbox)
 - Dominator HS-2 Safe (to house cash & personal computers)
 - Secure keys (with signatories approved by Council).
- QWDS Report April – June 2017 (a mandatory State government report) submitted on time.
- Gatton Site Based Management Plan (draft) received and provided to EHP for review/feedback. This forms part of the recent EHP audit.
- Green Waste Grinding complete for Gatton, Laidley, Withcott and Lockrose. Transport of material to alternative locations will commence on 14 August.

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- Councillor bus tour of Toowoomba Regional Council Waste Facilities was undertaken. Sites included the newly constructed O'Mara Road Waste Transfer Facility and Bedford Street Landfill extension.
- Recycling Presentation delivered to Bright Horizons Aust Childcare.

Environmental Health

- Regional show inspections of food business licenses conducted.
- Staff attended and presented at the Darling Downs/South West EHA Regional Group Meeting.
- Remedial Notice issued (under the Local Law) a property on Gatton-Esk Road, Adare
- Responsible Entry Notice (under the Local Law) obtained for a property in Herbert Street, Laidley.
- Inspections carried out for the enforcement of a Court Order in Huntingdale Crescent, Placid Hills.
- Food Licence application received for Hatton Vale IGA and the German Bake and Wurst House.
- Food Licence issued for Withcott Seafood and Takeaway.
- Light traps purchased and constructed for mosquito management.

Local Laws

Fifteen (15) dog attacks were reported to Council during July with one (1) attack on a person (a customer at Regency Downs reported two dogs that had chased a number of children. Dogs and their owners were identified. Investigation is ongoing).

Within the period here have been ten (10) Warning Notices issued to animal owners, there were also six (6) Infringement Notices issued to animal owners / others by Local Laws Compliance Officers (plus Dog Survey Officer Infringements). These include:

Infringements	Period 23 Mar - 22 Apr 2017	Period 23 April - 31 May 2017	Period 1 – 30 June 2017	Period 1 – 31 July 2017
Registration	5	5	5	5
Wandering / Straying	1	6	4	1
Fence/enclosure		2	4	
Non-Compliance with a Notice	1	1	4	
Illegal Littering / Dumping	1		4	
Warning Notices				
LLO	25	20	28	10

At 31 July

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- 5,784 Dogs or 89% of known dogs were registered for the 2017-2018 period compared to 2,231 dogs or 43% registered in 2016 – 2017.
- Two (2) PetPEP Presentations were undertaken at Laidley Childcare.

INFORMATION SERVICES

CCTV

- CCTV replacements and upgrades have been completed.
- Investigations are now underway into adding additional cameras at the Laidley Skate Park to cover the area adjacent to skate park which is a known trouble spot.

Skype For Business (SFB)

- Working through reconfiguration of groups due to identified requirements of the Phone Fox project.

Gatton Server Room

- Depot Server Room changes completed.

Technology One

- Ci Enforcement Local Laws – this has been postponed in order that it be completed in CiA rather than Ci.
- CiA Training & CiA Safety – Council has agreed to implement this module as part of the HR Partner Agreement with TechOne, to be completed by December 2017.
- CiA Timesheets & Mobility Crew Management– it is recommended that this project be postponed until July-December 2018 due to other projects resulting in more significant and immediate benefits across the whole business; resource limitations with payroll and pre-requisite change management within our works areas.
- Cia BI Analytics Dashboards – 2017A release applied to non-Production environment enabling new functionality and the ability to move forward with HR projects which will include provision of TechOne's pre-configured HR Dashboards. These dashboards are scheduled to be loaded in August/September 2017.
- CiA P&R Upgrade – the TechOne Transition Team have expressed a desire to work with Council on developing a transition plan with initial planning to commence in August.
- CiA Organisation Management and CiA eRecruitment – agreed with Tech One that Council will be a partner site

ECM Upgrade

- Technical environment has been rebuilt.
- User acceptance testing will begin shortly with GoLive remaining on track for September.

Security

- All door readers upgrades have taken place, with the exception of Lockyer Valley Sports & Aquatic Centre.

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Digital Signatures

- Council's Information Services Steering Committee has decided to accept the risk of continuing with CoSign without support. We will look at alternatives as time permits. If CoSign fails then the priority will immediately escalate.

Internet Service & Data Links

- Briefing Note went to the June Information Services Steering Committee. The Committee determined to proceed with Sharepoint Online and Yammer when time and resources are available. At this stage implementation will not be until 2018.

GIS Application Replacement

- Intramaps is now live with information sessions being delivered with great uptake.
- Exponare will be decommissioned in early August.

Records storage and record digitization

- The Records Storage Project Plan has been approved.

DISASTER MANAGEMENT

- A submission requesting the Foundation for Rural and Regional Renewal to release available funding for the "Lockyer Valley Flood Camera Night Vision Program" to be managed by Disaster Management was made. The funding (\$35,873.96) was left over from previous allocations to council. Should the funding be approved it will be used to part-pay for night vision capability for selected flood warning cameras in the form of sophisticated Ultra Violet capability.
- Emergency food packs were tested by members of the LDCC. Test was to determine the suitability of the food with the view to storing bulk quantities of it in strategic locations in case of evacuations. Suitability is still yet to be determined.
- Flood gauge maintenance across the region undertaken.
- A contractor has been engaged to address some issues with CCTV flood monitoring cameras. This work involves field-based work on the hardware and firmware of the camera infrastructure.
- The DILGP has approved the requested project scope change to the Disaster Management Regional Capability Building Project as submitted. The project will now consist of:
 1. Commissioning of portable communications kit
 2. Building of hydrology models to support the waterride system
 3. Installation of rain events prior to 2012 into the waterride system
- LDMG Bushfire Management subcommittee meeting occurred on 13 July.

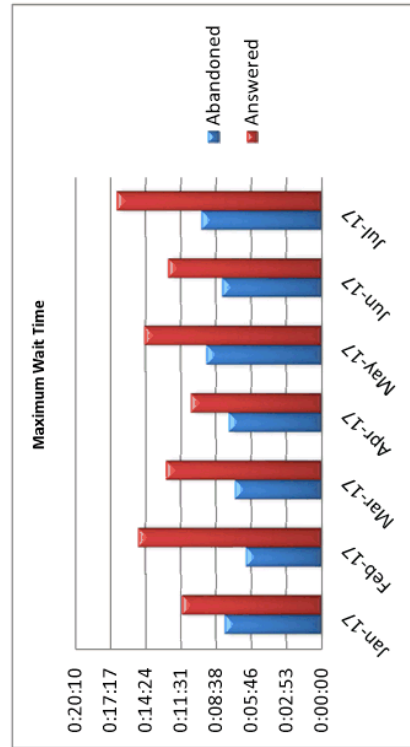
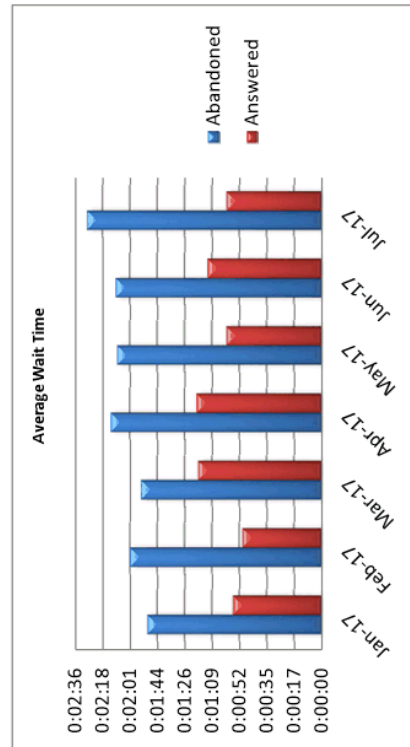
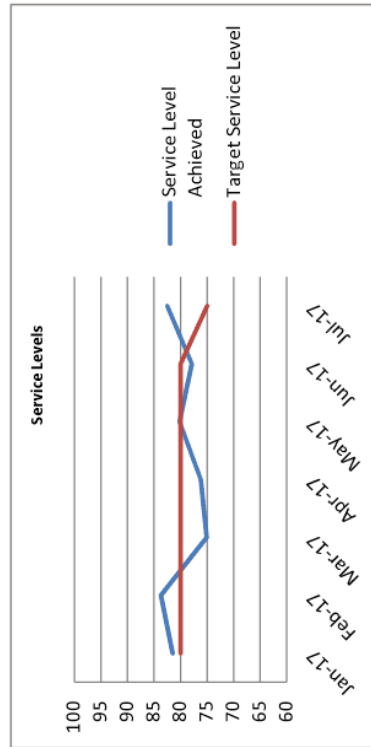
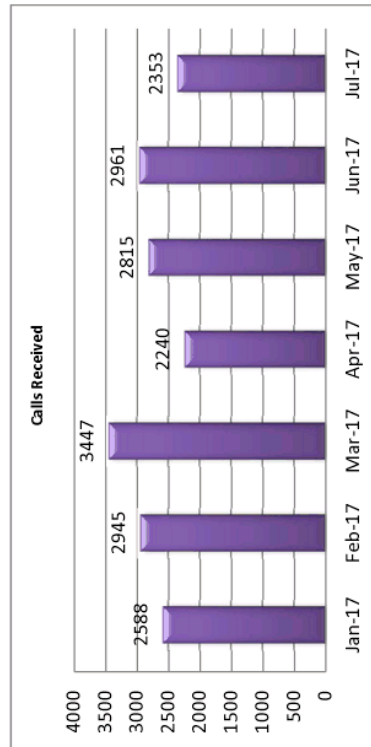
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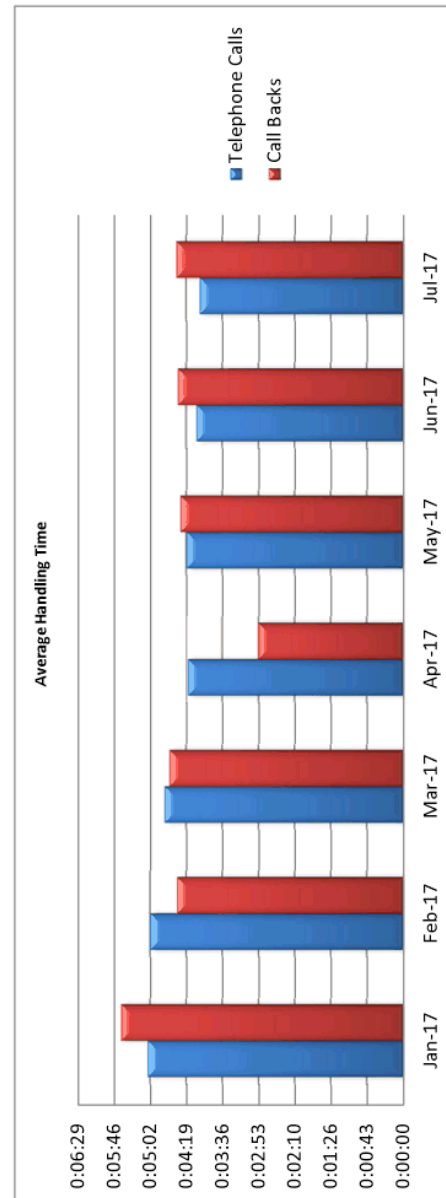
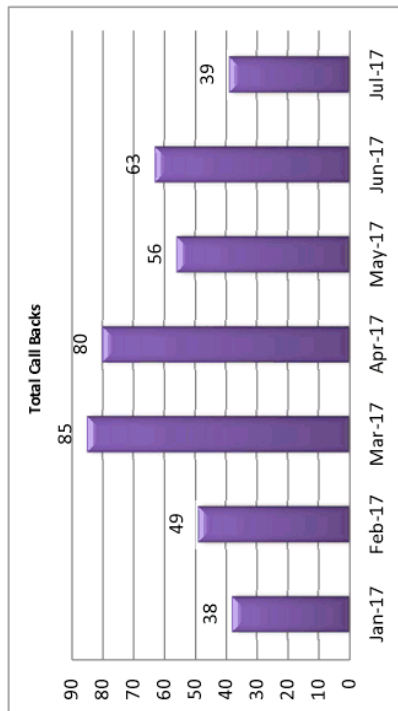
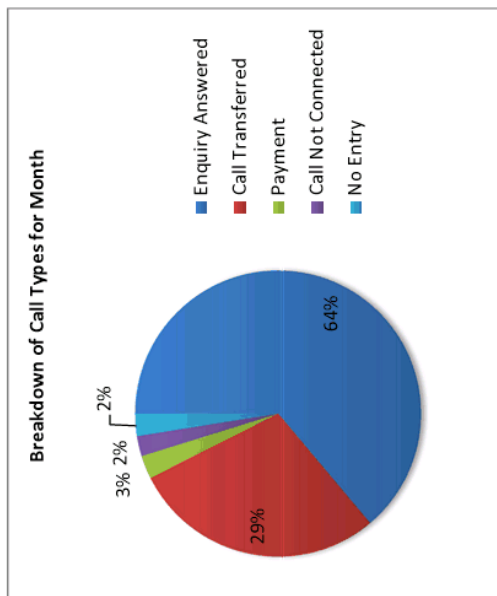
Attachments

- | | | | |
|---|----------------------|--|---------|
| 1 | View | Customer Service Statistics - Monthly Report - July 2017 | 5 Pages |
| 2 | View | Statistics - Whole of Council - 201707 | 1 Page |
| 3 | View | Statistics - CCS - 201707 | 1 Page |
| 4 | View | Statistics - CCS - Top Ten - 201707 | 1 Page |

Lockyer Valley Regional Council – Customer Service Monthly Statistics – July 2017

