



ORDINARY MEETING OF COUNCIL

AGENDA

13 MARCH 2019



**ORDINARY MEETING OF
COUNCIL AGENDA
13 MARCH 2019**

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1. MEETING OPENED

2. LEAVE OF ABSENCE

No Leave Of Absence

3. CONDOLENCES/GET WELL WISHES

3.1 Condolences/Get Well Wishes

Date: 05 March 2019

Author: Erin Carkeet, Governance and 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 175C of the *Local Government Act 2009*, a councillor or senior council officer who has a material personal interest in an issue to be considered at a meeting of a local government, or any of its committees must:

- (a) inform the meeting of the material personal interest in the matter, including the following particulars about the interest –
 - i. the name of the person or other entity who stands to gain a benefit, or suffer a loss, depending on the outcome of the consideration of the matter at the meeting
 - ii. how the person or other entity stands to gain the benefit or suffer the loss
 - iii. if the person or other entity who stands to gain the benefit or suffer the loss if the person or other entity is not the councillor or senior council officer—the nature of the relationship to the person or entity; 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 175E of the *Local Government Act 2009*, a councillor or senior council officer who has a real or perceived conflict of interest in a matter to be considered at a meeting of the local government or any of its committees must inform the meeting about the personal interest in the matter, including the following particulars about the interests:

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

5. MAYORAL MINUTE

No Mayoral Minute



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6. CONFIRMATION OF MINUTES

6.1 Confirmation of Ordinary Meeting Minutes 13 February 2019

Date: 05 March 2019
Author: Ian Church, Chief Executive Officer
Responsible Officer: Ian Church, Chief Executive Officer

Officer's Recommendation:

THAT the Minutes of the Ordinary Meeting of Lockyer Valley Regional Council held on Wednesday 13 February 2019 be taken as read and confirmed.

6.2 Receipt of the Minutes of the Lake Apex Community Advisory Committee held on 18 December 2018.

Date: 05 March 2019
Author: Sara Rozynski, Personal Assistant to the Executive Manager
Infrastructure Works and Services
Responsible Officer: Angelo Casagrande, Executive Manager Infrastructure Works & Services

Officer's Recommendation:

THAT the Unconfirmed Minutes of the Lake Apex Community Advisory Committee meeting held on 18 December 2018, as attached, be received and noted.

Attachments

1 [↓](#) Lake Apex Community Advisory Committee Meeting Minutes 5 Pages

LAKE APEX COMMUNITY ADVISORY COMMITTEE (LACAC) MEETING

MEETING RECORD

Minutes of the Lake Apex Community Advisory Committee meeting held in the Gatton Council Chambers on Tuesday 18 December 2018.

Opening

Chairperson, Alan Wearing opened the meeting at 3:40pm.

In Attendance

- Mayor Tanya Milligan (Mayor of LVRC) – Observed
- Angelo Casagrande (LVRC Infrastructure Works and Services)
- Alan Wearing (Friends of Lake Apex) – Chairperson
- Bill Beckman (Lockyer Chamber of Commerce and Industry)
- Brendan Sippel (LVRC Parks, Gardens and Cemeteries)
- Cr Janice Holstein (Councillor)
- Cr Rick Vela (Councillor)
- Di Lewin (Friends of Lake Apex)
- Graham Voss (Lights on the Hill)
- Neil Williamson (LVRC Community Development and Engagement)
- Tanya O'Brien (LVRC Planning Officer)
- Sigrid McGarva (Friends of Lake Apex)
- Steven Wilson (Friends of Lake Apex)
- Teaghan Gray (LVRC – minute taker)

Apologies

- Belinda Whelband (LVRC Environment and Pest)
- Juanita Johnson (Lights on the Hill)
- Stewart Cook (Gatton Historical Society)
- Tara Stone (Parkrun)
- Nicholas Cooper (LVRC Planning and Environment)

Guest

- Darryl Simpson (LVRC Local Laws Coordinator)
- Tanya O'Brien (Planning Officer)

1. Welcome

The meeting was welcomed by Chairperson Alan Wearing.

2. Minutes of Previous Meeting

Amendment to be made to previous minutes to include the presentation made by Belinda Whelband providing an overview of the BMT Water Quality Report for Lakes Apex and Freeman. Minutes were moved by Cr Holstein and seconded by Di Lewin that the minutes of the meeting held on Tuesday 19 June 2018 are taken as read and confirmed. The motion was voted upon and CARRIED.

3. Outstanding Actions

Refer to the outstanding actions items document (ECM3161961).

4. Lake Apex Works Update

Brendan updated the committee of the stair replacement and landscape works around the main playground area.

Lake Apex Community Advisory Committee (LACAC) Meeting – meeting record
18 December 2018

5. Dog Park Update

- Darryl explained to the committee that the approximate size would be 20m wide by 100m in length.
- Advised fence installation would take place in late January 2019 dependant on outcome from local laws community consultation.
- Cr Holstein raised discussion about the policy of dogs around the Staging Post Café. Possible signage to put up to advise people of no dogs allowed.

Action	Confirmation of policy of dogs being around the Staging Post Cafe
Who	Regional Development
Due	Next meeting

6. Amendment of Subordinate Local Law No. 1 2018

Community consultation opened on 5 December 2018 and will close on 16 January 2019.

7. What is the current status of the DA due to lapse on 19th December

An application for the extension to the relevant period was received by Council on 12 November 2018 and Council is seeking additional information prior to deciding the request to extend.

8. What sediment protection measures are proposed for the development to protect Lake Freeman and Apex

These details will be required to be submitted as part of an operational works application. At this stage, the question cannot be answered as the application is for a Reconfiguration of a Lot.

9. Clarification of the 50 meter buffer zone around Lake Freeman (need for a new survey)

As per previous advice, a 50 meter buffer was provided in the preliminary approval plan. Further development permits are required including Reconfiguration of a Lot and operational works. Planning and Environment Unit to provide details around the location of the 50 meter buffer zone at the next meeting.

Action	Confirmation of the exact 50 meter buffer zone location
Who	Planning and Environment Unit
Due	Next meeting

10. Can fencing (chain link 1.8 m high) between the proposed development adjacent to Lake Freeman and the 50m buffer zone be installed to protect fauna

Tanya O'Brien advised the committee that at this stage Council cannot confirm. Fencing details would need to be submitted as part of operational work for landscaping etc. Di spoke about the Environmental conservation act that may apply to this area.

11. Lake Freeman – Lake edge planting

Di Lewin suggested planting along the southern edges of Lake Freeman in a board strip around the lake to ensure the safety of many birds situated in this location. Please refer to Appendix 1 that Di provided.

Action	Confirmation for maintenance of plants
Who	Brendan Sippel
Due	Next meeting

Lake Apex Community Advisory Committee (LACAC) Meeting – meeting record
18 December 2018

12. What is meant by the subordinate Local Law? Could a Council Local Law be used to protect the Lake Apex Parklands as a fauna sanctuary?

Conversation took place regarding a Local Law for Lake Apex fauna sanctuary.

Action	Investigate if Lake Apex can be protected by Local Law
Who	Brendan Sippel
Due	Next meeting

13. Could the proposal of an Off Leash Dog Park at the Lake Apex Parklands have been handled differently in terms of transparency? Could consultation with FOLA have occurred prior to the LACAC meeting of 20th September?

Council's project team considered each and every Council-owned park within Gatton and assessed them against the criteria of: sufficient room for the an equivalent-sized dog park to what is at Laidley, reasonable distance from residences to minimise noise disturbance, access to parking for no less than 10 cars at a time at the site, land characteristics including levels and watercourses (storm/flood), visibility to the general public (passers-by) to discourage anti-social behaviour, co-location with other community infrastructure that provides additional community benefit, access to water and electricity and potential for CCTV coverage, and likely environmental impacts. Only two sites at Lake Apex Parklands met these criteria. The former BMX track-site was considered to be less suitable on the criteria of access to water and discouragement of anti-social behaviour. Siting the dog park near Western Drive met all the criteria and offered minimal environmental impact as there was no water run-off into the lake, and it generally directed dogs away from the immediate surrounds of the lake to a single contained area.

14. Is a Dog Off Leash Park really compatible with the vision of the Master Plan?

Discussion around the dog park being compatible with the vision of the Lake Apex Master Plan took place. Throughout the community consultation stage of the development of the original Master Plan, comments were made by the community for the possibility of a dog park at Lake Apex. Sigrid voiced her opinion regarding the dog park being located at Lake Apex and if there were any other suitable locations.

15. Dry Rainforest Arboretum Brochure – Proposal to produce brochure and possible funding

Steven suggested the proposal to create a new brochure for the Arboretum. Angelo recommended to go to Jim McDonald's office for the possibility of funding.

Steven produced figures for the last brochure that was created – 2000 copies for \$648.00 at A3 size. Designs to be provided at the next meeting.

Action	Provide new draft brochures
Who	Steven Wilson
Due	Next meeting

16. General Business

16.1 Terms of reference

To be added to the agenda for the next meeting

16.2 Future Agenda items

Agenda items to be forwarded through one individual contact e.g. FOLA through secretary.

17. Next meeting date

- 19 March 2019 9:00am to 10:30am

Meeting was closed at 5:00pm.

Lake Apex Community Advisory Committee (LACAC) Meeting – meeting record
18 December 2018

18. Tabled documents for information

- Lake Freeman – Lake edge planting

Appendix 1 – Lake Freeman – Lake edge plantings – provided by Di Lewin

LAKE FREEMAN - LAKE EDGE PLANTINGS

LVRC keep telling us that the land on the southern edges of Lake Freeman will one day be developed. I would like to suggest this is the time we should be planting trees, shrubs and reeds etc. in a board strip around the lake, in order to ensure the safety of the many water birds that visit this lake on a yearly basis or use its shores to feed and their young to fledge. If we are to maintain this wetland as a safe haven for birds and a significant tourist attraction, planting has to be done sooner rather than later when the land is sold, planning permission granted and the bulldozers move in.

On a recent visit to Sandgate I noticed a high school has been built very close to Dowse Lagoon (a RAMSAR site!) with no ill effect on the many water birds who live there, because of the buffer zone of dense plantings around the lagoon.



These photos show the buffer zone planted with vegetation which shields the school (and other structures) from the lake. This buffer zone continues most of the way round the lake edge.

Some time ago FOLA were asked where we would like LVRC to plant trees – I would like to suggest the 2018/2019 budget allocation for tree planting be spent on starting this important project. I know establishment and maintenance are always issues, but this is such a vital task if we are to maintain Lake Freeman as a safe habitat to be enjoyed for years to come by photographers, bird watchers and the many other visitors to our parklands. Eventually the vegetation will be able to look after itself.

ACT NOW TO PRESERVE THE FUTURE OF LAKE FREEMAN!



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7. BUSINESS ARISING FROM MINUTES

No Business Arising from Minutes

8. COMMITTEE REPORTS

No Receival of Committee Reports as Minutes

9. DEPUTATIONS/PRESENTATIONS

No Deputations/Presentations



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10. EXECUTIVE OFFICE REPORTS

10.1 Chief Executive Officer's Report - February 2019

Date: 01 March 2019
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 and to provide information relevant to Councillors and the organisation.

Officer's Recommendation:

THAT Council receive and note the Chief Executive Officer's Monthly Report for February 2019.

Report

1. Introduction

This report is presented to ensure Council is well informed on the business being undertaken by the Executive Office of Council.

2. Background

This report covers actions and information relevant to Councillors and the Executive Office, and includes the key areas of Governance and Strategy, Marketing, Communication and Engagement, and Regional Development. Legal and Property Services are subject to separate reports to Council.

3. Report

Governance and Strategy

Integrity Functions

Complaints

The following table provides details of the complaints currently under consideration:

Type of complaint	No. received year to date		Currently under investigation	Received during the month 2018-19	Completed in the month 2018-19
	2018-19	2017-18			
Staff	2	2	1	0	0
Administrative Action	7	8	2	2	1
Privacy	0	1	0	0	0
TOTAL	9	11	3	2	1

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Audit and Risk Management

Risk Management

Risk identification workshops were conducted in February for Plumbing and Building; Library Services; Information Management and Disaster Management. The outcome of these workshops will be a draft risk register for each of the business units and a standalone risk register for the waste management levy.

Insurance Management

The following table provides details of the insurance claims managed for 2018/19:

Type of claim	Current	Claims received in period	Claims resolved in the period (settled/denied/notified)
Public liability	8	8	4
Professional Indemnity (above excess)	3	2	0
Professional Indemnity (below excess)	0	0	0
Council motor vehicle (above excess)	2	12	10
Council property	0	2	2
Third party property	4	19	15
TOTAL	17	43	31

Audit and Risk Management Committee

At the time of writing this report, an Audit and Risk Management Committee agenda has been prepared and distributed to Committee members for an 8 March 2019 meeting. The minutes of that meeting will be included in the next Ordinary meeting agenda for adoption by Council.

Connected Council Progress Group (Whole of Organisation)

An expression of interest process was undertaken in February to fill a number of vacancies in membership of the Connected Council Progress Group. At the time of writing this report, the next meeting is scheduled for 6 March 2019 where further work will be undertaken to identify the expected behaviours associated with each of Council's adopted Corporate Values. Once the behaviours are identified and agreed they will be embedded into staff Accountability and Development Plans and Position Descriptions.

Marketing, Communications and Engagement (MCE)

Queensland Transport Museum

February 2019

Ticket Sales	Merchandise Sales	Adults	Adult Concessions	Children Under 15	Children Free
\$1,152.50	\$1,077.92	98	65	11	11



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February 2018

Ticket Sales	Merchandise Sales	Adults	Adult Concessions	Children Under 15	Children Free
\$1,139.50	\$1,386.62	169	0	26	0

Percentage Difference 2019 to 2018

Ticket Sales	Merchandise Sales	Adults	Adult Concessions	Children Under 15	Children Free
1.1% increase	22.2% decrease	42.0% decrease		57.6% decrease	

An application has been submitted to the 2019 Brisbane Truck Show for a small display stand to promote the Queensland Transport Museum.

Events

Lockyer Valley Heritage Festival

The Lockyer Valley Heritage Festival is a combination of both the Laidley Heritage Weekend and the Gatton Heavy Horse Field Days. Both events have a similar connection and with their merging under the umbrella of the Lockyer Valley Heritage Weekend the aim is to increase patronage at both events from people outside the region. Other local events such as markets and the Gatton Park Run have been incorporated into the program as an additional means to increase numbers for overnight visitation.

Gatton Motorfest

This event is due to get underway in Gatton at the end of March. Discussions are currently taking place with event organisers with respect to Council's financial contribution to the 2019 event. In addition, the discussions are canvassing ways to make the event more financially sustainable in the long term.

Seniors Week

Planning is currently underway for Seniors Week, due to be held in August this year. One of the components of the event is normally a mystery bus tour, however this year it is planned to take patrons to Government House in Brisbane, including a guided tour of the House and morning tea. As a result, the tour is unable to remain a mystery as patrons must be advised that they will be visiting Government House.

Laidley Spring Festival

Again, planning is already underway for the Laidley Spring Festival. An application for funding has been submitted to Tourism Events Queensland for a grant in the amount of \$12,222. The grant is specifically for marketing the event to people outside the region in order to attract a higher level of overnight visitation from external patrons. New elements of the event are also being considered as a way to boost numbers of local patrons.

Communications

A new internal communication channel has been developed as a means to communicate information to staff. The publication, called *Need 2 Know* replaces *The Water Cooler* and as

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the name suggests is everything staff need to know about internal issues. The publication is delivered each Monday and provides information relevant to the upcoming week.

Community Engagement

Waste Reduction and Recycling Plan

Community Engagement staff are assisting with consultation and communication for the Waste Reduction and Recycling Plan 2019-2022, (WRRP), on behalf of the Waste Management team.

Lockyer Valley Regional Council Draft Planning Scheme

Community Engagement staff are working with the Manager Planning and Development Services to determine a community consultation process for the new scheme, once the State interest review has been completed.

Brisbane River Floodplain Mitigation Strategy (BRFMS)

Community Engagement staff are providing advice and some support to the Queensland Reconstruction Authority on the implementation of the BRFMS following the Brisbane River Catchment Flood Study.

Closure of the Withcott Sports Field

Lack of water for irrigation has led to the recent closure of the sports fields at Springbrook Park in Withcott, until a new bore is put in place. Community Engagement staff are assisting with communication regarding the closure of the fields and the use of alternate grounds to allow time for rehabilitation of the Withcott fields.

Regional Parks Strategy

Community Engagement staff have been providing support and advice to Ross Planning as they undertake community consultation in preparation for the completion of the draft LVRC Open Spaces Strategy.

Gatton Showgrounds Master Plan

Community Engagement staff have been providing support and advice to CPR Consultants as they undertake community consultation in preparation for the completion of the draft Gatton Showgrounds Master Plan.

Proposed Regional Park (Hatton Vale – Kensington Grove) Consultation

Results from Phase 1 of the community consultation process for the proposed regional park have now been analysed and prepared for a park designer. Draft designs will be further discussed with Council and subsequently made available to the general public.

Skatepark Master Plan Consultation

Australian Skateboarding Community Initiative (ASCI) have been commissioned to lead a consultation process with the region's skatepark users for the Regional Skatepark Master Plan, in liaison with the Community Engagement Team. This is scheduled to commence during March 2019 and will assist with long-term design of upgrades and maintenance.

Proposed Address Changes for Warrego Highway to Toowoomba Connection Road

Community Engagement staff are providing assistance to the Department of Transport and Main Roads with engagement processes for affected residents and businesses as a result of

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the proposed address changes from the Warrego Highway to the Toowoomba Connection Road.

Community Development

Suicide Prevention Workshops

Wesley Mission Queensland has recently received funding from the Darling Downs West Moreton Primary Health Network to deliver workshops within the Lockyer Valley. Consideration is being given to delivering a half day Wesley Lifeforce Suicide Prevention Training Workshop followed by a community BBQ.

Community Group Support

Staff are supporting the following community groups:

- Working with Papua New Guinea community members to assist them in gaining access to services and funding
- Helidon Progress Association
- Murphy's Creek Progress Association
- Spirit of the Valley Events Inc
- Lockyer Waters Hall Committee
- Heavy Horse Field Day Committee
- Junction View and Grantham Ladies Groups
- Salvation Army Women's Groups
- Blenheim Hall Committee
- Junction View Hall Committee
- Laidley and Gatton Historical Societies
- Lockyer Valley Community Activities Shed
- Glenore Grove Hall Committee

Drought Communities Program – Extension Funding

Council has now received approval for seven (7) projects to the value of \$1 million under the Commonwealth *Drought Communities Program – Extension* funding program. As of 27/02/2019, funding to the value of \$299,755 has been received for four (4) projects.

Mulgowie Public Art Project

Community Development staff are working with the community and a professional local artist to deliver a public art project at Mulgowie hall and cricket grounds, using existing RADF funds. This project is expected to be delivered in April 2019.

Forest Hill Silo Art Project

Discussions are underway with GrainCorp and representatives of Forest Hill to scope the proposed project and to negotiate a project management model. No funding has been secured for this project as yet.

Youth Development

School Holiday Programs

Planning has commenced for the combined-agencies school holiday program for April. Partners include Anglicare Southern Qld, Laidley and Lockyer Community Centres, Libraries, Laidley District State School and SUQ School Chaplaincy.

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Support for DISCO

Council is providing support to DISCO for their first *Youth Ninja Challenge* on Sunday 7 April. Council is also supporting DISCO with event planning, in-kind support with equipment, promotional assistance and youth engagement advice.

Cardio Pulmonary Resuscitation (CPR) Kits from Ageo City

The *Hearts for Valentine's Day* CPR Kit initiative was launched in Centenary Gardens and attended by representatives from Lake Clarendon State School, St Mary's Primary School and Laidley State High School. It was also supported by Dr Sultan from the Family Medical Centre. The kits were supplied by Lockyer Valley Regional Councils Japanese Sister City, Ageo City, and the event was covered by TV and print media. CPR Kits will be distributed to the remaining schools in the coming weeks.

Lockyer Youth Agency Network

The network is supported by Council staff and discusses trends and issues facing young people in the region and also works collaboratively to reduce service gaps and improve delivery of support programs.

Regional Development

Lockyer Valley and Somerset Water Collaborative (LVSWC)

The CEO and other representatives of SEQWater attended the LVSWC meeting held on 7 February. The representatives declared that they are open to further discussion and look forward to working with the Collaborative in exploring options for better water management. The LVSWC meeting also approved a \$25k contribution towards the Grow Com Rural Water Use Initiative proposal, to be taken from funding allocated to the Collaborative for the Business Case. The work will support the Strategic Business Case and is supported by the Department of Natural Resources, Mines and Energy and the Department of Agriculture, Fisheries and Forestry, who have also made financial contributions towards the Grow Com Rural Water Use Initiative.

Council has invited Somerset Regional Council Councillors to a workshop presentation on 2 April by Queensland Treasury Corporation, Jacobs and the Department of Natural Resources, Mines and Energy, to discuss progress with the draft Strategic Business Case.

Regional Economic Development Advisory Group (REDAG)

Council's Manager Regional Development chairs the REDAG, which is a Local Government Association of Queensland (LGAQ) Advisory group. The group consists of a mix of elected members and senior council officers and is meant to provide advice on economic development matters to the LGAQ Policy Executive. A meeting was held on 28 February and 1 March and the following items were included on the agenda for discussion:

- Regional round up from attendees
- SEQ City Deal process and outcomes and suitability for other regions
- Engagement strategy from LGAQ Advisory Groups versus other options
- LGAQ tourism strategy implementation and data analytics
- LGAQ Trade and Investment strategy – update from Richard Watson General Manager
- Drought preparedness and resilience, LGAQ drought submission and Commonwealth funding and processes.

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Neilsen's Place Laidley Business Incubator

During the month two new users joined the Incubator, with a solicitor leasing a small office and At Work Australia using the co-working space one day per week for client interviews.

Regional Skills Investment Strategy

This project has been established through a partnership between Council and the Department of Small Business, Employment and Training. The objective is to bridge the gap between existing training opportunities and current workforce skills needs in the Lockyer Valley. A fully funded project officer has been appointed and a local Reference Group with key stakeholder members will be established early in the project.