Telephone

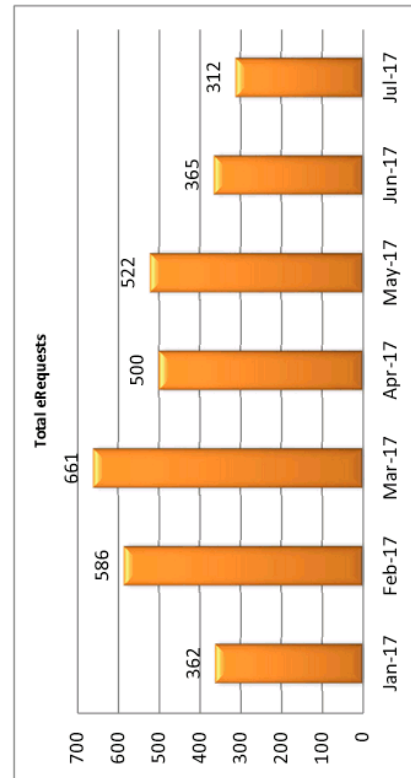
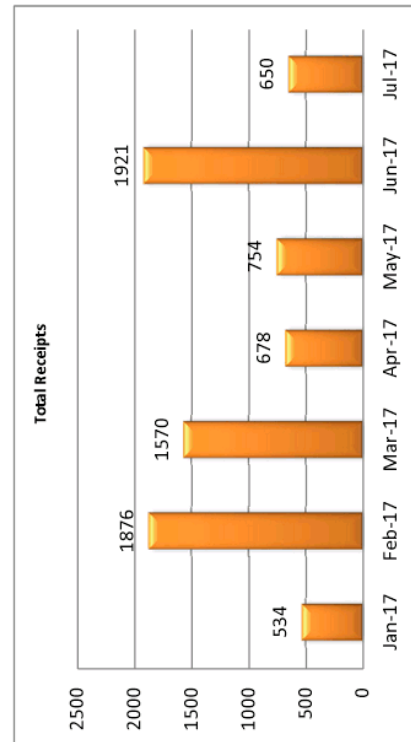
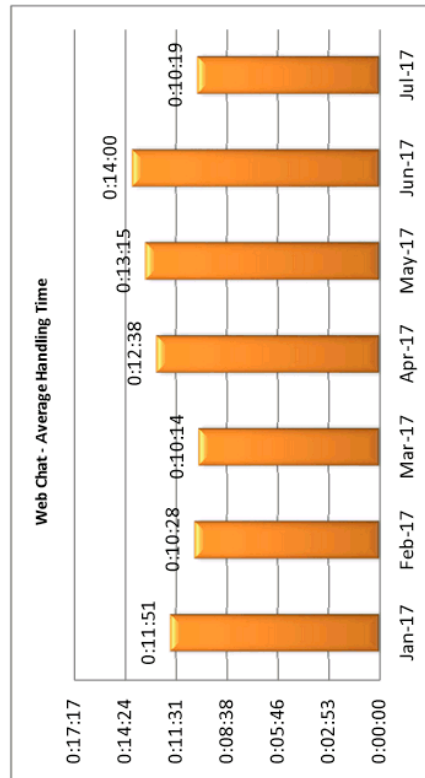
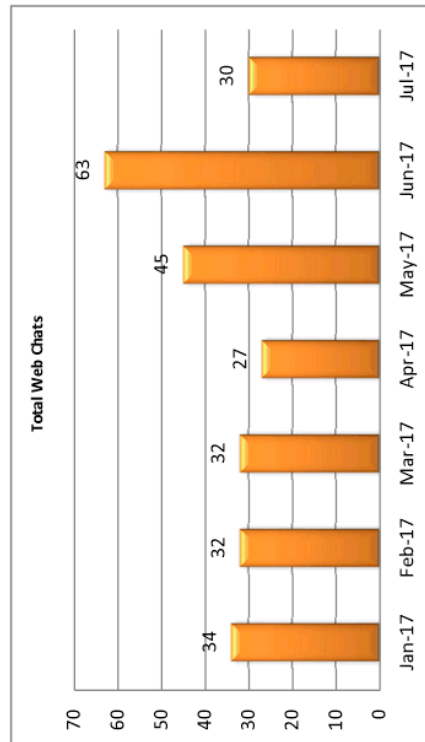




QGAP Performance Report

Total time taken for all transactions	102.96 hrs
Total number of transactions	657
Total average time for all transactions	9.40 mins

Live Chat, eRequests & Receipts

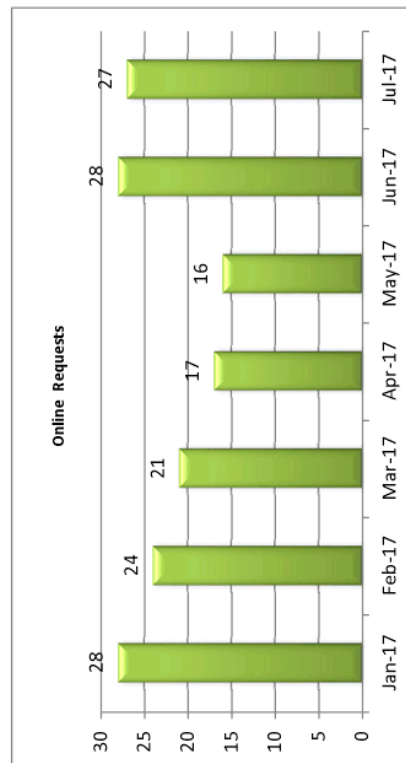


Councillor Requests

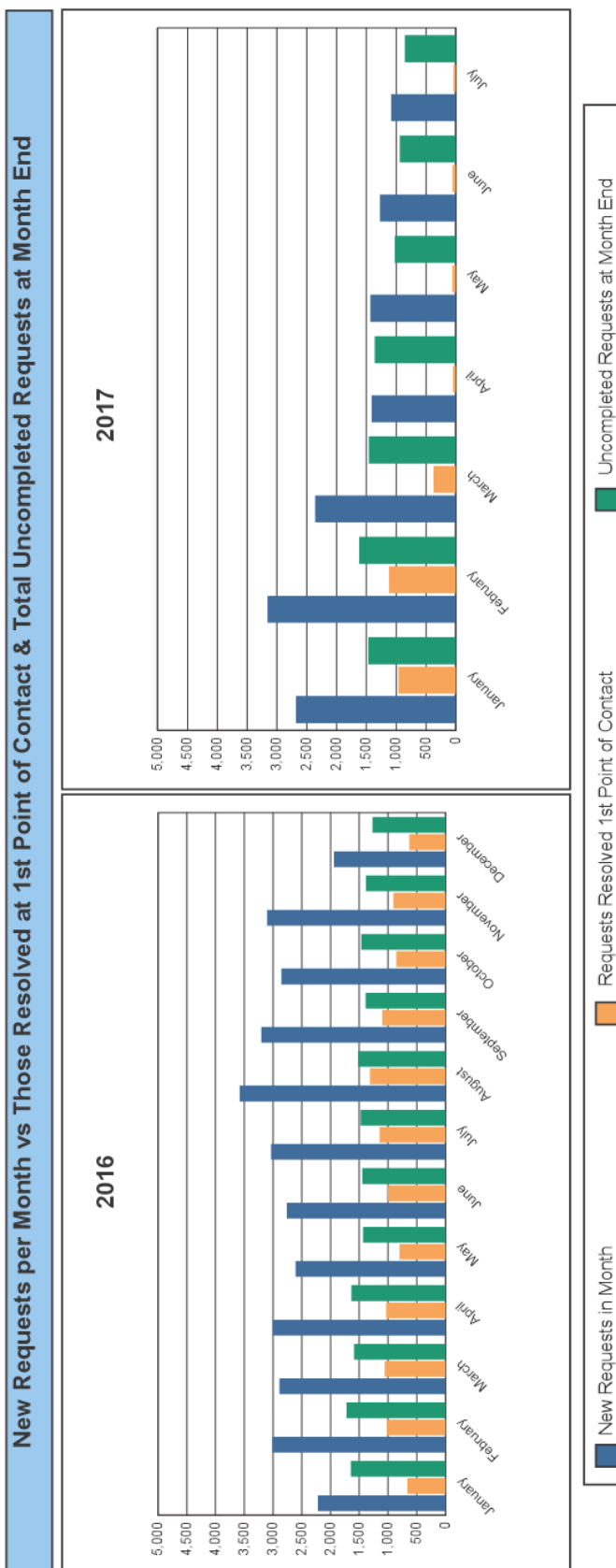
Total Taken in July: 23

Total Requests Still Open: 51

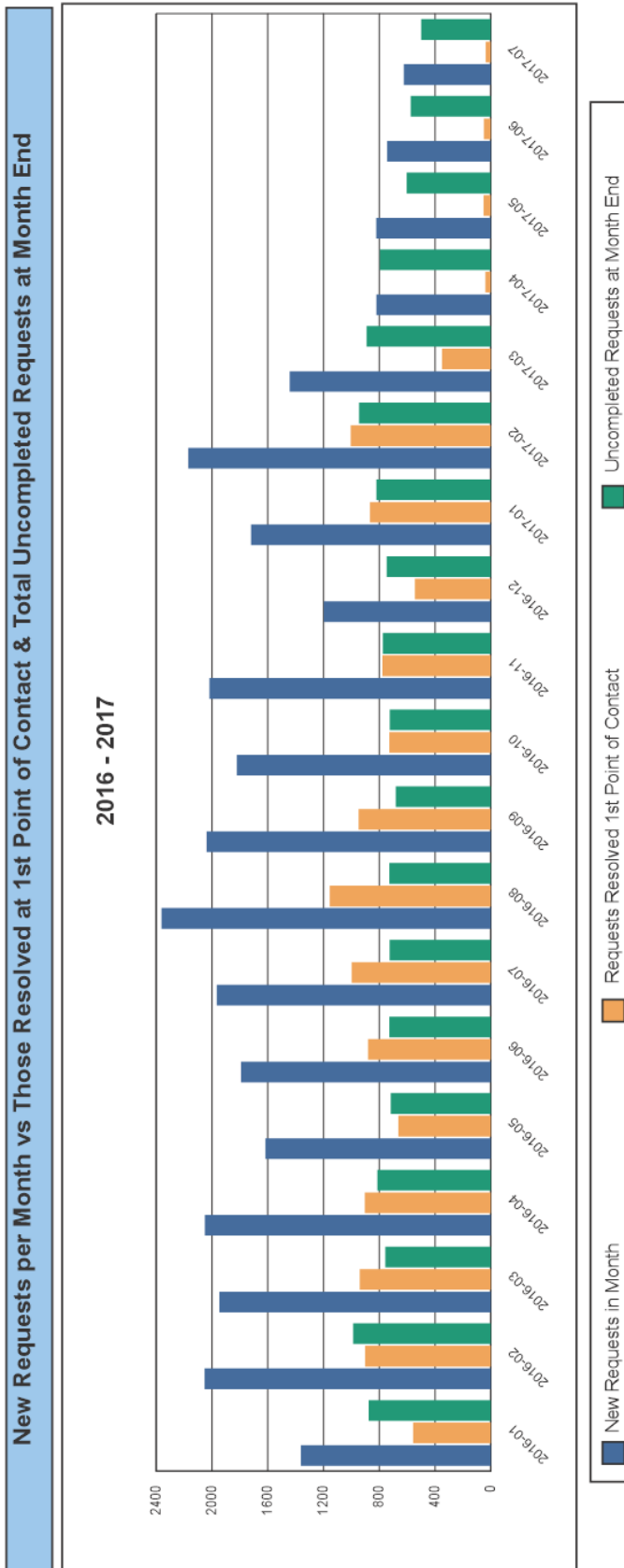
Online Requests



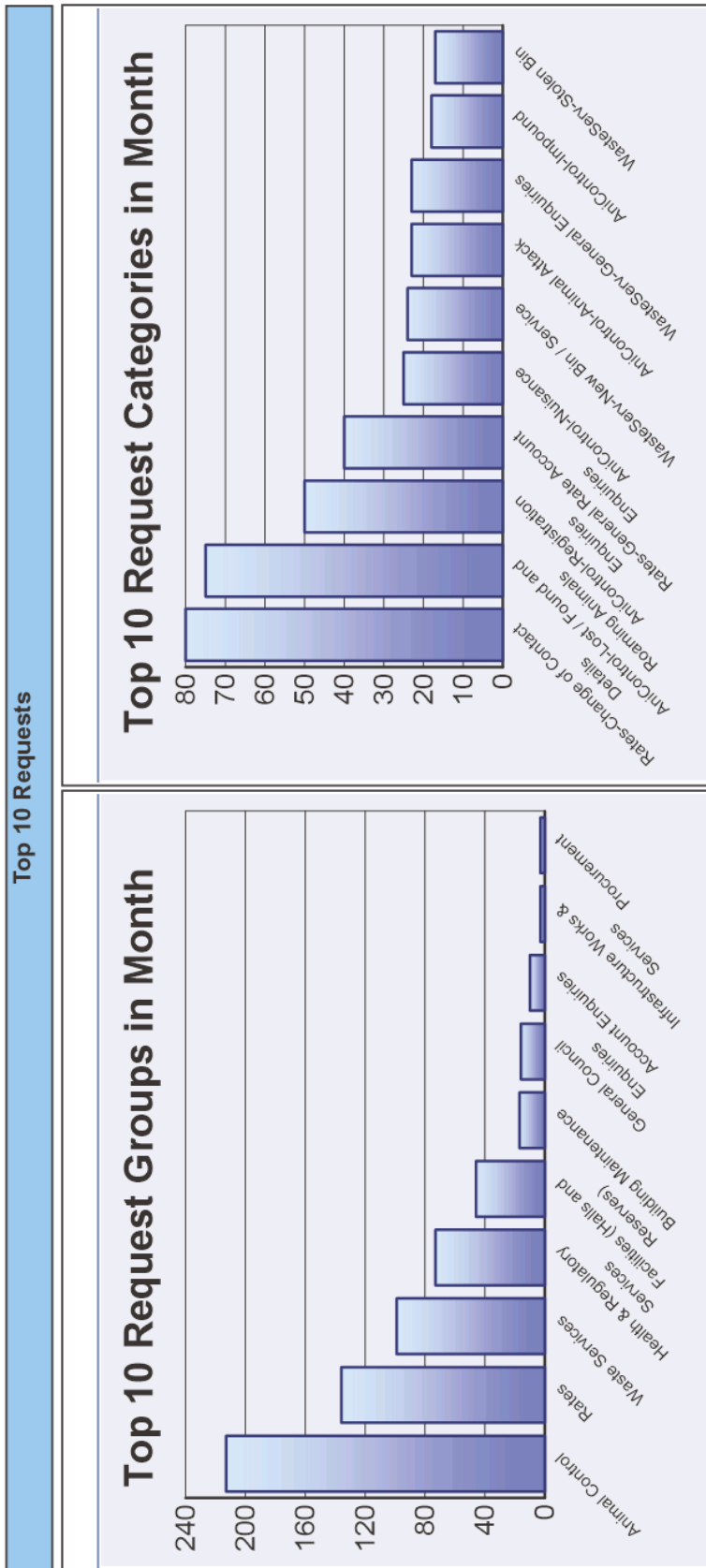
Customer Requests Whole of Council
Month Ending : July 2017