Lockyer Valley BEST (Bringing Employers and Schools Together)

The first meeting of this group was held in February where projects for the year were identified and discussed. The group has identified that a potential employment pathway for youth may exist locally with the Inland Rail project. They will work to determine how best to prepare current senior students to take advantage of any employment and training opportunities associated with the project. The group is also investigating ways to develop a horticulture school to work transition program for 2020 in which local students would complete a horticulture certificate and work placement in their final years at school.

Local Business – Capacity Building Workshops

Workshops hosted in February were well received, with very positive feedback from those that attended. Future digital workshops, delivered in partnership with Regional Development Australia, have been scheduled each month. The March workshop topic is "Social Media - Supercharge Your Pages", to be held in Gatton with a workshop due in Laidley in April titled "Marketing Hacks to Save You Time". The Lockyer Valley TAFE schedule for March includes; Basic Barista, Responsible Management of Licensed Venues, Microsoft Office Word (Beginner and Intermediate) and First Aid Skill Sets.

GenR8 Program

A student tour has been undertaken and Council has now received three applications to complete work experience with Council for the program. Interviews have been undertaken and students will commence in the workplace in early May.







Informed Decisions (ID) Profile – Economic Modelling Tools

ID Profile has recently released a Grant Application Guide which is "a complete, step-by-step guide to building a more compelling grant application". The guide was developed by the ID consulting team of urban economists, demographers and special analysis experts to provide information sheets and step by step processes to use the tools to, "turn data into compelling stories of place and change", without needing to engage a specialist consultant. The guide is available free, to anyone, and can be downloaded from the ID website.

Single Point of Entry – Business Support

The following table highlights areas of enquiry from prospective developers and business operations to the Regional Development team. Should Councillors wish to obtain any further detail please do not hesitate to contact me or the Manager Regional Development.

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Industry Sector	Level of interest	Notes:
Accommodation and Food Services		Additional short-term accommodation facilities.
Tourism		Development of new tourism experiences for the Lockyer Valley from new and existing operators
Manufacturing		Enquiries from processing facilities considering relocating to SEQ.
Home Based Business		Enquiries about potential establishment of new home-based businesses
Transport & Logistics		Information on characteristics of suitable sites for relocation to the area
Agriculture		Growth and Export opportunities – individual information

Social Media Insight - Tourism

The Visit Lockyer Valley Facebook monthly insight to 2 February received 1,870 likes, with reach for the month (people who saw posts) at 6,817, (7,103 last month), post engagement (likes, comments, shares), at 1,445 (2,802) and video views at 467 (35). The strongest performing posts for the month included the upcoming cooking school, Chevrolet Rally, the Haunted Village Tours at Laidley and the Crafters Expo to be held in the Grantham Butter Factory in March.

Cooking School

An onsite farm visit was conducted by The Star Casino Chefs and Media Manager on 13 February at Blackboy Ridge Farms and the Awassi Cheesery. The Chefs met the farmers, inspected and tasted the produce and participated in filming opportunities to enable marketing of the event.

The marketing plan was executed with WIN News and Triple M radio coverage, advertisements and editorial placed in the Gatton Star, a social media campaign, an electronic direct messaging advertisement via Highlife magazine, and the event listed on the Luvya Lockyer, Visit Brisbane and Visit Darling Downs websites. The event will be held at Faith Lutheran College on Sunday 10 March with significant regional and social media marketing opportunities to follow.

2019 Veteran and Vintage Chevrolet Association of Australia (Qld) 50th Anniversary Rally

A meeting was held recently with organisers and community stakeholders to finalise logistics for the event. Information has been circulated in the Lockyer Valley Tourism e-newsletter about the event and local businesses have been invited to provide offers/vouchers for rally bags. The event will be held from 27 April to 3 May with 90 vehicles booked in and in excess of 170 visitors increasing the visitor spend across the entire region for the week.

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Regional Flavours

Officers met with Regional Flavours organisers to run through the partnership deliverables, key dates and stallholder registrations for the 2019 event. Stallholder applications have now closed with potentially three new suppliers interested in participating in the festival. Dunlop Apiaries and Hidden Valley Herbs (Pohlmans Nursery) did not reapply.

EKKA

Trade show space has been booked and confirmed with the RNA and discussion has commenced with stand builders to explore options for a small refresh of the Ekka stand. Officers are seeking to maximize greater activation of the space with the audience.

Lockyer Valley Function and Events Centre

Implementation of the new integrated finance, stock control and point of sale systems is underway. During February a total of 37 functions were held; 28 for external customers and 9 for internal customers.

Council of Mayors South East Queensland

Briefing material was provided for the February Board Meeting of COMSEQ, held on 22 February 2019, and for the strategic planning session held that afternoon. Key Agenda items related to the SEQ City Deal, Regional Plan Implementation and the Resilient Rivers Initiative. Feedback was provided to COMSEQ earlier in the month on the Draft Feasibility Study for a potential 2032 SEQ Olympic and Paralympic Games bid. The feedback reflected regional matters.

Officers and Cr Holstein also attended the Lockyer/Toowoomba Regional Councils Joint Working Group on escarpment opportunities. The key discussion related to a potential Mountain Biking Strategy which would complement existing work and facilities and lend weight to potential use of the location for an Olympic Mountain Biking venue.

Officers also provided feedback on the COMSEQ City Deals work carried out in conjunction with the State Government. A breakfast presentation on City Deals hosted by the Committee, with a presentation on the Western Sydney City Deal, was also attended.

Advocacy

The State Government through the Department of Natural Resources, Mines and Energy is currently undertaking regulatory reform with respect to water and water allocations. Council provided a submission in January and provided additional information during February to support the serious concerns held by Lockyer Valley communities regarding the impacts of these proposed changes. Supporting information was provided on the insufficient allocations to Council itself.

Council was also represented at a presentation/workshop held by the Queensland Competition Authority on the Irrigation Price Review 2020-24. This was an initial consultation seeking submissions which are due in March.

Briefing material was provided to the Mayor for the February Policy Executive meeting of the Local Government Association of Queensland (LGAQ). Key items of interest related to proposed amendments to Health legislation (with potential implications for disaster management) and water pricing implications of dam safety upgrades.

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Inland Rail – Australian Rail Track Corporation (ARTC)

Following representations to the Chief Executive Officer of Inland Rail, ARTC have undertaken further work on road network options around the Gaul Street level crossing in Gatton, Airforce Road Helidon and the level crossing at Forest Hill.

These items were raised at a further ARTC LVRC Technical Working Group meeting. Council officers attended meetings with ARTC on strategic planning issues as well as a separate hydrology workshop looking at flood modelling associated with the rail alignment. Flora and fauna workshops were also held in Gatton and Toowoomba which were attended by local environmental groups, Cr Vela and Council staff.

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10.2 Gatton Motorfest - Request for Increased Support

Date: 06 March 2019
Author: Colleen Daniel, Event & Marketing Officer
Responsible Officer: Ian Church, Chief Executive Officer

Summary:

The purpose of this report is to seek Council's endorsement of increased financial support for the 2019 Gatton Motorfest, to cover the increased cost for traffic management services for the event.

Officer's Recommendation:

THAT with respect to the correspondence received from Downs Motorsport Club Inc requesting increased financial support for the 2019 Gatton Motorfest to assist with the cost of traffic control services, Council resolve to approve increased financial support to a maximum of \$10,000 excluding GST for the 2019 event only.

And further;

THAT Council endorse officers to work with the event organisers towards achieving long term sustainability of the event.

Report

1. Introduction

The Gatton Motorfest, formerly Gatton Street Sprints, is recognised as a regionally significant event for the Lockyer Valley. Costs to deliver the event, in particular for venue construction, hire equipment and traffic management services, have increased considerably over the past two years. The Club has requested increased financial support for the 2019 event with a view to working with Council officers on options to deliver a financially sustainable event in future years.

2. Background

Downs Motorsport Club Inc has been delivering a motor sport event in Gatton since 2000, with the 2019 event being the 20th anniversary event. Over the past two years, spectator attendance has decreased and the committee responded by changing the format of the event, dropping the street sprints, introducing drift cars and changing the time of the burnout competition from evening to daytime.

While the changes attracted a new audience, it wasn't enough to generate the income needed for the event to meet the costs of delivery with the event recording a loss in 2018.

In response to dwindling attendance figures, the burnout competition has been programmed back to an evening event as a direct means to bring back a bigger crowd as per past events where the burnout was held at night. Increased sponsorship has been sought however due to costs in some areas doubling from last year, the committee is canvassing all available options.

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The event organisers wrote to Council seeking consideration of increased financial support for the 2019 event, in particular to cover the cost of traffic management which has increased from \$2,300 in 2017 to \$7,300 in 2019.

After the event is delivered this year, the committee will meet with Council officers and look at options moving forward that will allow the event to become financially sustainable.

3. Report

In recognition of the Gatton Motorfest being marketed as one of the regionally significant events for the Lockyer Valley, it is worthy of the request for increased support to assist the event proceed in 2019. The committee is keen to consider all options to once again make it a vibrant event that bring visitors from outside the region to Gatton, resulting in overnight stays, increased spending in local businesses and opportunities for local community groups to raise funds.

The request is for Council to increase the budget for this year to a maximum of \$10,000 to assist the group in meeting the cost of supplying traffic management to the event. Council officers will work with the committee for the other support given by Council to the event, including rubbish removal and the installation of the stairs for the pedestrian bridge on Freemans Road. By implementing the Containers for Change initiative within the event precinct the amount of unrecycled waste can be reduced, impacting of the cost to manage this.

Downs Motorsport Club Inc works in partnership with local community groups to improve the services they deliver with funding received as a result of the event. The event brings the community together in a social environment, offering an exciting program for motor enthusiasts.

4. Policy and Legal Implications

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

5. Financial and Resource Implications

Approval of the increased financial support for the 2019 Gatton Motorfest can be absorbed within the existing Event budget through prudent expenditure.

6. Delegations/Authorisations

No further delegations are required to manage the issues raised in this report. The Chief Executive Officer will manage the requirements in line with existing delegations.

7. Communication and Engagement

This matter was discussed with Council at its recent workshop held on Tuesday 5 March.

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8. Conclusion

It is the recommendation that the financial commitment to the 2019 Gatton Motorfest be increased to \$10,000 to assist with the increased cost of traffic management for the event. The event organisers will then work with Council officers on processes and options to make the event financially sustainable long term.

9. Action/s

1. The budget allocated to the Gatton Motorfest will be amended to reflect the increased commitment as outlined in this report.
2. Notify Downs Motorsport Club Inc. of Council's increased financial support for 2019 event.

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**10.3 Application for Section 236 Local Government Regulation 2012
Exception for Renewal of Lease - Part of Lot 19 on CP903641**

Date: 07 March 2019
Author: Caitlan Natalier, Solicitor & Legal Services Coordinator
Responsible Officer: Ian Church, Chief Executive Officer

Summary:

The Lessee has requested a renewal of the lease for the purpose of a pony club ground over part of Lot 19 on CP 903641 located at 6 Plant Street, Helidon. The purpose of this report is to consider the request and apply the exception from tendering under Section 236(1)(c)(iii) of the *Local Government Regulation 2012* to enable a new lease to be offered.