Customer Requests For Executive Group - Corporate & Community Services
Month Ending : July 2017



Customer Requests For Executive Group - Corporate & Community Services
Month Ending :July 2017



Customer Requests Statistics -Executive Group: Corporate & Community Services

Month Ending : 31/07/2017

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13. INFRASTRUCTURE WORKS AND SERVICES REPORTS

13.1 Executive Manager Infrastructure Works and Services Monthly Update

Date: 31 July 2017

Author: Myles Fairbairn, Executive Manager Infrastructure Works & Services;
Cheryl Douyere, Personal Assistant to the Executive Manager
Infrastructure Works and Services

Responsible Officer: Myles Fairbairn, Executive Manager Infrastructure Works & Services

Summary:

This report is to update Council on the emerging matters arising since Council last met in regards to the Infrastructure Works and Services Group.

Officer's Recommendation:

THAT Council receive and note the Executive Manager Infrastructure Works and Services Monthly update.

Report

1. Introduction

This report is to provide an update to Council on activities and issues for the Infrastructure Works and Services during July 2017.

2. Background

Activities undertaken and issues arising are described in the body of this report.

3. Report

2017 NATURAL DISASTER RELIEF AND RECOVERY ARRANGEMENTS

As a result of the damage caused by ex-Tropical Cyclone Debbie, the Queensland Minister for Police, Fire and Emergency Services activated the Commonwealth/State Natural Disaster Relief and Recovery Arrangements (NDRRA) on 1 April 2017.

This activation applies to the impacts arising from the rainfall and flooding between 28 and 31 March 2017.

Immediately after the flood event Council crews undertook debris removal (playgrounds, parks, roads, bridges) and did temporary road repairs to enable access. This work was done as part what is described as Counter Disaster Operations (CDO) and/or Emergent works.

The permanent Restoration of Essential Public Assets (REPA) may take some time due to the need to accurately scope the damage (at each relevant location), then design and construct the works in an appropriate fashion in accordance with the NDRRA guidelines.

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The REPA inspections have commenced with damage assessments undertaken. The team will continue to inspect Council's road and drainage assets in impacted areas over the next month in order to prepare the form 4 for submission to Queensland Reconstruction Authority (QRA). Initial inspections show limited damage to structures constructed post 2013 with the majority of restoration work identified thus far being to fully restore capacity and reinstate protection of roads and floodways.

Note that costs associated with cleaning and restoring playgrounds, parks, memorials, sporting assets, etc., are NDRRA ineligible, i.e., costs are fully borne by Council.

The Category B REPA Submission, with a value of approximately \$1 million, was recently sent to the QRA for their assessment. The CDO and emergent submissions will be provided to the QRA over the next week or so.

At this stage, subject to the weather through summer, it is expected that the works will be completed by 30 June 2018.

BLACK SPOT PROGRAM

Australian Government's Black Spot Road Safety Programme 2016-17

In April 2016 Lockyer Valley Regional Council was awarded funding for eleven (11) projects through the Federal Government's Black Spot Road Safety programme for 2016-17. The status of the projects is as follows.

100% complete

- Gehrke Road, 1.5km section near Carol Anne Court, REGENCY DOWNS – Shoulder widening. Installation of new traffic signs \$470,000
- Old Laidley-Forest Hill Road, between Harvey Road and Forest Hill-Fernvale Road, LAIDLEY NORTH – Road widening and shoulder installation. Installation of signage and drainage works \$552,000
- William Street / Orton Street intersection, LAIDLEY – Intersection upgrade. Traffic island, signage and marking improvements \$77,500
- Australia II Drive, between Thallon Road and Bond Court, KENSINGTON GROVE – Shoulder widening, guardrails and hazard markers \$615,500
- Tenthill Creek Road / Winwill Connection Road, LOWER TENTHILL – Intersection upgrade. Improvements to shoulders, street lighting and advance warning signs, line marking, guideposts \$149,500
- Markai Road / Nangara Road intersection, LOCKYER WATERS – Intersection upgrade. Shoulder widening, delineation improvements, signage and lighting \$71,000

Under construction

- Lake Clarendon Way / Main Greenswamp Road intersection, LAKE CLARENDON – Intersection upgrade. Upgrade existing line marking, signs and implementation of further varied warning signs \$414,000
- Thallon Road, between Funk Road and Niemeyer Road, KENSINGTON GROVE – Shoulder widening and signage improvements at bends/curve and intersection. This section complete. Review speed limit and associated signage \$954,000. Note the Australian Government has approved a change of scope to increase works from Funk

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Road north to Australia II Drive. Full widening for this extent will not be possible with the remaining funds, however additional works for high priority sections are currently being designed.

- North Street/William Street intersection. Australian Government has improved an increase in funding for this project to \$234,500 (an increase of \$65,000), and agreed to the change of scope to a roundabout.

Design phase – construction soon to commence

- East Street / Crescent Street, GATTON – Intersection upgrade \$140,200
- Railway Street intersection, near Winston Street, LAIDLEY – Delineation, signage and intersection improvements \$91,000

Several of the above-mentioned projects are under construction or soon to commence, Council has been granted extensions through until September 2017 on the projects that are under construction and soon to commence.

Australian Government's Black Spot Road Safety Programme 2017-18

The funded projects for 2017-18 are:

- (a) Harm Drive / Lake Clarendon Road intersection upgrade, CROWLEY VALE
 - Change intersection priority in favour of Harm Drive, upgrade intersection delineation, install street lighting to improve visibility and upgrade pavement on Lake Clarendon Road \$56,500
- (b) Litfin Bridge (Robinsons Road crossing of Tenthill Creek), GATTON
 - Improve signage and delineation on approaches to bridge and replace damaged guardrail \$41,500
- (c) Summerholm Road (Warrego Highway to Knopkes Crossing (south of Harch Road)) safety improvements, SUMMERHOLM
 - Review and install signage for roads and bridges, upgrade line marking, raised reflective pavement markers, chevron alignment markers and guideposts and resurface sections of pavement \$66,000

The funding for 2017-18 by the Australian Government for Queensland is around 35% of that set aside for 2016-17. For both the 2015-16 and 2016-17 programmes, there was greater support in the programme for projects in regional councils and those focused on proactive crash prevention (rather than simply historic crash numbers). Proactive interventions are now less favoured in the current system (as was formerly the case in 2014-15 and beforehand).

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TRANSPORT INFRASTRUCTURE DEVELOPMENT SCHEME (TIDS)

The following table provides an update on TIDS Program for 2017-18:

- TIDS program is currently being reviewed, however includes the following projects;

Project Description	Total Project Costs	% of Works completed to date	Comments
Flagstone Creek Road – bridge/culvert safety improvements and signage improvements	\$60,000	0%	To be scoped
Airforce Road – widening of culvert and approaches	\$300,000	0%	To be scoped
Flagstone Creek State School – parking improvements	\$80,000	0%	To be scoped
Lake Clarendon Way – pavement rehabilitation <i>Proposed change to section for rehabilitation</i>	\$150,000 <i>Proposed increase to \$360,000</i>	0%	To be scoped
Spencer Street footpath – replace pavers near Maitland Street	\$20,000	100%	Complete
Spencer Street footpath – replace pavers East Street to Wilsons Lane	\$30,000	100%	Complete
Woodlands Road – geometry improvements	\$270,892	0%	To be scoped
Blanchview Road – new culvert	\$30,000	0%	To be scoped
<i>Long Gully Road</i>	<i>\$260,000</i>	<i>0%</i>	<i>To be scoped</i>

Italics = Proposed works yet to be approved

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FUNDING APPLICATIONS

An update on funding applications is provided below:

- *Building Better Regions* (Australian Govt) application for Amos Road Upgrade, Withcott was submitted on 28th February 2017. This would upgrade the eastern road access into Jubilee Park. Awaiting funding decision.
- *Building Our Regions* (State Govt) for Forest Hill Stage 2 flood mitigation works. RMA progressing with concept design flood modelling. Detailed funding application submitted 07 April 2017. Submission unsuccessful.
- 2017-18 *Cycle Network Local Government Grants Program*. Two applications were submitted 27 January 2017.
 - Not funded. Construction of Spencer Street upgrade of shared pathway, Gatton
 - Funded. Planning and design for Lake Apex Drive (Denis Minson Drive to Hawck Street) on-road cycle facility, Gatton
- *Black Spot* road safety submissions for design and construction in 2018-19
 - 29 projects were submitted July 2017. This included 17 new projects, and 12 resubmitted projects that were unsuccessful last year.
- Laidley Flood Mitigation Project (*Community Resilience Fund* (State Government, DILGP)).
 - Community consultation took place on 17 January 2017 as well as further stakeholder meetings with Department of Transport and Main Roads and Queensland Rail.
 - Operational Works application has been submitted – currently responding to information request.
 - Contract documents for construction being finalised
 - Construction now forecast to commence in September 2017
- Department of Infrastructure, Local Government and Planning 2016-17 Grants and Subsidies Programs
 - Stormwater Catchment Modelling, Planning and Design for Gatton Sub-catchments.
 - 60% DILGP subsidy of \$150,000 approved to complement \$100,000 from LVRC
 - Initial payment of \$45,000 for the project received
 - Contract has been awarded, with Water Modelling Solutions undertaking initial modelling works and associated field work for ground truthing purposes.
- UQ to Gatton CBD Active Transport Link (*Queensland Tourism Demand Driver Infrastructure Fund 2017-18*)
 - Submission unsuccessful.
- Bridges Renewal Programme (Australian Govt) – two applications were submitted
 - Mahon Bridge, Grantham for works on the pile-to-headstock connection \$70,000
 - Steinkes Bridge strengthening \$490,000
- Department of Communities, Child Safety and Disability Services
 - An age-friendly community grants program

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- Funding application submitted June 2017 for Allan St (Princess St to Old College Rd) footpath, Gatton

PARKS, GARDENS AND CEMETERIES (PGC) UNIT

The Parks, Gardens and Cemeteries Unit has undertaken the following activities during July 2017:

Capital Works

Strategy / Activity / Project / Program	Update	Next step
Koala Park drainage	Continue watering of turf and monitoring of other eroded areas	Completed
Gatton Cemetery expansion	Land clearing of extra land completed, master planning of the Gatton cemetery continuing	Continue planning of the cemetery ready for the financial contributions
Littleton Park swing	Quotes being received on replacement of swing	Removal of existing swing
Schultz Lookout fencing	Removal of old fence and bin	Installation of new bollards
Laidley cemetery fence and landscaping	Removal of old fence, with plans to create garden underneath the tree	Installation of new seats completed 28 June 2017.

Maintenance Works

- Mowing
 - Gatton and Laidley parks and streets
 - Laidley Recreation Reserve
 - Forest Hill Recreation Reserve
 - Glenore Grove cricket ovals
- Playgrounds
 - Quarterly playground audit completed
 - Repairs continuing
 - Report on pedal cars at Lake Apex
- Furniture Maintenance
 - Painting of Railway Street seats in Gatton
 - Painting of bridge at William Kemp Park
- Landscaping
 - 'Welcome to Gatton' Eastern Drive landscaping
 - Grantham area – spraying of clover in parks and roadside
 - Helidon area- spraying of clover in parks and roadsides
 - Boer War Memorial Park - spraying of clover

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- Pruning of hedges at Centenary Park, Gatton
- McNulty Park irrigation upgrade
- Plant a tree day preparation Lake Apex Park, Gatton
- Bollard installation RV Park, Gatton
- William Kemp gardens maintenance and tree pruning
- Cleary Park topdressing of lawn area
- McNulty Park garden creation and turfing
- Event Assistance
 - Gatton Show assistance which includes delivery of bins, marquees, chairs and collection, etc
 - Ma Ma Creek expo assistance – rubbish bin delivery and collect
- Cemeteries maintenance and several funerals
- General maintenance and business
 - CRM resolution across the region
 - Rubbish run continuing across the region

ROADS AND DRAINAGE UNIT

The Roads and Drainage Unit has undertaken the following activities during July 2017:

Capital Works

Strategy / Activity / Project / Program	Update	Next step
Lakeview Accommodation	Minor works pending due to sewer works still in progress	On-going. Waiting on sewer works to be completed
Asphalt nightworks, Gatton CBD	Asphalt pavement repairs programmed for the Railway St in Gatton CBD	Works have been completed. Linemarking programmed
Australia II Dr	Shoulder widening and reconstruction	Guardrail installation programmed for next week
Thallon Rd, Kensington Grove	Shoulder widening and reconstruction	Works complete. Final seal and linemarking pending
Lake Clarendon/Main Greenswamp Rd	Intersection realignment and widening	Works in Progress. Seal booked for this Thursday
North/William St, Gatton	New roundabout construction	Works in progress
Spencer St footpath	Footpath reconstruction at Lady Counsel School and East to Wilson St	Works in progress
Raymont Road, Gatton	Pavement reconstruction	Works in progress.