Officer's Recommendation:

THAT with respect to the request for the renewal of the lease over part of Lot 19 on CP 903641 to the Withcott Pony Club, Council resolve to:-

- a) apply the exception contained in Section 236(1)(c)(iii) of the *Local Government Regulation 2012*; and**
- b) authorise the Chief Executive Officer to negotiate a new trustee lease with the Withcott Pony Club as existing Lessee, on terms satisfactory to Council.**

Report

1. Introduction

The purpose of this report is to discharge Council's statutory obligations to enable a new lease to be offered to the existing lessee, the Withcott Pony Club (Lessee), on terms satisfactory to Council.

2. Background

The Lessee currently leases part of McGovern Park at Helidon, on Lot 19 on CP903641, for its club activities. Council is the trustee of this reserve land for park and recreation purposes.

The current trustee lease commenced on 1 July 1999 and is due to expire on 30 June 2019.

On 21 February 2019, and in accordance with the trustee lease terms, the Lessee requested a renewal of the lease on expiry of the current term.

3. Report

An Aerial Plan showing the current leased area is **Attachment 1** to this report.

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The leased premises comprises approximately 3.4069 hectares. The land contains two buildings, a shed and a clubhouse/canteen, and separate fenced areas for the use by the Lessee for their club activities.

There is no history of complaints or tenancy issues during the current 20 years lease term and no breaches have been identified or actioned. The Lessee has been paying an annual rental of \$100.00, electricity costs, the fire levy, the SES levy and water consumption charges plus 50% of the base water charge in respect of the premises. The Lessee has advised that they have been paying some electricity costs for the supply of power to the public toilet block. This is being investigated and is not proposed to be the responsibility of the Lessee moving forward.

In order to be more consistent with leases being offered to other community groups the following lease terms are proposed:-

- a) a trustee lease term of 20 years;
- b) an annual rent of \$127.00 (GST exclusive) with annual CPI increases;
- c) the insurances and outgoings noted above will be the Lessee's responsibility;
- d) the Lessee will be responsible for all survey and lease registration costs.

The recommendation made in this report will enable council to apply the statutory exception from tendering and offer a new lease to the existing Lessee with the Chief Executive Officer being delegated authority to negotiate satisfactory lease terms consistent with those noted above.

4. Policy and Legal Implications

The proposed use of the leased premises for pony club activities is consistent with the park and recreation purpose for the reserve land was dedicated. In accordance with Written Authority No. 1 – Section 64 of the *Land Act 1994*, a land management plan and ministerial approval for the trustee lease are not required.

The trustee lease will include Mandatory Standard Terms set by the Department of Natural Resources, Mines and Energy and is required to be registered on the title of the land at the Lessee's expense.

Section 236(1)(c)(iii) provides an exception from the requirement to go to a tender if the disposal is for the purpose of renewing a lease to the existing tenant.

5. Financial and Resource Implications

The rental and annual CPI reviews proposed for the new lease is consistent with the rental applied to other leases granted by council to community organisations and clubs and is equivalent to the appropriate state lease rental category.

The Lessee will be responsible for all repairs and maintenance to its improvements, as well as all survey and lease registration costs. The Lessee is entitled to apply for grants and other funding to assist with covering these expenses.

No further financial implications are anticipated for council as the lease documents can be prepared internally by Council's Property Officer.

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6. Delegations/Authorisations

The Chief Executive Officer, through the Legal Services & Property Team, shall be authorised to do all things necessary to negotiate a lease with the existing Lessee on the terms and conditions recommended in this report.

7. Communication and Engagement

The Property Officer shall be primarily responsible for engaging with the Lessee and the Department of Natural Resources, Mines and Energy to finalise a new lease. The Chief Executive Officer and the Legal Services Coordinator will be involved as necessary to negotiate satisfactory lease terms and provide support to the Property Officer.

The Manager Planning and Development, the Manager Parks and Gardens and the Manager Infrastructure Planning and Design have been engaged in the preparation of this report.

8. Conclusion

The recommendation made in this report will enable council to meet its statutory obligations before offering a new trustee lease to the existing Lessee.

9. Action/s

1. Advise the Lessee of Council's resolution
2. Negotiate lease terms and prepare the trustee lease
3. Survey the leased area
4. Register the Trustee Lease and Survey Plan with the Titles Registry.

Attachments

- 1 [↓](#) Attachment 1 - Aerial Map 1 Page



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**10.4 Application for Permit to Occupy - Existing Pump Site on Lot 355
CSH2450 Reserve for Water**

Date: 07 March 2019
Author: Caitlan Natalier, Solicitor & Legal Services Coordinator
Responsible Officer: Ian Church, Chief Executive Officer

Summary:

The purpose of this report is to consider Council's views in respect of a proposed application for a permit to occupy an existing pump site situated on the Reserve for Water located at Mischke Road, Kentville described as Lot 355 on Crown Plan CSH2450 so that council's view can be considered as part of the application as required by the Department of Natural Resources, Mines and Energy.

Officer's Recommendation:

THAT Council authorise the Chief Executive Officer to write to the Applicants advising that Council has no objection to the application for a permit to occupy over the pump station situated on part of the land described as Lot 355 on CSH2450 and requests the Department of Natural Resources, Mines and Energy consider an application under the Land Act for a permit to occupy given the proposed use is in conjunction with a water licence issued by the Department of Natural Resources, Mines and Energy and they have greater flexibility to manage the use.

Report

1. Introduction

The purpose of this report is to consider a proposed application for a permit to occupy an existing pump site situated on reserve land at One Mile Lagoon, Mischke Road, Kentville and provide Council's views to the Applicants by way of a completed Part C Statement in relation to an application under the Land Act 1994 over State land as required by the Department of Natural Resources, Mines and Energy.

2. Background

Attachments 1 and 2 to this report are Aerial Plans that show the proposed permit to occupy site on Lot 355, and the adjoining land owned by the Applicants described as Lot 321 on CSH284 and Lot 320 on CSH284. The Applicants purchased the adjoining land in October 2008.

On 2 November 2010 the Applicants were granted Water Licence 0003G which attaches to their land and allows them to use water from One Mile Lagoon for irrigation purposes. The Water Licence specifies that the maximum area to be irrigated is 20 hectares. There are two pumps attached to the water licence with the capacity to pump water at the rate of 40 litres per second. Only one pump may be used at a time.

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One of these pumps is located on the reserve land. This pump was pre-existing when the Applicant bought their land and obtained the water licence. The second pump was installed by the Applicants' contractor on the Applicant's land after the water licence and relevant approvals had been obtained. The Applicant has been utilising both pumps on the basis of their water licence and was unaware until recently of their responsibility to obtain a permit to occupy for the pre-existing pump site on the reserve land. They had relied on their contractor to obtain all necessary permits and/or approvals for them, or advise them of requirements, at the time the contractor installed the additional pump on the Applicant's land.

On 21 February 2019 the Applicants planning consultant contacted Council seeking to rectify this, and ensure the Applicants are operating lawfully, by making application to the Department of Natural Resources, Mines and Energy for a permit to occupy this pump station on the reserve land. As part of their application, a Part C Statement in relation to an application under the Land Act 1994 over State land containing Council's views is required to be submitted with the application.

3. Report

It appears that the Applicants have been utilising the pump station since the water licence was issued on the mistaken belief that the water licence and development approval were sufficient to authorise the use. Upon becoming aware of the requirement for a permit to occupy, the Applicants have taken steps to rectify this and obtain the necessary permit.

The Applicants' planning consultant has advised that the Applicants are in a difficult position as they rely on use of the pump site to grow their crops. If the permit to occupy was not granted, the Applicants will suffer significant financial loss and will likely go into insolvency. In addition, the Applicants may be asked to show cause under the *Water Act 2000* as to why the water licence should not be cancelled as the Applicant's farming operation may not be viable without the use of both pumps and there would be no authorised access to the pump station on the reserve land.

As the application will regularise the historical use of this pump station and there will effectively be no change to how the pump station is currently utilised, the recommendation made in this report is to offer no objection to the application. It will ultimately be a decision for the Department of Natural Resources, Mines and Energy whether, and on what conditions, the permit to occupy is granted.

4. Policy and Legal Implications

Permits to occupy are the appropriate short-term tenure when occupation of State controlled land is required. A permit to occupy may be issued over unallocated State land, a reserve or a road although this tenure cannot be sold, sub-let or mortgaged. It does not create an interest in land or provide for exclusive occupation. A permit to occupy may be cancelled at short notice (generally 3 months) with no compensation.

Alternatively, Council could offer a trustee lease to the Applicants. It is considered that a State issued permit to occupy is the most appropriate tenure given the proposed use, the link to the State issued water licence, and the greater flexibility the State has to manage, and terminate, the permit to occupy.

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If successful, the Applicants will be required to pay an annual occupation fee to the Department of Natural Resources, Mines and Energy. The Applicants will also be required to obtain public liability insurance in respect of the permit to occupy area.

If the permit is not granted, then continued use of the land by the Applicants will constitute a trespass act and may lead to prosecution by the State under the *Land Act 1994*.

5. Financial and Resource Implications

No financial or resource implications for council have been identified.

6. Delegations/Authorisations

The Chief Executive Officer, through the Legal Services & Property Team, shall be authorised to advise the applicants of Council's resolution in respect of the proposed application and provide the Part C Statement in relation to an application under the Land Act 1994 over State land.

7. Communication and Engagement

The Manager Planning and Development and the Manager Infrastructure Planning and Design have been engaged in the preparation of this report. . On the basis that the permit to occupy is over the pump site only and not all of the reserve land, no concerns have been raised.

The Property Officer shall be primarily responsible for advising the Applicants of Council's resolution.