Maintenance Works

- Gravel road grading works being done at:
 - Flagstone Creek
 - Forest Hill
 - Glen Cairn
 - Hatton Vale
 - Stockyard
 - Derrymore
- Roadside spraying
 - Nil
- Road pavement repairs
 - Gatton
 - Upper Lockyer
 - Derrymore
 - Carpendale
 - Kentville
 - Upper Flagstone
- Vegetation control and slashing
 - Blenheim
 - Mount Sylvia
 - Spring Creek
- Drainage works
 - Upper Lockyer
 - Jones Rd
- Road patching works
 - Forest Hill
 - Caffey
 - Gatton
 - Grantham
 - Junction View
 - Laidley
 - Regency Downs
 - Churchable
 - Lockyer Waters
 - Lower Tenthill
 - Mount Whitestone
 - Winwill
- Traffic signs and linemarking work
 - Flagstone
 - Seventeen Mile
 - Plainland

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Road and drainage defects

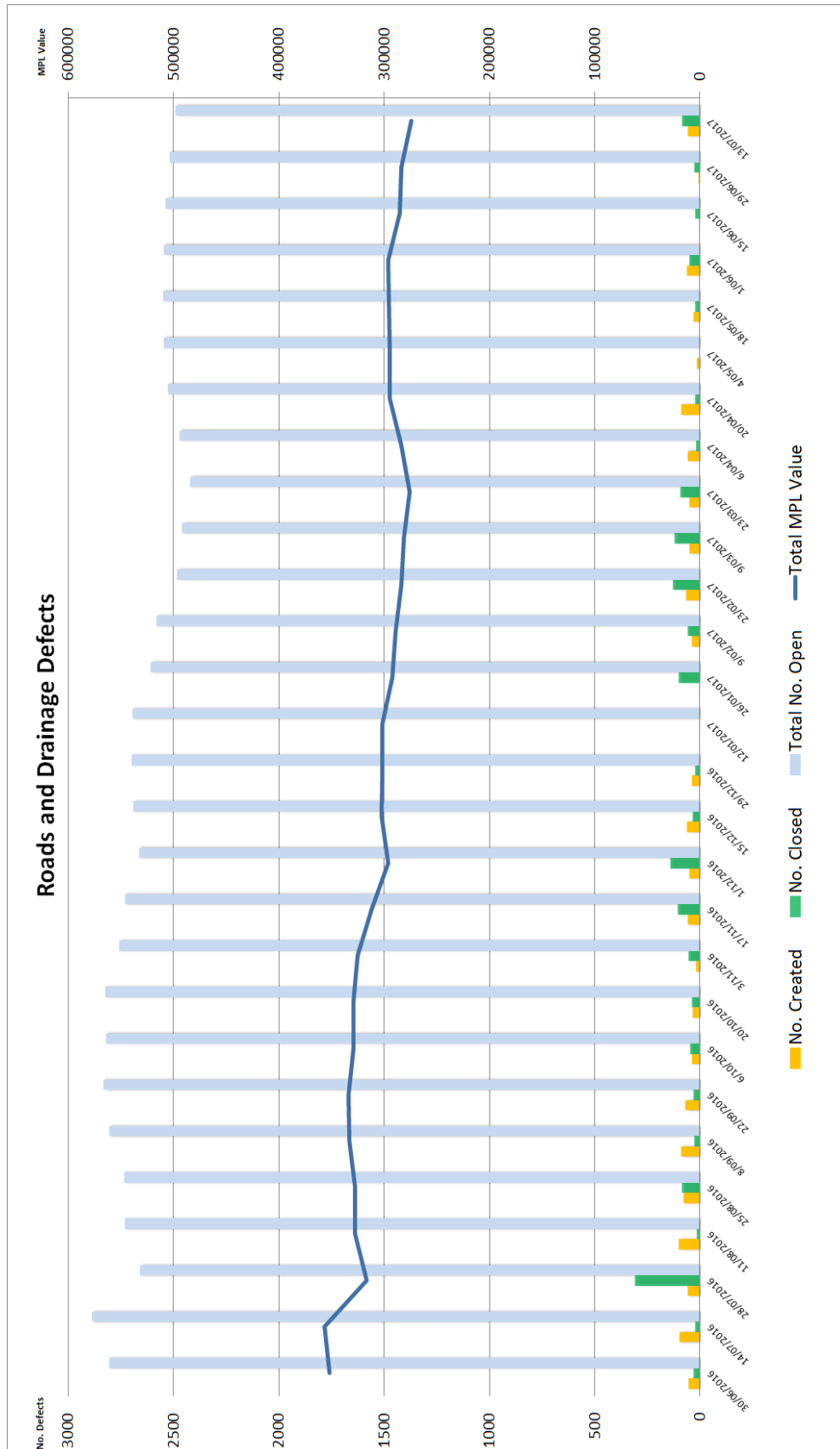
The graph provided as **Attachment A** shows the status of the roads and drainage defects from 30 June 2016 until 13 July 2017.

There has been a downward trend on the total MPL over the last fortnight, indicating a focus on the completion of defects.

There is still work to be done to understand if the MPL value of 300,000 is an appropriate level of service and whether or not further efficiencies can be gained to reduce the MPL without committing extra funding.

Attachment A

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PLANNING AND DESIGN UNIT

In addition to the Black Spot and TIDS projects lists previously, the Planning and Design Unit has undertaken the following work:

Strategy / Activity / Project / Program	Update	Next step
Toowoomba Second Range Crossing	Ongoing meeting with various teams from Nexus. Monitoring impact on local roads and community. Nexus have commenced condition survey of roads. Jones Road works approved. Morleys/McNamaras Roads IFA Stage 6 Council report endorsed, with 2 outstanding items to go back to Council.	Postmans Ridge Road Returned Works – Engineering Consultants reviewing Stage 6 design, as well reviewing existing road and providing recommendations for improved signage/speed to match in with Returned Works. Approval given for Gittins Road widening works – required for upcoming delivery of Super T beams.
Buaraba St outfall	Outfall works on hold and monitoring levels monthly. Also monitoring internal drain for further movement. Considering alternative design for outfall which doesn't involve removing gabions and is easier to construct. Original design sourced, which is in line with alternative proposed design.	Latest survey results show some movement over time, detailed analysis of results to be undertaken.
Footpath projects on TMR roads	Spencer St	Funding application unsuccessful.
Gatton Revitalisation	Footpath colour trial – Brick n Pave CBD street lighting – GHD Treescape rubber bases trial complete	Report on Streetlighting project has been submitted to Council. Proceeding to detail design.
Stormwater Catchment Modelling, Planning and Design for Gatton Sub-catchments	Funding of \$150,000 received for project, (60/40 funding), to be complete by November 2017. Initial payment of \$45,000 for the project received. Contract awarded to Water Modelling Solutions (who are also engaging RMA for parts of this project).	Works have commenced, including initial modelling and ground truthing of assets.

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Strategy / Activity / Project / Program	Update	Next step
Laidley Flood Mitigation	Community consultation undertaken in January 2017, good feedback received. Further projects identified from this consultation, and downstream bat area and creek has been checked as tree clearing and tidying up requested here. Operational Works application has been submitted. Meeting between LVRC, Cardno, DILGP, and DAF held onsite to discuss DAF concerns. DAF appeared satisfied with proposed responses and understood the project better.	Response to information request pending. Tender documents will be released prior to final operational works approval if feedback is received that all stakeholders are satisfied.

INFRASTRUCTURE SUPPORT UNITS

The Infrastructure Support Units have undertaken the following activities during July 2017:

Asset Management Unit activities:

- REPA damage assessment for ex-TC Debbie close to being finalised
- GHD undertook investigation into reinforcing location in the pile to headstock connection on Mahon Bridge and Sheep Station Bridges, report yet to come
- End of year capitalisation processes, 'as cons' into assets for capitalisation is partially complete with a further 3 weeks of work left to finalise
- XL one report created to capture plant downtime compared to availability
- Reviewed plant hire rates and made the necessary changes in TechOne
- 2 x Dell tablets have been trialled successfully for mobility. A further 2 units have been procured and after initial testing will be available for release to Infrastructure Delivery.
- Meeting with Douglas and Partners on Thursday (27th) to review East Egypt Road potential landslip for inclusion in the REPA assessment.
- Initial mobility configuration for Environment and Pest has been completed for their transition to mobility for pest weed recording
- Implementation of additional attributes and parent asset of sites to streamline annual insurance requirements
- Building asset data handover to the Facilities team, expected finalisation by end of the week

Plant and Fleet Unit activities:

- FL000555 – Toyota Hilux SR 4x4 Dual cab damaged in traffic crash has been written off by our insurance provider. Our Insurance provider has given authority to Lockyer Valley Toyota to supply a new Toyota Hilux SR 4x4 Dual Cab. Lockyer Valley Toyota have been chosen to supply the new vehicle by our insurers.
- Facilities Cleaning Van – An order has been placed with Lockyer Valley Ford for the supply of a Ford Custom 290S Transit Van to replace existing Hyundai iLoad van, expect delivery in October.
- Expect delivery of IWS Coordinator's vehicles around the end of July.

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- FL000068 to be disposed of because it's surplus to requirements and its age.

Fleet Capital 2017/2018 – Quotation specifications have been developed for the following fleet items.

- 1 only 6x4 Rigid Truck with 9m³ tipper body fitted.
- 1 only 6x4 Rigid Truck with road maintenance unit fitted (Jetpatcher)
- 1 only CCF Class 4 Wheel Loader.
- 1 only CCF Class 12.5 Self-propelled Smooth Drum Vibratory Roller.
- 1 only 8m³ Mini Garbage Compactor.
- Preparing specifications for two cars

Meetings have been scheduled with Works Coordinators and relevant operators to approve specifications. Once signoff has been completed the specifications will be sent to Procurement to be sent out to tender.

Recent purchases include:

- 8 X 5 Tandem Axle Box Trailer – Fabrication has been completed. The trailer is now in the assembly stage.

Fleet Disposals:

- FL000155 – Doosan DL200 wheel loader was disposed of at auction. Sale price was \$56,000 gross inc GST.

EXECUTIVE MANAGER ACTIVITIES

The Executive Manager was on annual leave from 21 June to 7 July 2017, however during the month of July 2017, the Executive Manager or the Acting Executive Manager has attended:

- Council Workshops, Council meetings and Councillor Tours
- Executive Leadership Team (ELT) meetings
- Community Engagement Committee meeting
- Information Services Steering Committee meeting
- Regular meeting with IWS Managers and Management Groups
- Information Services Steering Committee meeting
- LACAC Master Plan meeting
- Leadership Forum
- TMR meeting in Brisbane re Transport Planning (Plainland)
- QRA meeting to discuss Ex-Debbie cyclone repair progress
- Qld Recovery Plan Workshop and NDRRA Training (Brisbane)
- 120th Anniversary function at UQ - Gatton
- Performance Review meeting with direct reports
- IWS Portfolio meeting with Cr Holstein
- IWS Management Team meeting
- Meetings with the CEO and resident
 - Preston Boundary Road, Preston
 - Hogers Crossing Ropeley
- Meeting with DILGP and Cardno
 - Laidley Levee
- IntraMaps Training
- New staff induction - introductions
- Hazard inspections of construction sites
- Workplace / IWS site visits at:

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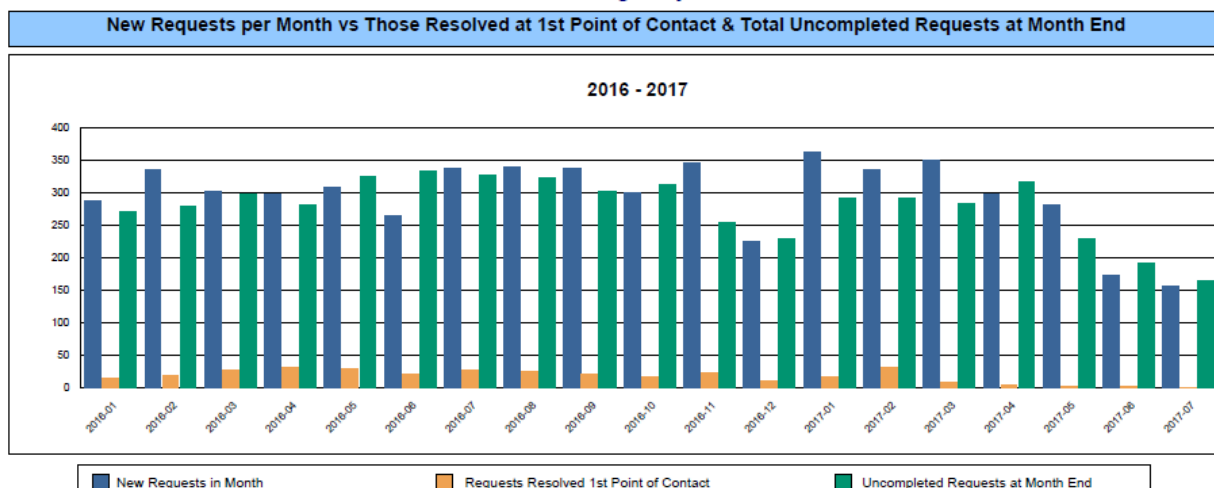
- North/William Street roundabout, Gatton
- Koreelah Street, Murphys Creek (Upper Lockyer)
- RV Park inspection

The Executive Manager's office has also supported the Lake Apex Community Advisory Committee – LACAC Master Plan workshop held on 11 July 2017 and the Gatton Revitalisation Project Committee Meeting rescheduled from 25 July 2017 to 8 August 2017.