8. Conclusion

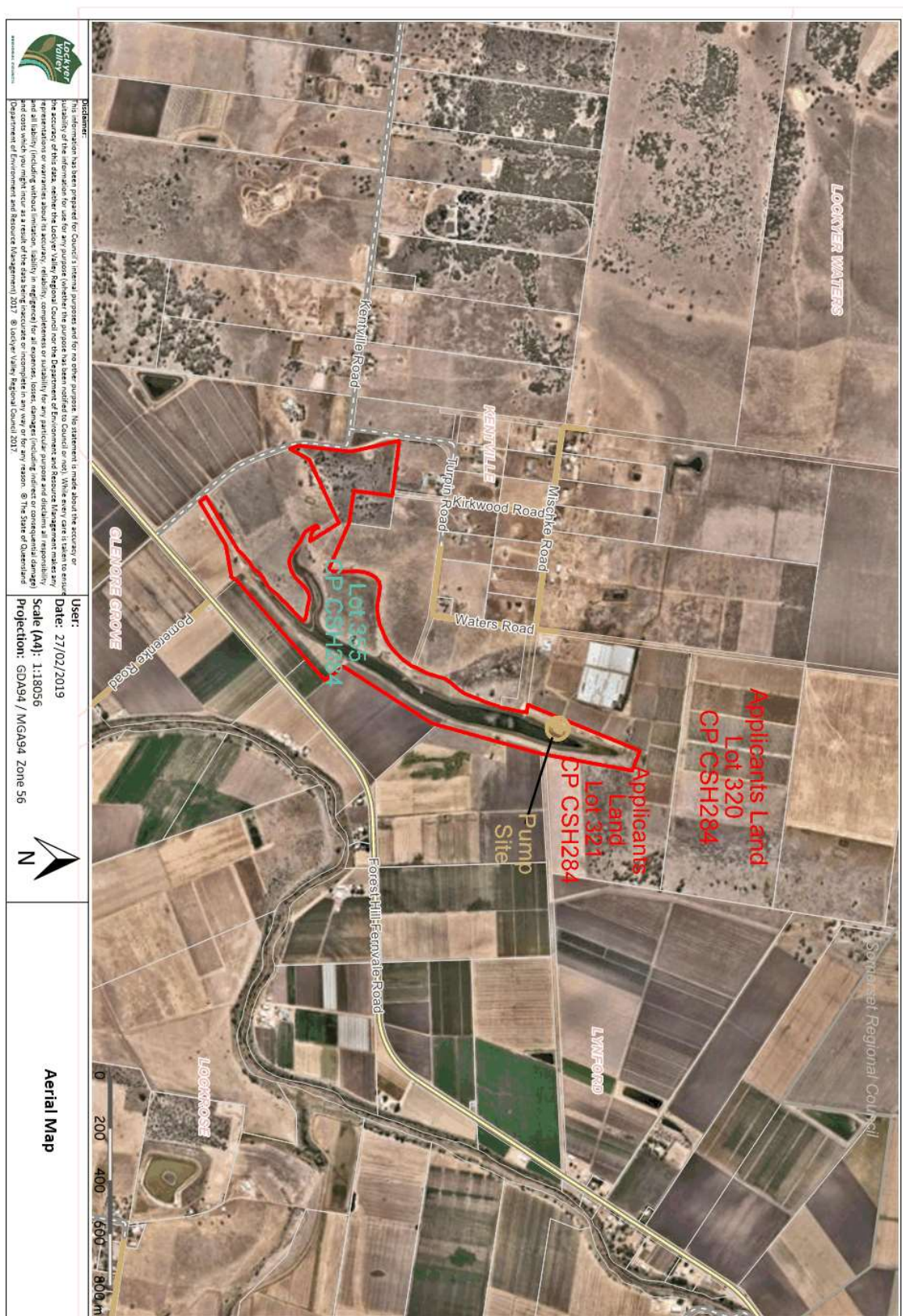
The recommendation made in this report will enable the Applicants to progress the application with the Department of Natural Resources, Mines and Energy and if successful, lawfully use the pump station on the reserve land.

9. Action/s

Advise the Applicants of Council's resolution and provide the executed Part C - Statement in relation to an application under the *Land Act 1994* over State land.

Attachments

- | | | |
|---------------------|--|--------|
| 1 ↓ | Attachment 1 - Aerial Plan of Lot 355 and Applicants' Land | 1 Page |
| 2 ↓ | Attachment 2 - Aerial Plan of Pump Site | 1 Page |



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11. ORGANISATIONAL DEVELOPMENT AND PLANNING SERVICES REPORTS

11.1 Executive Manager Organisational Development and Planning Monthly Report

Date: 27 February 2019

Author: Dan McPherson, Executive Manager Organisational Development & Planning Services

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

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 Report for February 2019.

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 February 2019.

3. Report

ORGANISATIONAL DEVELOPMENT

Workforce

Council's established FTE number for February 2019 is 314.6172.

Learning & Development

Training held since the last report:

- Corporate Induction (Code of Conduct / Work Health & Safety / Drug & Alcohol Training inclusive)
- Good Decisions Training

Work Health & Safety

Refer to the attached statistics indicating any injuries, asset incidents and environmental incidents for the month of February 2019. WHS will report on Lost Time Injury (LTI) and LTI days quarterly.

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SPORTS, RECREATION AND COMMUNITY GRANTS

Cahill Park in Gatton will soon sport a female-friendly amenities and change room facility, all thanks to a Queensland Government grant. Council secured a \$500,000 grant through the Female Facilities Program, offered through the State Government's Get in the Game funding program to see the facility brought to life. The building will provide the necessary amenities for multiple sporting teams who utilise the complex, such as AFL, cricket, netball, touch football and rugby league, who recently announced they will now have at least three female teams this year. The project is in the final design stage and due to go to tender in March, with construction work expected to begin in the middle of 2019.

Council's Community Grants Program is for non-recurrent funding of between \$500 and \$4000 and will be made available to not-for-profit community organisations to undertake projects, activities or events which benefit the wider community, depending upon availability of funds and the merit of projects, activities or events. Round 2 will open on 1 March 2019 and close on 29 March 2019 at 5pm.

Sports, Recreation and Community Grants Officer coordinated the announcement for the Female Facilities Program in partnership with the Brisbane Lions community day held on 11 February.

Sports, Recreation and Community Grants Officer applied for external funding through the Local Government Grants and Subsidies Program for the upgrade of the Springbrook Park (Withcott) and the Laidley Recreation Reserve road way entries.

PLANNING & DEVELOPMENT

Development Assessment

Refer to the attached table and graphs indicating all development applications, decisions and requests as at 28 February 2019.

Regional and Strategic Planning

The final Councillor workshops on the draft Lockyer Valley Planning Scheme took place on 12 February and 5 March 2019. Officers are currently finalising the Feasible Alternatives Assessment Report which needs to be provided to the State Government as part of the State Interest Review. It is intended that the draft planning scheme will be tabled at council meeting on 27 March 2019 for adoption for State Interest Review and will be submitted to the State Government in early April 2019.

During the past month council officers have participated in meetings of the COMSEQ Local Government Working Group, the SEQ Growth Monitoring Program Reference Group and the SEQ Growth Monitoring Program Technical Group.

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ENVIRONMENTAL PLANNING

Project Updates

Community Environmental Grants

The next CEG round is due to open on 1 March and is uploaded to the SmartyGrants website and council website.

Natural Resource Management Plan

Project planning is continuing in line with development of the Planning Scheme to ensure alignment.

Resilient Rivers initiative

Lockyer Creek Sediment Stabilisation:

Contractors have been engaged for site preparation, planting and maintenance at the two pilot revegetation sites on the Lockyer Creek in Gatton. The contractors have commenced site preparation works at Cahill Park by brush cutting planting lines parallel to the water flow and spraying these lines with herbicide. Non-invasive weeds and grasses will be left in between planting lines to provide frost, herbivory and structural protection to the tube stock plants. Less site preparation is required for Beavan Street as it is currently grazed. A gate has been installed by the adjacent landholder and electric fencing will be installed in March to protect the plants from grazing. Depending on the weather, planting is scheduled for the end of March to coincide with the Community Tree Planting Day.

Registration has opened for the community tree planting day on Sunday March 24, 2019. Marketing and media promotion have commenced.

Due to the recent hot dry weather conditions, some of the bottlebrush trees that were planted in the Lockyer Creek have died. Many of the existing trees which were protected from cattle herbivory with PVC pipes have been inspected and are doing well. Most have new growth and are looking healthy. For some of the larger plants, a community member involved with the project has swapped some of the PVC pipes for recycled cardboard carpet rolls which are free, biodegradable and recycled.

The contractors engaged by Seqwater have commenced their assessment of design options for stabilisation works adjacent to Smithfield Road bridge and Allen Street bridge, Gatton. Information has been provided by council's water Engineer and Manager Infrastructure Support Service regarding the current bridge designs.

Tenthill Catchment Community Resilience:

Ongoing consultation with DTMR regarding their NDRRA funded proposed works to roads and crossings within Tenthill Catchment has taken place. DTMR continue to draft the works brief for the NDRRA funding and once approved, will send out contracts for the works. DTMR are proposing to discuss options with landholders and LVRC.

Contractors have commenced work on the revegetation options for Blackfellow and Black Duck Creeks. This information will help to prioritise revegetation works within the Tenthill catchment. A draft report is due end of March/early April.

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ARTC

Ongoing meetings are being held with ARTC staff to discuss opportunities for the Environment and Pest unit to provide advice, data and review of environmental components of the project.

Drought Funding Application

Grant application for weed control has been modified to increase landholder engagement and resourcefulness. The revised drought funding application primarily involves engaging with primary producers who have waterways within or adjacent to their properties to access grant funding, to a fixed amount, for the treatment of riparian weeds and re-vegetation works. An analysis of eligible landholders is currently underway with full project details to be communicated once funding has been awarded.

DNRME TraNsfoRM! Innovation Funding Application

The TraNsfoRM funding application has been submitted for a total value of \$998,286 with contributions and in-kind support from Queensland Urban Utilities, Seqwater and the University of Queensland Centre for Recycling of Organic Waste and Nutrients. The project title, Waterways from Waste is a bold and innovative project that aims to utilise a range of common waste materials to produce a soil media that can establish and promote native vegetation in a degraded riparian environment. Notification of grant application outcome is anticipated during June.

Program Updates

Land for Wildlife

LFW Steering Committee met recently to discuss recent changes to the administration of the LFW program across SEQ.

Pest Weed

Efforts over the past twelve months to have a discernible impact of invasive weeds within road reserves of the Lockyer Valley are evident in the reduced presence of weeds but also through the reducing volume of herbicide application required. As an example, treatment of Giant Rat's Tail Grass on the Gatton-Esk Road has reduced in required application by over 100lt between the first and second halves of 2018.

Recent activity includes the surveying and spraying of two DTMR roads and eleven local roads. Currently, the weed species of greatest prevalence are Giant Rat's Tail Grass, Mother of Millions, Harrisia Cactus, Annual Ragweed and Groundsel.

Pest Animal

A greater number of customers have requested assistance with feral animal trapping. Mostly feral cats, however some requests have been generated around foxes and pigs. The current dry weather and reduced vegetation exacerbates the concentration and visibility of pest animals. Pigs are condensing and becoming more visible on cultivation and livestock waterpoints as water sources continue to dry up.

Community Activities

Environment and Pest staff recently attended the fire ant forum and ARTC forum.

Flying Fox Roost Management

Roost monitoring continues. There was a recent mortality of juvenile flying foxes due to heat at the Laidley roost – eight animals in total were retrieved deceased.

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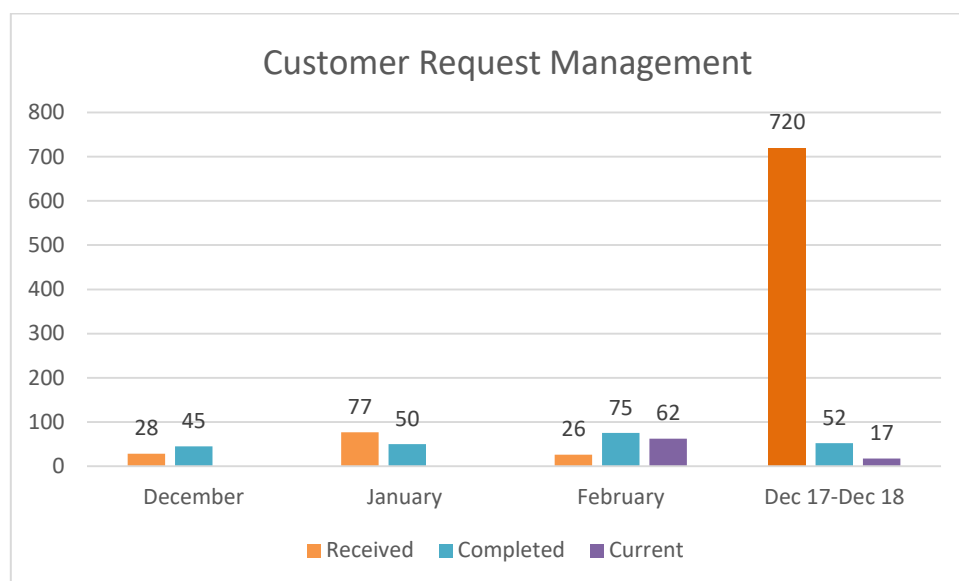
Request Data

While the current CRM request tally sits at or around 60, the team have managed to service to close 126 CRMs between 1 January and 26 February.