CUSTOMER SERVICE REQUESTS – MONTHLY MONITORING

The table below provides a summary of customer service request activity. In the past two months there have been improvements in completed requests following a spike in CSR from the weather event in March 2017.

Customer Requests For Executive Group - Infrastructure Works & Services
Month Ending :July 2017



Attachments

There are no attachments for this report.

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13.2 Status Update - Laidley Flood Mitigation Project

Date: 01 August 2017
Author: Seren McKenzie, Manager Infrastructure Planning & Design
Responsible Officer: Myles Fairbairn, Executive Manager Infrastructure Works & Services

Summary:

The purpose of this report is to update Council of the Laidley Flood Mitigation Project.

Officer's Recommendation:

THAT Council receive and note the Laidley Flood Mitigation Project status update report,

And further;

THAT Council delegate authority to the Chief Executive Officer to negotiate and award the construction contract for this stage of the Laidley Flood Mitigation Works (described as Project No. 101264).

Report

1. Introduction

Lockyer Valley Regional Council (Council) was successful in obtaining funding from the State Government, through the Department of Infrastructure, Local Government and Planning (DILGP) for the *Laidley Flood Mitigation Project*. The funding is for the purpose of constructing a drainage channel and associated levee bank works along the Laidley main drain, up to a total eligible Project Cost of \$1,564,000. DILGP will fund up to a maximum of 40% of the eligible Project Cost (\$625,600), with the balance of the project cost to be funded from Council's capital works budget.

2. Background

Cardno (Qld) Pty Ltd have been engaged as Council's engineering consultants to investigate the extent of a drainage channel (and associated levee) that can be delivered without impacting on the surrounding properties. Under the terms of the original funding approval, the maximum extent of this project is from Patrick Street to the northern boundary of Council owned land adjacent to Stanford Place. This is governed by the land in ownership of Council, and is indicated by the red hatched area in Figure 1 below.

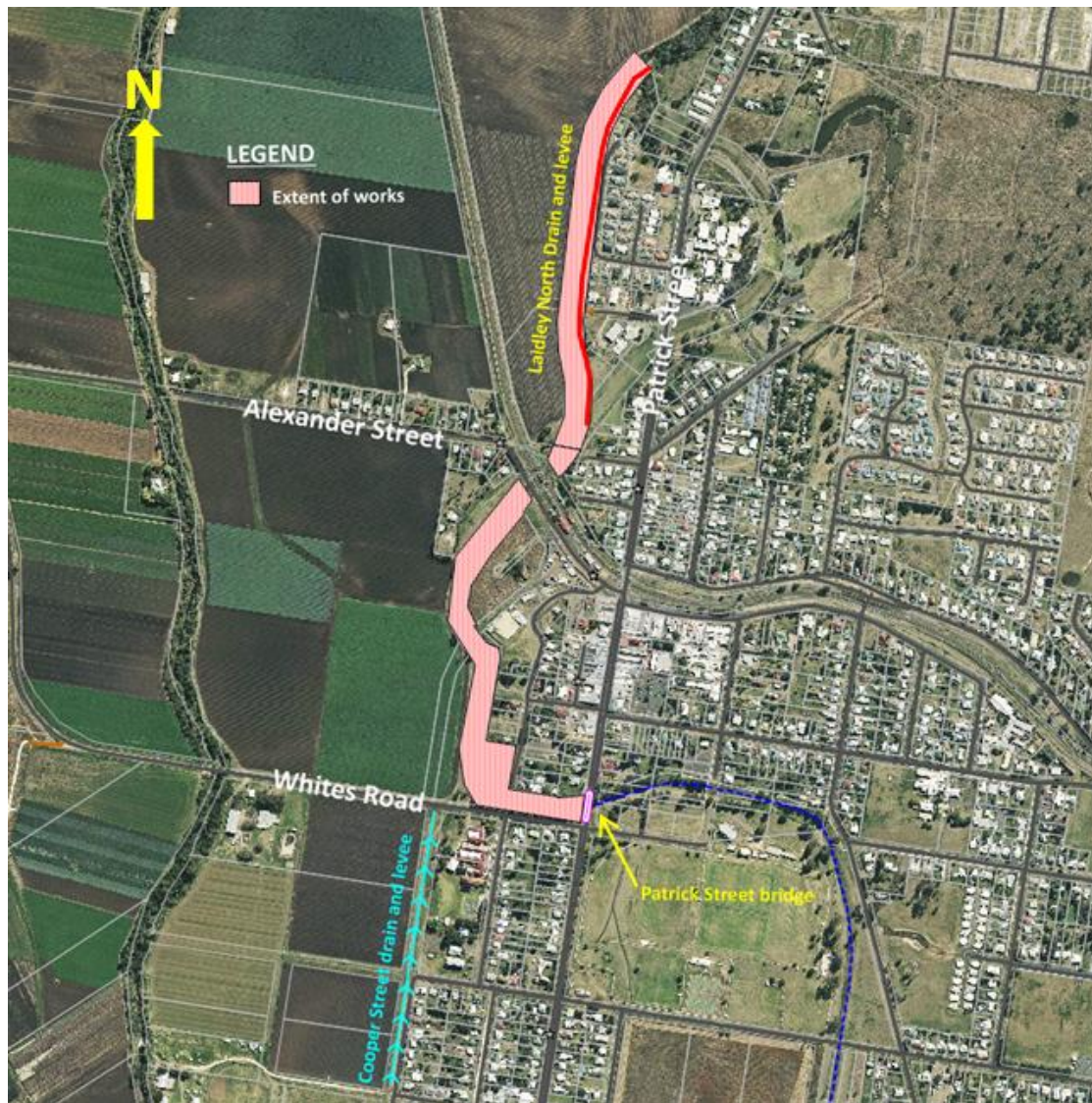


Figure 1 – Maximum extent of Laidley flood mitigation works in the Laidley main drain.

3. Report

This report has been prepared to provide Council and the community with an update on recent project activities.

The flood modelling work has undergone much iteration to ensure the impact on properties is minimised. At the previous project status update in March 2017, Council was advised of the request for extension of time that had been lodged with the State; this request was approved, with the project now due for completion by 08 December 2017.

The Operational Works application for the construction works was lodged at the end of March 2017, with a subsequent information request received from Council, Department of Fisheries, Queensland Rail/Transport and Main Roads and Queensland Urban Utilities (QUU). For the most part, the model and design required some further minor iterations to meet the information request, as well as some refinements to the wording.

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The Department of Fisheries (DAF) information request required further discussion, and after an onsite meeting with DAF, there was a better understanding of the project and the impacts on fish passage. In-principle approval has now been provided by the State departments who are stakeholders in this project and QUU.

The response to the information request was submitted on 01 August 2017, with meetings held with all stakeholders prior to submission to ensure the response meets their expectations. It is therefore expected a formal approval for the Operational Works will be received by the end of August/early September 2017.

Given the in-principle approvals which have already been received, the tender documents for the construction phase were finalised and were sent to tender on 03 August 2017, with a closing date of 25 August 2017.

It is expected the construction period will be around seven to eight weeks, allowing for some wet weather. Allowing for the assessment of tenders and contract completion, the on-ground works should be complete by early to mid-November.

At the 22 February 2017 meeting, Council resolved;

“THAT Council delegate authority to the Chief Executive Officer to negotiate and award the contract for the construction of the 2016-17 stage of the Laidley Flood Mitigation project”.

Due to the tender for this contract being delayed until recently, it is proposed the wording of the this delegation is amended, in the interest of time, to still allow the Chief Executive Officer to negotiate and award the construction contract.

4. Policy and Legal Implications

Policy and legal implications will be addressed in future on matters that arise before Council.

5. Financial and Resource Implications

Budgeted for in 2017-18 budget.

6. Delegations/Authorisations

Chief Executive Officer is delegated authority to negotiate and award the construction contract.

7. Communication and Engagement

Ongoing consultation with all affected stakeholders, including Laidley residents. Prior to works commencing in September 2017, a further letter drop (and other publicity) will be undertaken to update the community on the construction works.

8. Conclusion

The *Laidley Flood Mitigation Project* continues to progress, although the Operational Works process has taken far more resourcing and a longer time than expected. With the information

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responses submitted and the construction tender out to market, the project will progress to construction and ultimately completion by the December 2017 due date.

9. Action/s

1. Construction contract negotiated and awarded.

Attachments

There are no attachments for this report.

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14. ITEMS FOR INFORMATION

14.1 Queensland Urban Utilities (QUU) Progress Report

Date: 31 July 2017
Author: Erin Carkeet, Executive Support Officer - CEO & Councillors
Responsible Officer: Ian Church, Chief Executive Officer

Summary:

Council has received an update in July from the Queensland Urban Utilities (QUU) Board which provided highlights from their Board Meeting.

This document is for Council's information only.

Report

1. Introduction

Lockyer Valley Regional Council maintains an ongoing working relationship with QUU on both operational and strategic aspects of water and sewerage provision. This report is an update on matters of significance with respect to QUU for Council's information.

2. Background

Queensland Urban Utilities is:

- A statutory body, created on 1 July 2010 as a result of Queensland Government changes to the way water is managed in South East Queensland.
- Owned by the Brisbane and Ipswich City Councils, and Lockyer Valley, Scenic Rim and Somerset Regional Councils and governed by an independent Board.
- Tasked to deliver drinking water, recycled water and sewerage services to the cities and townships within the boundaries of these five local government areas.
- Responsible for delivering water to customers, collecting, transporting and treating sewage, as well as charging and billing for water and waste water services for customers in the Brisbane, Ipswich, Lockyer Valley, Scenic Rim and Somerset local authority areas.

3. Report

The Board held its first meeting for 2017/18 on Monday 17 July.

In the year ahead, QUU will make investment decisions that will position them as a 'utility of the future'.

In twelve months' time, the board expects to see:

- Closer relationships with key commercial and developer customers.

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- Increased flexibility for customers to receive and pay their accounts.
- More streamlined ICT systems that will make it easier to perform our work.
- Greater use of intelligent networks to move us from being reactive to proactive and predictive.
- An improved ability to convert waste into revenue-generating products.
- A continued strong focus on delivering shared-value solutions.
- A greater focus on employee safety and that of contractors and suppliers.

At the ordinary Board meeting, the following matters were discussed.

Operational Excellence

Strategic risk and opportunity review

The Board regularly reviews QUU's strategic risks and opportunities to ensure they are current, and reflect the business model and external environment in which they operate.

This month, following consideration by the Audit and Risk Committee, the Board considered and approved QUU's strategic risk and opportunity register. A copy of these strategic risks and opportunities will be set out in the 2017/22 Corporate Plan, which will be issued to all shareholders in early August.

Risk Management Policy

The Board approved a revised Risk Management Policy.

This policy has been updated to reflect QUU's new risk appetite statement, and to reflect the maturing risk and control environment within QUU. The revised policy reinforces QUU's clear commitment to enterprise risk management. The review also allowed for a number of procedural aspects that the board incorporated in the original policy to be managed through separate business-level procedures.

Brand Strategy

Since formation, QUU has continued to build brand awareness and recognition across the five service territories.

In QUU's first four years, the emphasis was on increasing customer understanding that QUU was their new water and sewerage service provider, recognising that these services had historically been performed by local government.

Since 2014, QUU has had a much stronger focus on aligning our brand strategy to our purpose: Enrich quality of life. This has seen QUU invest in a number of campaigns such as Turn to Tap and Don't Flush That. The board have also focused on increasing the brand exposure via community events, sponsorships, and educational programs. While QUU's brand has continued to strengthen, slight changes have been proposed to ensure it remains recognisable, modern and clear.

This month, the Board received feedback from external customer research regarding the QUU brand. The Board considered this feedback and provided direction to management regarding the way forward.

Innovation update

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The Board noted a presentation on QUU's Innovation Program and three-year research and development roadmap, which is aligned to their strategic pillars.

The investment into the Innovation Program has not only resulted in improved efficiencies, cost reductions and increased productivity, but has also led to improved culture across the business. The most recent Employee Engagement Survey conducted in May showed that 71% of our workforce feels encouraged to submit new ideas and adopt better ways of working.

The Board was advised that there has been a strong emphasis over the last year on establishing a number of partnerships with the private, public and tertiary sectors. In the last 12 months, QUU have been involved with 53 projects, 12 of which are university partnering projects (valued at \$5M) that QUU are currently hosting at our Luggage Point Innovation Precinct.

Water security in SEQ

An update was provided on Seqwater's planning and preparation for water security in South East Queensland should dam levels fall below a pre-determined volume. QUU continues to work closely with Seqwater on the implications for the business and customers should demand management measures be implemented by the State. Regular updates on this matter to follow.

Insurance Program 2017/18

The Board received an update from management on the final placement terms of QUU's 2017/18 Insurance Program. Of particular note was that QUU, similar to many global businesses, has seen a hardening of insurers' risk appetites due to cyber losses in other sectors.

National Performance Report

This month, the Board received an update on the recently released 2015/16 National Performance Report. The report provides a comparison of the performance of 86 water utilities that provide urban water services to over 20 million people across Australia. Whilst this report provides a comparison, it is important to note that the cost inputs, operating models, and geographical service areas for the large providers vary significantly.

Media and public relations update

The Board discussed the implementation of QUU's Public Relations and Media Strategy, which has seen QUU continue to build their brand presence through a proactive and transparent communications approach.