While a large quantity of these CRMs relate to ordering of baits for the recent baiting program, there is a considerable amount of response to landholders seeking assistance with weed identification and herbicide subsidy in addition to an increase in requests for feral cat trapping. These improving response times have been achieved by collaborating with other members of the Environment and Pest team in addition to members of the Infrastructure, Works and Services unit.

The graph below outlines the recent data for CRMs received and completed. For the period of December 2017 to December 2018, Environment and Pest received 720 CRMs. While 17 of these CRMs remain current, the E&P team have addressed and completed 52 of the aged CRMs during the December 2018 to February 2019 timeframe.

The E&P unit are currently managing four requests from elected members.



PLUMBING AND BUILDING SERVICES

Council's Building Certifiers recently attended the National Construction Code (NCC) 2019 seminar by the Australian Building Codes Board. This was useful to provide an overview of changes to this year's NCC as there are some significant changes that will come into effect. This will result in some work for the team in the near future in fully understanding the changes, advising our customers and making the necessary changes to our processes and building templates.

Refer to the attached table and graphs indicating statistics for the month of February 2019.



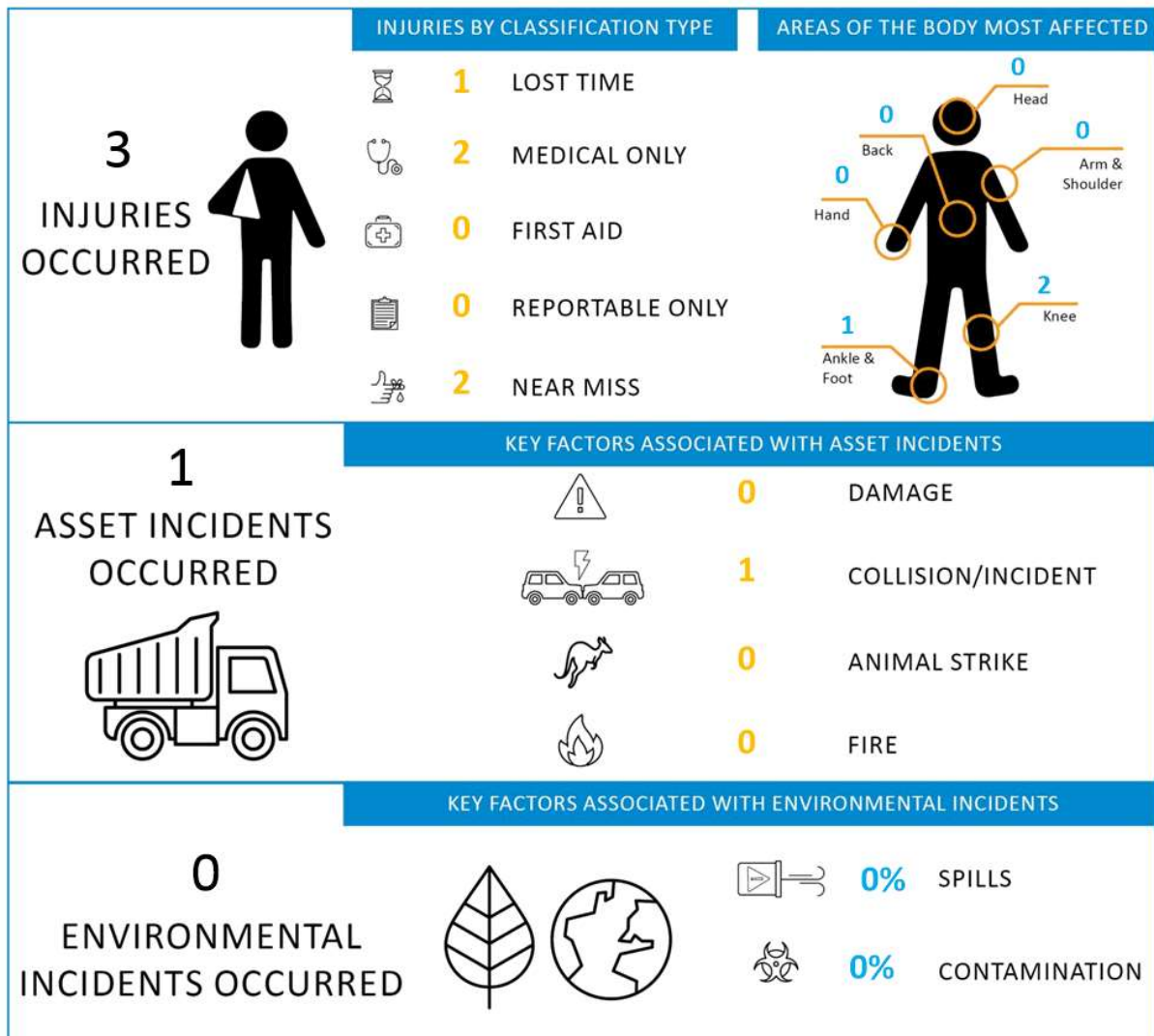
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Attachments

1	↓	Safety Performance Report - February 2019	1 Page
2	↓	Development Applications Monthly Summary - February 2019	2 Pages
3	↓	Development Applications Graphs - February 2019	2 Pages
4	↓	Plumbing and Building Statistics - February 2019	4 Pages

MEASURING OUR SAFETY PERFORMANCE

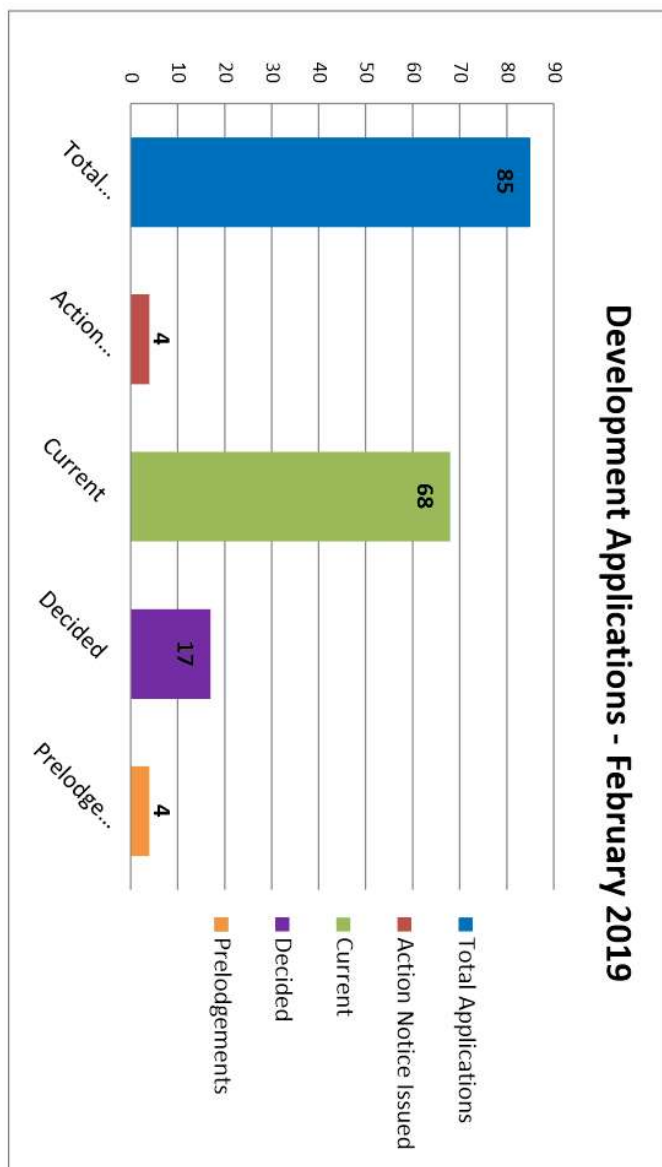
FEBRUARY 2019



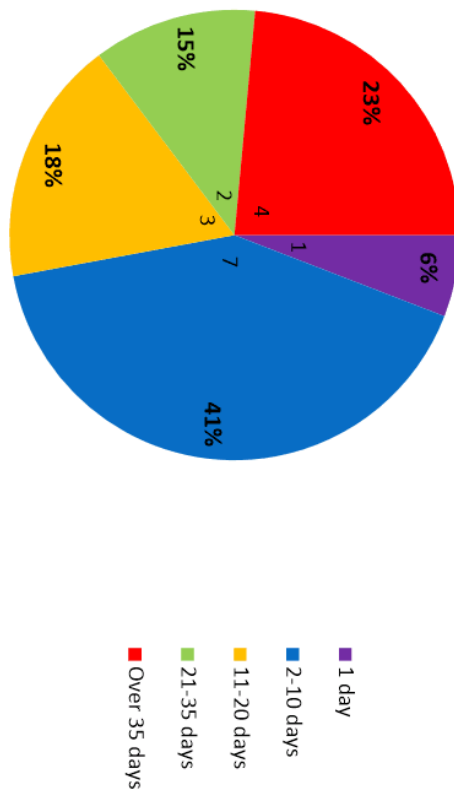
	February 2019	February 2018
Injury related incidents	3	3
Asset related incidents	1	2
Environment related incidents	0	0
Lost Time Injuries	1	0
Number of days lost due to injury	2	0
Total days lost due to ongoing injuries	18	16