Shareholders and Strategic Stakeholders

Final participation return

At the May Board meeting, a resolution was passed to declare a total annual participation return equal to 85% of net profit for 2016/17, less any adjustments permitted under the Participation Agreement.

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This month, the Board acknowledged that formal notification of this participation return will be made by 31 July 2017, with payment of the final participation return by 29 September 2017.

Shareholder relations

QUU value the opinions of shareholders and collect their feedback annually via a shareholder satisfaction survey. This month, the Board received the results from the May survey, which showed that shareholder satisfaction remains strong at 78%. The Board was also pleased to note that QUU shareholders value our strong focus on regular and meaningful engagement.

People

CEB Global International Communications Award

The Board was advised that QUU recently won the CEB Global Internal Communications Award for safety motivation and behaviour research, which has underpinned QUU's PB5 and safety communications over the past two years. This award recognises all QUU employees who made such important contributions to this work, as well as the University of Southern Queensland, which supported us in this innovative research. These awards set the global standard for internal communication with only three Australian companies making the shortlist this year from over 250 entrants worldwide.

Attachments

There are no attachments for this report.

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14.2 Councillor Portfolio Update

Date: 02 August 2017
Author: Erin Carkeet, Executive Support Officer - CEO & Councillors
Responsible Officer: Ian Church, Chief Executive Officer

Summary:

This report informs Council of the key portfolio focus areas identified during these meetings.

This document is for Council's information only.

Report

1. Introduction

This report is to provide an update from Portfolio Councillors.

2. Background

Council determined the portfolio responsibility areas in order for Councillors to focus on their particular areas.

3. Report

Portfolio:

Mayor Cr Milligan: Communication; Promotion and Advocacy; Intergovernmental and Media Relations; Economic Development; Agribusiness; Tourism and Events; Community; Engagement and Disaster Management.

- Attend the LVRC fun run at the Gold Coast
- Participated in the Gatton Mural Project 'First Coat Lockyer' Artist Talk n Tour event
- Attend the 20th Anniversary celebration for BreastScreen Ipswich
- Attend Councillor Workshop x 2
- Briefing with Disaster Management Coordinator with advice re satellite phone
- Meet with QFES Officers regarding roadworks and parking
- Attend the QTM meeting at Council Chambers
- Meet with media / business person for lunch in Toowoomba
- Briefing regarding Regional Flavours / Ekka
- Discussion with Bunnings regarding development in Gatton
- Briefing with Special Projects Officer regarding current projects
- Agenda briefing with Coordinator Council Business
- Attend Councillor Tour
- Meet with community member / former volunteer at Laidley library

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-
- Meeting with WMHH Officer and Cr Hagan in Ipswich
 - Attend the Laidley Show
 - Attend Crime Stoppers meeting in Gatton
 - Attend Gatton Fire and Rescue with Manager Infrastructure Planning & Design to discuss roadworks / parking with brigade
 - Discussion with IT staff and Executive Manager Corporate & Community Services regarding Ransomware
 - Meeting with Martin Albrecht regarding Inland Rail in Brisbane
 - Attend Lockyer Says Not to Violence meeting
 - Meeting with DNRM regarding water in the region
 - Attend Planning Scheme Development briefing at Council x 3
 - Chair Ordinary Meeting of Council x 2
 - Meeting with CEO and Community Engagement Officer regarding community
 - Officiate Australian Citizenship Ceremony
 - Catch up with the CEO x 2
 - Portfolio Meeting with Officers
 - Attend Laidley RSL Citizens Auxiliary
 - Attend the official opening of the Regional Flavours, Southbank (Friday)
 - Attend Regional Flavours; community event (Saturday)
 - Guest Speaker at Grantham Women's Group
 - Accompany Faith Lutheran College student
 - Attend pre-briefing for ARTC
 - Attend meeting with Councillors and ARTC Officer
 - Briefing with CEO, Special Projects Officer and Regional Development
 - Attend Peace Lutheran Church and Womens Guild 50th Anniversary
 - Attend and present trophies at Regis Gatton Senior Sports Day
 - Guest Speaker at Currumbin RSL
 - Attend the formal welcome / greet with the Ageo Delegates
 - Attend the BBQ dinner with Ageo delegates
 - Participate on judging panel with Cr Hagan for Qld Father of the Year, Southern Qld finalists
 - Agenda briefing for Ordinary Meeting
 - Attend Gatton Show morning tea and official opening
 - Launch Amanda Gearing book 'The Torrent' at USQ Toowoomba
 - Welcome and open the evening event at Gatton Show
 - Attend Gatton Revitalisation meeting
 - Attend COMSEQ Advocacy Working Group in Logan
 - Attend Council Chamber and host Ageo City Students
 - Attend the Gatton UQ 120th Anniversary Long Lunch
 - Attend and unveil the Lake Apex Parklands recognising the Lions Club donation
 - Attend the Backpackers BBQ at Gatton
 - Attend COMSEQ Board meeting in Brisbane
 - Attend Resilient Rivers Taskforce meeting in Brisbane
 - Attend the Tourism Infrastructure Briefing in Brisbane
 - Attend the Lockyer Chamber of Commerce Recognition Dinner
 - Attend the Youth Horse event at Laidley showgrounds
 - Open and speak at Ma Ma Creek Exhibition
 - Attend the Lockyer District High School Wizard of Oz production
-

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- Attend the West Moreton Community Conversation launch in Ipswich
- Meet with community person on site regarding planning issue
- Meeting with Department Transport & Main Roads representative regarding development in Gatton
- Farewell the Ageo Dignitaries at the Gold Coast airport
- Meet and greet with Maltese visitor in the Chamber
- Attend Mt Sylvia State School and the US Navy visit
- Home visit to local artist

Deputy Mayor Cr Cook: *Recreation/Amenity Facilities: Sport and Recreation, Community Facilities, Health and Waste Management, Animal Management.*

- Competed with the LVRC team "Young and Breathless" in the 5.7 km Gold Coast Marathon
- Attended morning tea with the Yuggera and Ugarapul people
- Attended the planning scheme development meeting
- Attended a Council Workshop
- Attended the Alternative Water Supply pre-feasibility study at the Gatton Shire Hall
- Attended the Queensland Transport Museum advisory group meeting
- Met with resident in regards to disabled access around Laidley Library
- Conducted an interview with River 94.9 regarding fire ants
- Attended Lockyer Chamber of Commerce meeting at the Gatton RSL
- Attended the Laidley Show morning tea
- Attended the LVRC stand at the Laidley Show
- Attended the Lion of Gatton Changeover dinner at the Royal Hotel Gatton.
- Met with Sports, Recreation and Community Grants Officer at Cahill Park regarding security issues.
- Attended the Planning Scheme Development meeting
- Attended the Ordinary Council meeting
- Represented the Mayor at a funeral in Coolana
- Met with Gatton Squash Club representatives regarding funding options
- Attended the Lockyer Valley Toastmasters Club - area 29 Western changeover dinner.
- Attended the Logan Albert Catchment Plan Media Launch
- Met with Sunshine Coast Council regarding sports field maintenance and funding
- Attended Regional Flavours representing the Lockyer Valley at Southbank
- Attended Lockyer Valley Chamber of Commerce committee meeting
- Attended Council Workshop
- Attended Laidley Recreation Reserve monthly meeting.
- Meeting with ARTC representatives
- Met with Springbrook Park Withcott representatives regarding master plan
- Travelled to the Gold Coast airport to pick up the Mayor of Ageo City, returned to Gatton and attended lunch with the Mayor and representatives of Ageo City
- Attend the LVRC stand at the Gatton Show
- Attended the BBQ for the Ageo City delegates at the Cultural Centre
- Represented the Mayor at the Faith Lutheran College Musical at the Gatton Shire Hall
- Met with resident and the Gatton Squash Club regarding funding opportunities
- Attended the Council tour to waste facilities in Withcott and Toowoomba

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- Met with Manager Community Facilities and Services and Equestrian Centre representative to discuss concerns
- Met with all users of the Gatton Showgrounds to set up a user group committee
- Attended the Planning Scheme Development meeting
- Attend the ordinary Council meeting
- Attended the funeral of a resident
- Met with a developer regarding potential RV Park
- Met with Manager Regional Development and Developer regarding potential redevelopment
- Met with Ageo City exchange students at the Gatton Council Chambers
- Attended the UQ 120th Anniversary Long Table Lunch
- Attended the Ma Ma Creek exhibition.

Cr Wilson: *Business Systems and Processes; Corporate Plans and Performance; Finance; Information, Communication and Technology (ICT).*

- 1/7 - Attended the First Coat Lockyer Launch
- 4/7 - Planning Scheme Workshop
- 4/7 - Council Workshop
- 5/7 - Queensland Transport Museum Steering Committee Meeting
- 5/7 - Lockyer Chamber of Commerce and Industry Meeting
- 8/7 - Attended the Laidley Show
- 9/7 - Attended the Laidley Show and worked on the Council stand
- 12/7 - Planning Scheme Workshop
- 12/7 - Council Meeting
- 13/7 - Attended Australian Citizenship Ceremony
- 16/7 - Attended Regional Flavours and worked on the Council stand
- 17/7 - Meeting with Mayor Milligan, Cr McLean & a concerned resident regarding boundary realignment
- 18/7 - Council Workshop
- 19/7 - Meeting with Executives from Australian Rail Track Corporation
- 19/7 - Meeting with Mayor Milligan and members of the Lockyer Chamber of Commerce and Industry
- 20/7 - Attended a luncheon with the Mayor of Ageo City and his delegates
- 21/7 - Attended the Gatton Show and worked on the council stand
- 21/7 - Attended an Aussie BBQ with the Mayor of Ageo City and his delegate
- 25/7 - Council Tour to look at waste and recycling options
- 26/7 - Planning Scheme Workshop
- 26/7 - Council Meeting
- 26/7 - Lockyer Chamber of Commerce and Industry pre dinner meeting
- 27/7 - Attended a welcome for Ageo City exchange students
- 27/7 - Attended UQ Gatton's 120th Anniversary luncheon
- 28/7 - Attended Lockyer Chamber of Commerce & Industry business recognition dinner
- 29/7 - Attended the Ma Ma Creek Exhibition

Cr McDonald: *Environment: Environmental Management, Weed/Pest Management, Waterways, Natural Resource Management.*

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- 3/7 - Environment Officer visited the Laidley flying fox roost to check the area where the vegetation modification was undertaken to minimise impacts on adjacent homes. Flying foxes are avoiding this area now. The site will continue to be monitored.
- 4/7 - Environment Officer met with Council's Parks Advisor and representatives from Friends of Lake Apex (FOLA) on site at Lakes Apex and Freeman to run through plans for the National Tree Day planting which will be undertaken on 30 July 2017.
- 4/7 – 21/7 - Coordinator Environment and Pest, together with Special Projects Officer Trade & Investment and Community Development and Engagement Officer, held five community drop-in sessions for the National Water Infrastructure Development Fund pre-feasibility study for alternative water supplies:
 - Gatton Shire Hall: 4-7pm 4 July 2017
 - Laidley Sports Centre: 4-7pm 6 July 2017
 - Glenore Grove Hall: 4-7pm 11 July 2017
 - Tenthill Pub: 4-7pm 13 July 2017
 - Lowood CWA Hall: 4-7pm 19 July 2017

In addition to Councillors McDonald, Hagan and Cook, a total of 25 community members attended the sessions. The drop-in sessions provided attendees an overview of the project and all water supply options identified to date, and sought feedback on these options, as well as other opportunities and constraints which may not have been identified, and any additional information which could assist the next stage of the study. The next stage is an analysis of the options to narrow the list to a small number of options which may be taken forward for a full feasibility study.

- 6/7 - Environment Officer attended a UQ Gatton ground staff information talk on the Biosecurity Act 2014, and the planned LVRC Biosecurity plan. Native plant and pest species identification was undertaken at the Environmental Precinct plantings with the head groundsmen.
- 11/7 - Coordinator Environment and Pest, together with Special Projects Officer Mayoral Office, attended a meeting with Seqwater regarding the National Water Infrastructure Development Fund pre-feasibility study for alternative water supplies. The meeting focussed on the potential for the Western Corridor Recycled Water Scheme (WCRWS) to be used as an irrigation supply for the Lockyer Valley. Opportunities and constraints were discussed, including:
 - Interrupted supply, as the main purpose of the WCRWS is potable supply for SEQ during drought
 - Water quality requirements
 - Demand for different qualities of water
 - Infrastructure requirements
- 12/07 - Environment Officer mailed out the latest Land for Wildlife (LfW) Newsletter and the Free Native Plant Program flyers. Council's Free Native Plant Program will commence in August 2017, with members from LfW eligible to apply for native plants suitable for their properties.
- 12/07 - Coordinator Environment and Pest attended the Catchment Action Plans Working Group meeting at COMSEQ. Key discussion points included:

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- Catchment Investment Program: a total of \$1.39m has been provided to date from six councils (Lockyer Valley, Brisbane, Logan, Redland, Somerset and Scenic Rim). Some funds are from FY 16-17, some from FY 17-18. It was acknowledged that LVRC has committed to a \$2 annual rate notice levy. BCC has committed to budget allocation over five years (from FY 16-01).
- Six projects have been proposed for funding in FY2017-18, including two in the Lockyer Valley. The Working Group agreed in principle to the projects and the allocation of \$120,000 in FY 17-18 Q1. These projects are being presented to the Resilient Rivers Taskforce for endorsement on Friday 28 July 2017.
- DEHP has released a draft water quality offsets policy for comment by 31 August 2017, and draft water quality objectives for comments by 30 September 2017.
- DEHP is investigating carbon offset opportunities (sequestration).
- 13/7 - Coordinator Environment and Pest attended the Lockyer Valley Bushfire Sub-committee meeting. Key points of discussion included:
 - 2017 Operation Cool Burn Plan will include White Mountain. The Environment and Pest unit will be involved in the joint planning.
 - QPWS is investigating closure of land-locked unmaintained road reserves that only service QPWS. The Environment and Pest unit will provide advice regarding reserves which are problematic for Council (weeds etc).
 - The hazard mitigation burn for Norman Hedges Park has been partially completed. The remainder will be completed at a later date. The Environment and Pest unit will investigate the potential for issues with the flying fox roost.
 - Burns are proposed in the area around Dwyer's Scrub. The Environment and Pest team have requested a copy of the map of the proposed burn area, in case there are any queries from Lockyer Uplands Catchment Inc (LUCI).
- 17/7 - Pest Management Officer attended the Laidley Women's Group meeting and gave a presentation on pest issues in the Lockyer Valley and services that Council offers to assist landholders manage their pests.
- 25/07 - Coordinator Environment and Pest attended the SEQ Regional Pest Management meeting at COMSEQ. Key discussion points:
 - Updates on expressions of Interest for research on on-ground projects: Cats Claw approved; Feral deer survey approved subject to in-kind support being identified; GBO compliance requires feedback.
 - It was suggested that a focus on wild dog and/or feral deer management could be a collaborative strategic task for the Sub-Committee.
- Laidley and Gatton Shows: Environment and Pest information was made available for show-goers visiting the Council stands. Leaflets on Council's herbicide subsidy scheme were particularly popular. Weed Control Officer attended the Gatton Show for half a day and received continuous enquiries about Council's pest management services.
- Pest Management Officer has been in discussions with the Planning and Plumbing & Building units regarding building requirements in areas with high rabbit infestations, to limit the potential for harbour.
- Weed Control Officer has prepared eight new Property Management Plans for landholders wishing to access Council's herbicide subsidy scheme.