Application No.	Application Details	Assessment Level	Location	Applicant	Notes
Current Development Applications - as at 28 February 2019					
RECENT TO EXPIRE RELEVANT PERIOD OF DEVELOPMENT APPROVAL					
CA2018/0018	Request to Extend Period of Approval (04/04/2018)	Code	Douglas McInnes Drive, LADLEY QLD 4341	Wagman Pty Ltd	Operational Works
RU2018/0022	Extension to Currency Period (RU00931/04/05/09)	Change/in	Woodlands Road, GATTON QLD 4343	Northgroup Consulting	Preliminary Approval - Reconfiguring Sequence Master Plan (See 3 & 4 for 356 lots) and Subdivision (3 lots into 204 lots), plus 3 balance lots
RU2018/0043	Extension to Currency Period for Public 3 Years	Change/in	22 Freeman Road, GATTON QLD 4343	Cooper Property Group	
MC2018/0055	Extension to Currency Period (MC00839/04/05/20)	Change/in	601 Links Drive, GATTON QLD 4343	Leah Holdings Pty Ltd	Preliminary Approval Overriding Scheme (S 3.1.5)
MC2018/0073 - Extension to Currency Period (DA2010/0049, CA2015/0022 - Multiple Dwelling (1:1))					
RECENT TO CHANGE DEVELOPMENT APPROVAL					
RU2017/0014	Change Impact plan for Development Approval	Change/in	Ladley Plainland Road, LADLEY NORTH QLD 4341	Nichols Construction Pty Ltd	Boundary Re-alignment
RU2018/0035	Change to Development Approval (DA4522 RD, Subdivision 1 lot into 48 lots)	Change/in	Warrago Highway, PLAINLAND QLD 4341	Madison Ridge Pty Ltd	Former approval, report and road network to facilitate the proposed 51 Multiple Dwelling application.
MC2018/0105 - Change Canceled Conditions of a Development Approval (MCU2015/0028 - Caravan Park)					
COMBINED APPLICATIONS					
CA2015/0001	Preliminary Approval for Material Change of Use for Dwelling Houses and Reconfiguration of a lot (1 lot into 21 lots and new road)	Code	20 Gervie Road, PLAINLAND QLD 4341	Landmans Limited	Trance-style residential development in Plainland Crossing estate - currently on hold
CA2017/0001	Service Station, Catering Shop and Advertising device	Impact	Warrago Highway, HELDON SPA, QLD 4344	Madison A/T	Major Service Station and Takeaway (fastfood) shops
CA2017/0003	Sport & Recreation and Clearing of Vegetation	Impact	Off Street Boulevard, MULGOWIE QLD 4341	Juliff Pty Ltd	Mountain bike trails
MATERIAL CHANGE OF USE APPLICATIONS					
MC2017/0055	Preliminary Approval Including Variation Request	Impact	Evans Road, KENSINGTON GROVE QLD 4341	GM Properties Pty Ltd	
MC2018/0014 - Preliminary Approval Including Variation Request					
MC2018/0023	Extraction, Industry and EBA, 16, 55 and 60	Variation	20 Mountain View Drive, PLAINLAND QLD 4341	Madison Ridge Pty Ltd	Preliminary Approval including a Variation Request (to vary the effect of the Ladley Shire Planning Scheme) and RU2018/0010 Development Permit for Reconfiguring a lot (four (4) lots into 342 lots, Park Road, Pump Station lot and Balance lot) over seven (7) stages
MC2018/0030	Piece of Assembly / Workshop	Impact	613 Swanton Mills Road, HELDON QLD 4344	Seabair Pty Ltd	
MC2018/0066	Accommodation Units	Impact	7 Bruce Street, LADLEY QLD 4341	The Barista Union Of Queensland	
MC2018/0088	Rural Service Industry (750 sqm)	Impact	40 Beavan Street, GATTON QLD 4343	Bundab, Pty Ltd	
MC2018/0096	Accommodation Units	Impact	Cummers Road, GATTON QLD 4343	Melton & Dicks Critique	
MC2018/0102	Intensive Animal Industries (Kennel)	Code	76 Old College Road, GATTON QLD 4343	Dunster Sheep Pty Ltd	
MC2018/0108	Accommodation Unit (50 Bed Extension)	Impact	159 Upper Flagstone Creek Road, UPPER FLAGSTONE QLD 4343	Regis Apple Care Pty Ltd	
MC2019/0001	Perfume Service (Cafe) and Commercial Premises (Pet Grooming)	Code	22 Endeavour Way, PLAINLAND QLD 4341	Lochner Drafting Designs Pty Ltd	
MC2019/0004	Dwelling House Triggered by an Overlay (TPS & Ecological Significance)	Code	14 Hylton Court, LADLEY HEIGHTS QLD 4341	Chespoint Building Services	
MC2019/0005	Industry for Electronic Donor Assembly Facility	Code	207 Airforce Road, HELDON QLD 4344	BME Australia - Asia Pty Ltd	
MC2019/0006	Rural Retail (Agricultural Equipment)	Code	4127 Warrago Highway, PLAINLAND QLD 4341	AG Crag Care JT Environmental Pty Ltd	
MC2019/0007	Intensive Agriculture (Horticulture)	Impact	105 Kowalek Street, UPPER LECHEYS QLD 4352	Danlian & Beale Hughes	
MC2019/0008	Telecommunications Facility	Code	Heath Road, UPPER LECHEYS QLD 4352	NIN Co Limited	
MC2019/0009	Proposed Apartment/Germy Flat	Code	18 Philip Court, SUMNERHOLM QLD 4341	Blackburn Engineers	
OPERATIONAL WORKS APPLICATIONS					
CA2013/0004	Sewer Retention Works & Sewer Pump Station	Code	83 Preece Road, GATTON QLD 4343	Amual No.5 (Woodchester Estate) Pty Ltd	Future stages of Woodchester Estate - On hold pending negotiations between QUD and developer
CA2014/0021	Road works, Drainage Works, Stormwater, Earthworks (Countham Park, Stage 6)	Code	Ladley Plainland Road, LADLEY NORTH QLD 4341	Nichols Construction Pty Ltd	Future stages of Countham Park Estate and Grantham Estate - On Hold
CA2018/0004	Design Checking, Street Lighting, Gutter, E&B Road Stage 2 & 3	Code	422 Garton Ex Road, LAKE CLARENCE QLD 4343	Robin Russell & Associates Pty Ltd	
CA2018/0005	Road Work, Drainage Work, Stormwater, Earthworks & Signage	Code	422 Garton Ex Road, LAKE CLARENCE QLD 4343	G.L. Mitchell	
CA2018/0018	Subdivisional Works (Design Checking, Without Industrial Estate Stages 1A & 1B)	Code	8700 Warrago Highway, WITHOUT QLD 4352	Without Land Pty Ltd The Without Land Trust	
CA2018/0028	Road Work, Drainage Work, Stormwater, Earthworks	Code	Allan Cunningham Drive, GATTON QLD 4343	Summit Synthesis Pty Ltd	
CA2019/0002	Vehicle Crossover & Stormwater	Code	4114 Warrago Highway, HATTON VALE QLD 4341	Dargid Pty Ltd	
RECONFIGURING A LOT APPLICATIONS					
RU00099	Subdivision (3 lots into 27 lots) (Stages 4 and 5)	Code	Lowe Street, LADLEY QLD 4341	South Ballina Developments	
RU2017/0013	Staged subdivision (1 lot into 21 lots plus balance lot)	Impact	Seabair Road, PLAINLAND QLD 4341	Vanilla Systems Pty Ltd	
RU2017/0027	Staged subdivision (1 lot into 122 lots) 1-5 Stages	Impact	Evans Road, KENSINGTON GROVE QLD 4341	GM Properties Pty Ltd	
RU2017/0030	Subdivision (1 lot into 29 lots)	Code	Peggs Drive, GATTON QLD 4343	Way Old Pty Ltd	
RU2018/0010	Staged subdivision (4 lots into 142 Residential lots (7 stages), Road, Park, Pump Station lot and Balance lot)	Code	20 Mountain View Drive, PLAINLAND QLD 4341	Madison Ridge Pty Ltd	
RU2018/0034	Subdivision (1 lot into 2 lots)	Code	40 Beavan Street, GATTON QLD 4343	Bundab, Pty Ltd	
RU2018/0042	Subdivision (2 lots into 3 lots)	Code	Cummers Road, GATTON QLD 4343	Malcolm & Dicks Critique	
RU2018/0044	Subdivision (1 lot into 34 lots)	Code	89 Rutherford Road, WITHOUT QLD 4352	Dargid Pty Ltd (Geoff Kavanagh)	
RU2018/0045	Subdivision (1 lot into 4 lots)	Code	11 Wagtail Drive, RESERVE DOWNS QLD 4341	Scott Kriwan	