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- Three reminder letters have been sent to landholders regarding their obligations under the *Biosecurity Act 2014* to manage restricted matter (weeds) on their properties.
- Community loan spray equipment is being booked out on a continuous basis. One new spray trailer is nearing completion. Construction of the second trailer is due to commence.

Cr Holstein: Roads and Drainage, Parks and Gardens, Transport and Active Transport, Asset Management and Disaster Management.

- Attend First Coat Lockyer Mural project Talk'n'Tour in Gatton CBD
- Attend Forest Hill Community Development Association Inc meeting
- Attend Planning Scheme development meeting
- Attend Council workshop
- Attend Queensland Transport Museum committee meeting
- Attend meeting with Manager Infrastructure Planning and Design and Manager Planning and Environment to discuss disability access issues in Laidley with resident
- Meet with resident at Springbrook Park regarding Withcott Times story for 20 year birthday edition
- Attend Darling Downs Rabbit Board meeting and rabbit fence site visits in Chinchilla (2 days)
- Work on Council stand at Laidley show and attend official morning tea
- Attend Crime Stoppers meeting
- Attend Withcott Helidon Lions Club changeover event and make toast to Lions International
- Attend Lake Apex Master Plan review meeting
- Attend Rural Crime & Security presentation at Stockyard Hall
- Attend Planning Scheme development meeting
- Attend Council meeting
- Attend Lockyer Valley Bushfire sub-committee meeting
- Attend completion of girder installation for first span of Toowoomba Second Range Crossing at viaduct
- Attend Regional Development Australia Ipswich & West Moreton strategy meeting in Ipswich
- Attend Withcott Rural Fire Brigade meeting
- Attend Withcott Helidon Lions Club fundraiser at Repertory Theatre, Toowoomba
- Work on Council stand at Regional Flavours at Southbank
- Meet developer in Withcott to discuss issues with current development
- Do artwork for Crime Stoppers trivia night fundraiser (posters & tickets)
- Attend Council workshop
- Attend Lockyer Valley Tourism meeting
- Attend Spring Bluff committee meeting
- Attend the Ageo delegates welcome lunch in Gatton
- Accompany Ageo delegates on tour of Anuha recycling facility
- Meet with business owner in Withcott regarding road signage
- Work on Council stand at Gatton Show
- Attend Ageo delegates farewell dinner
- Council site tour to Toowoomba's new waste facility and landfill site

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- Attend Helidon Progress Association meeting – No quorum present so meeting not held
- Attend Planning Scheme development meeting
- Council meeting
- Portfolio meeting with Executive Manager Infrastructure Works and Services and Parks Advisor
- Attend meet & greet with Ageo City students
- Attend UQ Gatton 120th Anniversary luncheon
- Attend Regional Development Ipswich & West Moreton committee meeting
- Update Spring Bluff Railway Station Facebook page
- Attend Lockyer Chamber of Commerce Recognition dinner in Gatton
- Attend Ma Ma Creek Exhibition
- Attend Helidon Progress Association meeting

Darling Downs-Moreton Rabbit Board

Agriculture and Environment Committee – Barrier Fences in Queensland Review.

The Agriculture and Environment Committee has tabled its report into the review of Barrier fences in Queensland, with six recommendations presented.

Recommendations:

1. The committee recommends that the Wild Dog Barrier Fence and the Rabbit Fence continue to be actively maintained as major components of Queensland's control strategies for wild dogs and rabbits
2. That the organisation responsible for the Rabbit Fence develop a strategy for state-wide control of rabbit populations, with an approach similar to the Wild Dog Management Strategy 2011-2016
3. That the Government review the management structure of the Darling Downs Moreton Rabbit Board and its capacity to meet the objectives of the organisation
4. That the Department of Agriculture and Fisheries consider the merits and a cost benefit analysis of the proposal to extend the wild dog barrier fence northward from the Windorah area to within the area of the Longreach Regional Council
5. That the Queensland Government maintains the Feral Pest Initiative Committee, including its capacity to consider how cluster fencing fits into the broader dog management scheme, and whether there is any merit in reposition or extending barrier fencing
6. That the Department of Agriculture and Fisheries include the New South Wales Border Fence Maintenance Board in any future consultation regarding wild dog control strategy and barrier fence construction

The report essentially concludes:

1. Barrier fences are an effective pest control measure and should continue to be used as part of a suite of tools for effective pest management.
2. Department of Agriculture and Fisheries should continue to be responsible for the maintenance of the dog fence and that there may be economies of scale if it also assumed responsibility for the management of the maintenance of the Rabbit Fence.
3. That transferring responsibility for the maintenance of the fence to local governments may result in inconsistent effort being applied to the fence maintenance.

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4. Economies of scale could be achieved by disbanding the Board and transferring responsibility back to Department of Agriculture and Fisheries.

The Rabbit Board CEO will be formulating a response to the Barrier Fences Review by the Agriculture and Environment Committee as it is clear the review undertaken had a lack of understanding of the Board functions and successes and appeared to be more of a “desktop” review.

Regional Development Australia Ipswich & West Moreton

Needs Analysis: Maximising the agricultural potential of West Moreton (including the Lockyer, Fassifern and Brisbane Valleys and the Western Corridor)

Vision

The West Moreton Needs Analysis is a strategic summary of the infrastructure needs and constraints that need to be addressed to facilitate agricultural growth and productivity in the region.

Background and introduction

Regional Development Australia Ipswich and West Moreton (RDAIWM) has recognised through preliminary research that a gap exists in a broad understanding of the barriers, impediments and shortfalls in infrastructure to achieve full value from agriculture, both at the farm gate and more broadly through the communities of the region.

On this basis, a project, Needs Analysis: Maximising the agricultural potential of West Moreton has been conceived as to gather a more cohesive and insightful collection of hard data and organisational objectives that can lead to the development of a prioritised set of needs. This will be segmented into four precincts:

- The Lockyer Valley
- The Fassifern Valley
- The Brisbane Valley
- The Western Corridor

These needs would be targeted at infrastructure, both hard and soft, with the latter including institutional arrangements that might enhance funding requests through facilitating alignment of interests and priorities.

Such a set of needs would then be available, as an endorsed body of work, to political representatives, industry bodies, educational institutions and other organisations to support and help inform requests for funding from government and elsewhere.

The RDAIWM's Needs Analysis: Maximising the agricultural potential of West Moreton would also assist in pursuing the objectives of the Australian Government's 'Regions 2030 – Unlocking Opportunity' which includes the five key areas of Jobs and Economic Development, Infrastructure, Health, Education and Communications.

Purpose

1. To develop a set of identified infrastructure needs that interested bodies can use to assist in supporting funding requests.
2. To the extent possible, to obtain agreement from these interested agencies on priorities within the set.

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3. To develop this set of agreed needs into a base document that can support requests and bids for funding from government and other sources.
4. To examine the potential for the process of developing the material to catalyse a regional grouping that partnerships to develop the region's agricultural potential further.

Scope

The intention of the project is to develop a document, in the form of a Needs Analysis, which lists and prioritises the various pieces of infrastructure, both hard and soft, that interested bodies can use subsequently to support requests for funding from relevant sources, such as government.

Such infrastructure could include, but not be limited to:

- Transport infrastructure such as roads and bridges, including upgrades
- Other types of assets including rail and air
- Envisaged potential for new technology applications such as drones or similar
- Water, including storage and reticulation
- Energy generation and distribution, with a focus on the potential value of distributed generation
- Communications including digital and social
- Finance, with a focus on attracting private investment through clear and understood pathways
- Skills and employment including business development
- Marketing and branding
- Institutional linkages

Geographically, the project will be confined to the acknowledged boundaries of the Ipswich, Scenic Rim, Lockyer Valley and Somerset Council areas where the Brisbane, Fassifern and Lockyer valleys and the Western Corridor are located.

Cr McLean: *Planning and Building Services, Planning Scheme, Townships and Villages, Cultural Heritage and Streetscape, Regional Planning.*

- Planning Scheme Development meetings
- Queensland Transport Museum meeting
- New Planning Scheme Steer Committee meeting
- Laidley Show celebration
- Work on the Council stand at the Laidley Show
- Planning Portfolio briefing with Manager Planning
- Ordinary Council Meetings
- Work on the Council stand at Regional Flavours
- Briefing regarding dwelling sizes
- Meeting with Council Officers and business owners regarding building material compliance
- Meeting with resident regarding boundary concern
- Councillor Workshop
- Lockyer Valley Tourism Association meeting
- Pre-briefing for ARTC meeting
- ARTC meeting and follow up

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- Luncheon with Ageo Delegates
- Planning Scheme Development Steering Committee meetings
- Meeting with resident regarding drainage concerns on a development
- Aussie BBQ with Ageo Delegates
- Work on the Council stand at the Gatton Show
- Attend the Wizard of Oz performance by the puddle jumpers
- Councillor Tour
- Meet and greet with Ageo Students
- Attend UQ Gatton 120th Anniversary Luncheon
- Lockyer Chamber of Commerce dinner
- Ma Ma Creek Exhibition Official opening

Cr Hagan: *Community Development; Arts and Culture, Youth and Disability/Multicultural, Public Safety, Customer Service and Community Services.*

Youth and Disability / Multicultural

- Travel to Ipswich with the Mayor to meet with Officer from the WMHHS, with regard to health planning for the Lockyer region.
- Chair the BEST (Bringing Employers and Schools Together) meeting – focusing on the GENR8 program.
- Attended Laidley State School for the first day of the Health Care Nurse operating from the school on a one day a month basis.
- Attended the Australian Citizenship Ceremony at the Lockyer Valley Cultural Centre.
- Attended the Solomon Islands 39th Independence Day celebrations at the Gatton Uniting Church. Solomon Islanders came from as far as Brisbane and the Darling Downs to Celebrate with our local Community.
- Attended the ‘thank you’ morning tea for the Lockyer activities shed members who had constructed and donated a set of ‘Rehabilitation stairs’ for the Laidley hospital.
- Travel to Ipswich with the Mayor to attend the Darling Downs and West Moreton PHN’s Community Conversation Launch.
- Interview with ABC radio with regard to the PHN’s Community Conversation Launch.
- Visited the Lockyer District High School to welcome the Home stay students from Ageo city, Japan.
- Interview with ABC radio to promote the Regional Youth Mental Health Forum to be held at Laidley Cultural Centre.
- Attended the Regional Youth Mental Health Forum at the Laidley Cultural Centre. This was the second year the event has been held, last year at Esk there were 104 young people attend and this year we had approximately 200 from 12 schools included the 3 high Schools in the Lockyer Valley. A positive approach to a difficult topic.
- Conducted interviews with the Gatton Star and Win News around the Regional Mental Health Forum.
- Attended the backpackers welcome BBQ in Centenary Park.
- Attended and planted a tree at the Crayons Early Learning Centre at Hatton Vale for National Tree Day.
- Attended Mt Sylvia State School for the visit of a delegation of US Naval officers and Marines.

Arts and Culture

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- Attended 'First Coat Lockyer' – Talk'n'Tour around the 3 mural sites.

Organisations and Committees Representation:

- Attend Disaster meeting at Forest Hill.
- Attend Planning Scheme Development briefing.
- Attended the National Water Infrastructure Development Project – community engagement sessions at Gatton, Glenore Grove and Tenthill.
- Worked on the Council stand at the Laidley Show – Saturday and Sunday.
- Attended the Forest Hill Community Development Association meeting - School of Arts Hall Forest Hill.
- Interview with Channel 7 Toowoomba regarding Fire Ants in the Lockyer Valley.
- Meeting with the Mayor, CEO, Special Projects officer, and members of DNRM to discuss the progress with the Central Lockyer Technical panel around irrigation issues.
- Attend the Laidley Spring Festival planning meeting - Neilson's place.
- Attend planning scheme workshop.
- Worked on the Council stand at 'Regional Flavours' - Southbank. Great stand and huge positive interest in the Lockyer Valley – Tribute to the Council staff who organised and attended.
- Attend Lockyer Valley Tourism meeting.
- Pre briefing meeting with the Mayor, Councillors, CEO and Officers to discuss ARTC issues.
- Meeting with the Mayor, Councillors, CEO, ELT and the ARTC Executive including the Chairman
- Attend the AGEO Delegation's welcome luncheon at the Lockyer Valley Cultural Centre.
- Travelled to Logan City Council Office to take part on the Judging panel for the Queensland Father of the Year award – to judge the Southern Qld finalists.
- Attend with the Mayor and other Councillors the BBQ for the Ageo Delegation.
- Work on the Gatton Show stand Friday afternoon and Saturday morning.
- Attend Showground users meeting with the Deputy Mayor, Council Officers and representatives of various user groups.
- Planning scheme development workshop.
- Attend the Lockyer Chamber of Commerce Recognition Dinner at the Lockyer Valley Cultural Centre.
- Attend Helidon Progress Association Meeting.
- Attend the Ma Ma Creek Exhibition and the invited guest's lunch.
- Attend Council meetings, workshops and tours.

Attachments

There are no attachments for this report.

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14.3 Commencement of New Planning System 3 July 2017

Date: 02 August 2017
Author: Trevor Boheim, Manager Planning and Environment
Responsible Officer: Dan McPherson, Executive Manager Organisational Development & Planning

Summary:

Council has received correspondence from the Deputy Premier regarding the commencement of the new planning system on 3 July 2017. The Department of Infrastructure Local Government and Planning (DILGP) has provided assistance to Council to transition to the new planning system.

Officer's Recommendation:

THAT Council receives and notes the letter from the Deputy Premier regarding the commencement of the new planning system.

Report

1. Introduction

The report provides Council with information on the assistance and support provided to Council to manage the transition to the new planning system that commenced on 3 July 2017.

2. Background

The *Planning Act 2016* (Planning Act) was passed by the Queensland Legislative Assembly on 11 May 2016, received Royal Assent on 25 May 2016 and came into effect on 3 July 2017.

3. Report

The correspondence from the Deputy Premier thanks Council for being ready for the new planning system and refers to the partnership between the Department of Infrastructure, Local Government and Planning (DILGP) and councils to achieve a smooth transition.

It is confirmed that DILGP provided financial assistance to Council to assist in the transition to the new planning system and that the DILGP officers were of valuable assistance to officers of Council to ensure they were prepared for the changes that came into effect on 3 July 2017. In particular it should be noted that:

- DILGP was true to their word in providing over 13 months between the passage of the legislation and the commencement of the new planning system so as to allow councils to effectively manage the transition. This was something that councils across the state had requested.

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- Officers from the Ipswich Office of DILGP provided weekly training sessions to Council officers in the months leading up to the commencement of the new system and delivered the majority of this training in Gatton. This saved officer time and enabled all relevant officers to attend this training.
- DILGP Ipswich Office staff have been accessible to Council officers in both the lead up to the commencement of the new planning system and after it commenced to provide guidance and assistance.
- Council received funding in the amount of \$28,017 from DILGP to transition our back office Technology One systems to the new processes under the Planning Act. This was undertaken in partnership with seven other councils and saved considerable officer time and effort.
- DILGP set up a dedicated planning reform website that was an effective single point of information on the new planning system that was available not just for councils but also for the development industry and the community.
- Use of technology by DILGP was also of assistance with officers being able to watch video presentations by key DILGP officers who were responsible for drafting the legislation and developing new planning system. There was also the ability for our officers to benefit from matters raised by other councils through an on-line discussion forum hosted by DILGP.

As indicated in the correspondence, DILGP will continue to work with Council with ongoing training and capacity building in relation to the implementation of the new planning system.

In addition to the above, the strong working relationships built with DILGP officers over the past 12 months, particularly those based in the Ipswich Office, are proving valuable as work on the new planning scheme progresses.

4. Policy and Legal Implications

With the commencement of the new planning system on 3 July 2017 all development applications lodged after that date must be assessed and determined by Council in accordance with the requirements of the Planning Act

5. Financial and Resource Implications

The cost to Council of transitioning to the new planning system was reduced by the financial assistance provided to change Councils back office systems. The transition process has however still had a resource impact on officers of the Planning and Development Unit and will continue to have impacts for at least the next six months.

6. Delegations/Authorisations

Delegations have had to be amended to have regard to the new legislation.

7. Communication and Engagement

There are no communication or engagement actions arising from this report.

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8. Conclusion

The transition to the new planning system has been made easier by the assistance of DILGP, which has included financial assistance, and the professionalism of the DILGP officers in providing training and assistance for Council officers.

9. Action/s

That Council receives and notes the correspondence from the Deputy Premier.

Attachments

1 [View](#) Correspondence from Deputy Premier 2 Pages



Deputy Premier
Minister for Transport and
Minister for Infrastructure and Planning

Our ref: MBN17/858

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Email deputy.premier@ministerial.qld.gov.au

ABN 90 856 020 239

7 July 2017

Councillor Tanya Milligan
Mayor
Lockyer Valley Regional Council
PO Box 82
GATTON QLD 4343

Dear Councillor Milligan

With the commencement of the new planning legislation on 3 July 2017, I extend my sincere thanks to your council for its efforts to be ready for the new planning system.

The last 12 months since the passage of the *Planning Act 2016* (the Planning Act) through the Queensland Parliament has seen an unprecedented partnership between the Department of Infrastructure, Local Government and Planning (the department) and councils across the state to ensure a smooth transition to the new system.

I am proud of our achievements in supporting the transition which include:

- providing dedicated departmental planning officers to support councils through the transition journey
- building strong networks across council planning teams through a well-used online discussion forum (Plan-Chat)
- delivering new planning system training material for councils to enhance the knowledge of council staff
- producing development assessment templates to reduce costs to councils
- providing funds to support councils' system transition
- delivering two assessment tools to help councils assess their scheme transition requirements and ensure business readiness
- launching the state's local government Innovation and Improvement Fund to support councils to deliver great planning outcomes.

The commencement of the Planning Act will also be accompanied by the release of a suite of new ePlanning tools for the use of councils, for example, to assist with plan making processes and, where necessary, development assessment tracking processes.

In the lead-up to 3 July 2017, the department convened a series of sessions around the state with councils and key development industry stakeholders to support readiness for every aspect of the new system.

The department will continue to support the council with training and capacity building in a range of ways including:

- ongoing support from a dedicated departmental officer in your region until the end of 2017
- access to a new ePlanning portal supported by suitable training and user assistance
- an improved online forum for council practitioners to discuss planning matters across the state
- live streamed information sessions about the state's community engagement toolkit and how to apply and use it
- a plan making learning series to inform council planners about new scheme writing processes, the State Planning Policy and engagement requirements
- a new easy-to-use website to help Queenslanders understand planning and the key roles of state and local government.

If you have any questions regarding the new planning system, I encourage you to contact Mr Nathan Rule, Regional Director, Planning and Development Services in the department on 3432 2409 or by email at nathan.rule@dilgp.qld.gov.au or Ms Megan Bayntun, Transition Director in the department on 3452 6822 or by email at megan.bayntun@dilgp.qld.gov.au.

Yours sincerely



JACKIE TRAD MP
DEPUTY PREMIER
Minister for Transport and
Minister for Infrastructure and Planning

cc: Mr Ian Church
Chief Executive Officer
Lockyer Valley Regional Council

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14.4 Inwards Correspondence for Noting

Date: 04 August 2017
Author: Stephen Hart, Coordinator Council Business
Responsible Officer: Ian Church, Chief Executive Officer

Summary:

Attached to this report is correspondence received by Council since the last Council Meeting. This correspondence is provided for Councillor's information.

This document is for Council's information only.

Report

1. Introduction

A key strategy in Council's Operational Plan 17-18 is to enhance decision making through informative reporting. To improve the flow of information to decision makers it is important that documents of a strategic nature are provided to Councillors for their information.

2. Background

The Lockyer Valley Regional Council receives a considerable amount of correspondence. While much of this correspondence is of a routine and operational nature, there are also Reports, Reviews and correspondence of a more strategic nature that is likely to be relevant for Councillor's information and consideration. Recent correspondence of this nature is attached to this report.

3. Report

Relevant correspondence received since the last Council Meeting is attached to this report for Councillor's information. This correspondence includes:

- 1. Deputy Premier, Minister for Transport and Minister for Infrastructure and Planning** responding to the Mayor's request for funding assistance in the development of a plan and strategy for flood mitigation (also attached).

Attachments

- | | | | |
|----------|----------------------|--|---------|
| 1 | View | Deputy Premier - Flood Mitigation in the Lockyer Valley 16-20/0435 | 2 Pages |
| 2 | View | Letter from Mayor - Flood Mitigation | 1 Page |



Deputy Premier
Minister for Transport and
Minister for Infrastructure and Planning

Our ref: MC17/3031

Your ref: 3135120

27 JUL 2017

Councillor Tanya Milligan
Mayor
Lockyer Valley Regional Council
PO Box 82
GATTON QLD 4343



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Email deputy.premier@ministerial.qld.gov.au

ABN 90 856 020 239

Dear Councillor Milligan *Tanya*

I refer to your letter of 4 May 2017 to the Honourable Annastacia Palaszczuk MP, Premier and Minister for the Arts about funding assistance for flood mitigation in the Lockyer Valley. As you are aware, your correspondence was referred to me for consideration and response.

I am advised that the Queensland Reconstruction Authority (QRA) is currently working with the Lockyer Valley Regional Council (the council), the Brisbane City Council, the Ipswich City Council and the Somerset Regional Council, other state agencies and Seqwater on the Brisbane River Strategic Floodplain Management Plan (SFMP). I understand the QRA recently met with council officers at Gatton to discuss community resilience and emergency management elements of the SFMP.

There have also been workshops held recently in Brisbane relating to land use planning and community resilience at which council officers actively engaged in the identification of issues needing to be addressed in the SFMP. With continued positive engagement, the SFMP will be finalised to support the comprehensive scope of flood resilience work already completed by the council.

QRA is also partnering with the Bureau of Meteorology to engage with councils throughout Queensland to investigate the potential for improvements in the operation of the flood gauge warning network. While working with Lockyer Valley Regional Council on the Brisbane River Catchment Flood Study project, QRA identified that Council has significant flood gauge warning infrastructure in place. In the coming months, QRA will be meeting with council to discuss any requirements for a Flood Gauge Warning Network Investment Plan and to identify opportunities for improving the efficient operation and maintenance of gauges in the Lockyer Valley in the future.

As you would be aware, the state government provides a number of funding programs through the Department of Infrastructure, Local Government and Planning (the department) under which flood mitigation projects are eligible. Officers of the department recently met with council officers regarding the progress of flood mitigation projects currently funded under the 2015-16 and 2016-17 programs.

While programs for the 2017-18 financial year have not yet been finalised, officers of the department will be visiting councils once the programs are released to discuss pipeline projects and eligibility under the available programs.

If you require further information, I encourage you to contact Mr Kent Wain, Acting Manager,
Local Government and Regional Services (South) in the department on 5352 9711 or by email
at kent.wain@dilgp.qld.gov.au.

Yours sincerely



JACKIE TRAD MP
DEPUTY PREMIER
Minister for Transport and
Minister for Infrastructure and Planning



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Our Reference: 3135120
Related Document: 2795276
Ord Mtg:12/4/2017 Res No: 16-20/0435

Office of the MAYOR



Cr Tanya Milligan
Mayor
M 0491 491 403
E tmilligan@lvrc.qld.gov.au

4 May 2017

The Honourable Annastacia Palaszczuk MP
Premier of Queensland and Minister for the Arts
GPO Box 15185
CITY EAST QLD 4002

Dear Premier

FLOOD MITIGATION IN THE LOCKYER VALLEY

Since the calamitous floods in the Lockyer Valley region of 2011 and 2013, this Council has been very well supported by successive Queensland Governments in designing and implementing flood mitigation projects, and in particular at Forest Hill and Laidley.

It is recognised that many areas across Queensland, particularly the Whitsunday region, bore the brunt of the recent natural disaster event relating to Tropical Cyclone Debbie and we support flood mitigation investment in such areas. However, in our region the event also highlighted the need for continued investment in the planning and delivery of flood mitigation measures to address the risks and economic impact of flooding upon our community.

This matter was discussed during Council's Ordinary Meeting of 12 April 2017, where it was resolved that I write to you highlighting the need for further funding assistance in the development of an overall plan and strategy for flood mitigation within the Lockyer Valley region. Our community doesn't have the luxury of several days to prepare for inundation; ours is only hours.

Should you require any further information in regards to the above please do not hesitate to contact Council's Executive Manager of Organisational Development and Planning, Mr Dan McPherson on 07 5466 3512.

Yours sincerely

A handwritten signature in cursive script, reading 'T Milligan'.

Cr Tanya Milligan
MAYOR
LOCKYER VALLEY REGIONAL COUNCIL



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15. CONFIDENTIAL ITEMS

15.1 Road Gazettal Name Changes

Date: 01 August 2017

Author: Myles Fairbairn, Executive Manager Infrastructure Works & Services

Responsible Officer: Myles Fairbairn, Executive Manager Infrastructure Works & Services

That the above item be considered in Closed Session to the exclusion of the press and public in accordance with Section 275 (1) (h) of the Local Government Regulation, 2012, as the matter involves other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage.

Summary:

The Department of Transport and Main Roads (DTMR) has written to Council to advise the future name changes for the Toowoomba Second Range Crossing (TSRC) and the existing Warrego Highway through Withcott.

The changes are not public yet and DTMR has requested this information remain confidential at this stage.

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16. MEETING CLOSED