RI2018/0047	Subdivision (1 Lot into 27 Lots) and New Road Reserve	Code	107 Ziebell Road RESERVE DOWNS QLD 4341	R & V Winson Super Pty Ltd	
RI2018/0049	Boundary Realignment (2 Lots into 2 Lots)	Code	2 Carlin Road CROWLEY VALE QLD 4342	J A Fisswell & C J Blundell	
RI2018/0051	Boundary Realignment (3 Lots into 3 Lots)	Code	7828 Warrago Highway HELDON SPA QLD 4344	M J Heilder Pty Ltd	
RI2018/0054	Boundary Realignment (2 Lots into 2 Lots + Drainage Easement)	Code	22 Dawson Drive GATTON QLD 4343	Regis Agrib Care Pty Ltd	
New Development Applications (Currently under assessment) - 1 February to 28 February 2019					
EC2019/0011	Dwelling House Triggered by an Overlay (TLR - Flood Investigation Area)	Planning	52 Latens Drive LAIDLEY HEIGHTS QLD 4341	Stream Water Farming Pty Ltd	
EC2019/0012	Dwelling House Triggered by an Overlay (TLR - Flood Investigation Area)	Planning	6 Milecastle Road KENTVILLE QLD 4341	Dixon Homes Pty Ltd	
EC2019/0013	Fixtures & Fittings	Planning	91 Edwards Road GATTON QLD 4343	Norron Anne Pty Ltd	
MC2019/0013	Change Canceled Conditions of Development Approval (MCJ2017/0001)	ChangeMn	Main Camp Creek Road THORNTON QLD 4341	Gardelle Pty Ltd	Eco Tourism Facilities & Tourist Accommodation (EcoTourism)
MC2019/0014	Minor Change to Approved Plans and Extension to Currency Period - (MCJ2018/0048)	ChangeMn	3.5 Earls Avenue PAINLAND QLD 4341	Urbanest Church Of Australia Queensland District	
MC2019/0015	Change to Development Approval (Rural Service Industry MCJ2018/0009)	ChangeMn	7 Ringwood Road RINGWOOD QLD 4343	Timothy John O'Keefe	
MC2019/0011	Dwelling House Triggered by an Overlay (TLR)	Code	17 Penetration Place HATTON VALE QLD 4341	Coval Homes Old Pty Ltd	
MC2019/0012	Dual Occupancy	Code	12 Ivy Court GATTON QLD 4343	Priyam Group	
MC2019/0015	Dwelling House Triggered by an Overlay (TLR)	Code	37 Bladland Court LAIDLEY NORTH QLD 4341	Ryan William Peary	
OW2017/0004.02	Design Checking - Street Lighting - Planned Crossing Stages 9A & 9B	Code	28 Grieve Road PAINLAND QLD 4341	Robin Fitzwill & Associates Pty Ltd	
RI2017/0003.01	Change to Condition	ChangeMn	Hesper Drive PAINLAND QLD 4341	OM Properties Pty Ltd	
RI2019/0003	Extension to Currency Period	ChangeMn	3 Mourrain View Drive PAINLAND QLD 4341	Australian Blumwater Developments Pty Ltd The	
RI2019/0004	Change Canceled Conditions of Development Approval (PD6571)	ChangeMn	7 Bentley Drive REGENCY DOWNS QLD 4341	Murmain View Trust	
RI2019/0008	Subdivision (1 Lot into 2 Lots)	ChangeMn	Woodside Drive GATTON QLD 4343	Elite Town Planning	
RI2019/0001	Subdivision (1 Lot into 30 Lots (29 Residential Lots and 1 Sewer Pump Site))	Code	18 Fitzell Avenue REGENCY DOWNS QLD 4341	Annal No.5 (Woodchester Estate) Pty Ltd	PAL 1 Lot into 100 Lots plus Park
RI2019/0005	Subdivision (2 Lots into 30 Lots (29 Residential Lots and 1 Sewer Pump Site))	Code	Picard Drive GATTON QLD 4343	Vanilla Systems Pty Ltd	
RI2019/0005	Boundary Realignment (2 Lots into 2 Lots)	Code	40 Laidley Creek West Road LAIDLEY CREEK WEST QLD 4341	Dandel Pty Ltd (Geoff Koenig)	
RI2019/0007	Subdivision (1 Lot into 2 Lots)	Code	750 Regency Roadside Road ROPELEY QLD 4343	Green & Moore O'Sullivan	
		Code	45 Vagtail Drive REGENCY DOWNS QLD 4341	John Winslow Hudson	
		Code		Vanilla Systems Pty Ltd	
Overall Development Applications - 1 February to 28 February 2019					
EC2019/0008	Dwelling House Triggered by an Overlay (TLR & Gas pipeline)	Planning	240 Garton East Road LAKE CLARENCE QLD 4343	Christina Leong-Ling Quah	
EC2019/0009	Shed Triggered by an Overlay (Moderate Ecological Significance)	Planning	24 Waverfield Crescent KENSINGTON GROVE QLD 4341	Fluid Approvals	
EC2019/0010	Shed Triggered by an Overlay (Moderate Ecological Significance Native Vegetation Area)	Planning	2A Australia 11 Drive KENSINGTON GROVE QLD 4341	Kelley Zachary Joseph Reynolds	
EC2018/0033	Shed Triggered by an Overlay (Slope)	Planning	500 East Bight Road MOUNT WHITESTONE QLD 4347	Teddsan Jaynech	
EC2019/0006	Shed Triggered by an Overlay (Biodiversity)	Planning	7 Melaleucal Crescent KENSINGTON GROVE QLD 4341	Erma Forger	
EC2019/0007	Albion Ground Road Triggered by an Overlay (Biodiversity)	Planning	64 Marples Creek Road POSTMANS RIDGE QLD 4352	Jenna Ross Dull	
MC2018/0037	Indoor Entertainment (Place of Worship)	Impact	3722 Smithfield Road GATTON QLD 4343	Looper Drafting Design Pty Ltd	
MC2018/0038	Dwelling House Triggered by an Overlay (Slope and Unserviceable Land)	Code	3365 Flagstone Creek Road SILVER RIDGE QLD 4352	Geoff Ellison Homes	
MC2018/0014	Dwelling House Triggered by an Overlay (TLR)	Code	28 Lahn Street South LAIDLEY NORTH QLD 4341	Tahir Mahmood Khan	
MC2019/0002	Dwelling House Triggered by an Overlay (TLR)	Code	1 Rampton Street LAIDLEY NORTH QLD 4341	Hellmark Homes	
OW2017/0004.01	Change to Approved Plans (OW2018/0016)	ChangeMn	Hesper Drive PAINLAND QLD 4341	Madison Ridge Pty Ltd	
OW2018/0015.02	Extension to Currency Period (CPW07030/DA5593)	ChangeMn	28 Grieve Road PAINLAND QLD 4341	OM Properties Pty Ltd	
OW2018/0022	Design/Sign	Code	60f Links Drive GATTON QLD 4343	AAA Building Consultants	
RI2018/0001	Subdivision (1 Lot into 2 Lots)	Code	20 Malindi Street GATTON QLD 4343	Looper Drafting Design Pty Ltd	
RI2018/0018	Subdivision (1 Lot into 2 Lots)	Impact	372 Smithfield Road GATTON QLD 4343	C & K Anderson Pty Ltd TTE	
RI2018/0038	Subdivision (2 Lots into 4 Lots) (2 Stages)	Code	McManus Road WITTCOTT QLD 4352	The C & Anderson Trust	
RI2018/0052	Boundary Realignment (2 Lots into 2 Lots)	Code	144 Thallon Road BRIGHTEVIEW QLD 4311	Planviva	
Preliminary - 1 February to 28 February 2019					
RI2020/0003	Preliminary - Proposed Home Based Business (Cold)	Preliminary	17 Faith Avenue PAINLAND QLD 4341	Dal Soon Bank	
RI2020/0004	Preliminary - Proposed Reconfiguring a Lot (1 Lot into 3 Lots) - Village Residential	Preliminary	46 Ring Road WITTCOTT QLD 4352	SMK (Garton) Pty Ltd	
RI2020/0005	Preliminary - Proposed Subdivision (1 Lot into 3 Lots) - Village Residential	Preliminary	98 Vagtail Drive WITTCOTT QLD 4352	SMK (Garton) Pty Ltd	
RI2020/0006	Preliminary - Proposed Dog Kennel (exposed 425 Dogs)	Preliminary	27 Javison Road CHURCHABLE QLD 4311	Clark Town Planning	



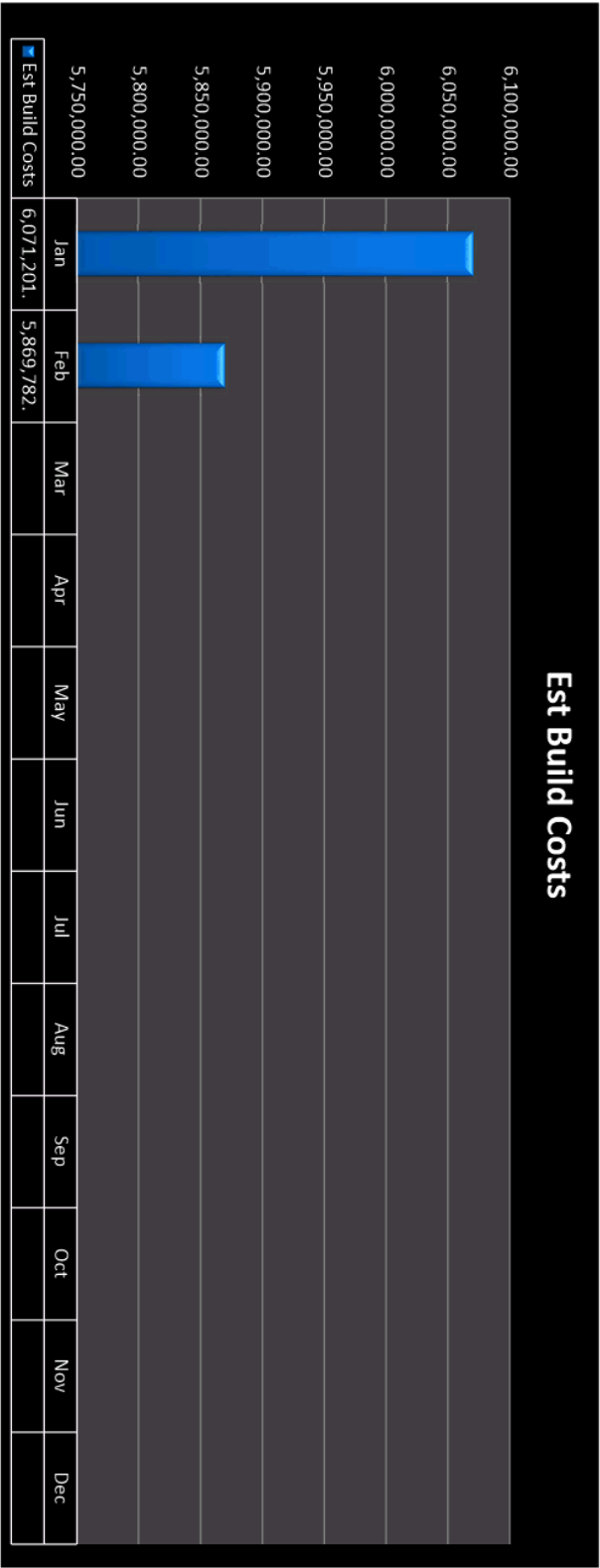
**Applications Decided in Days
February 2019**

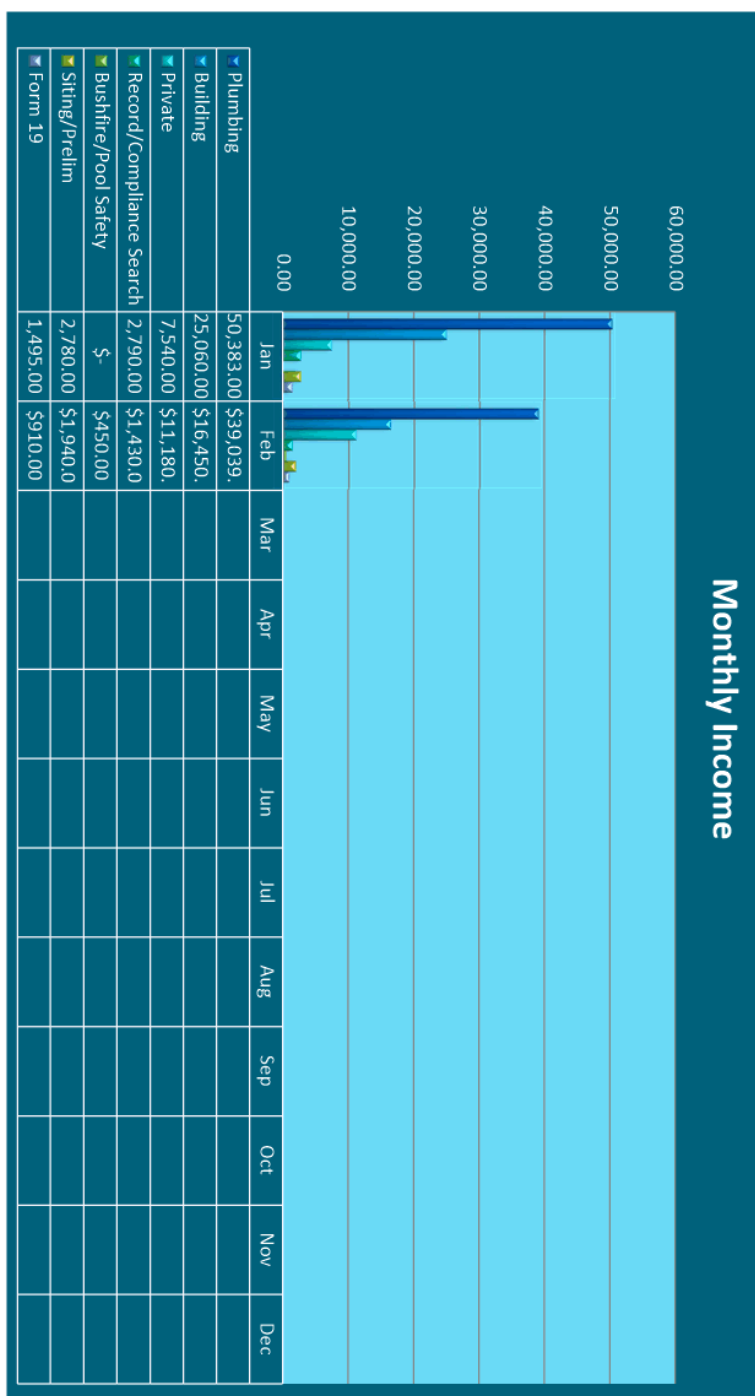


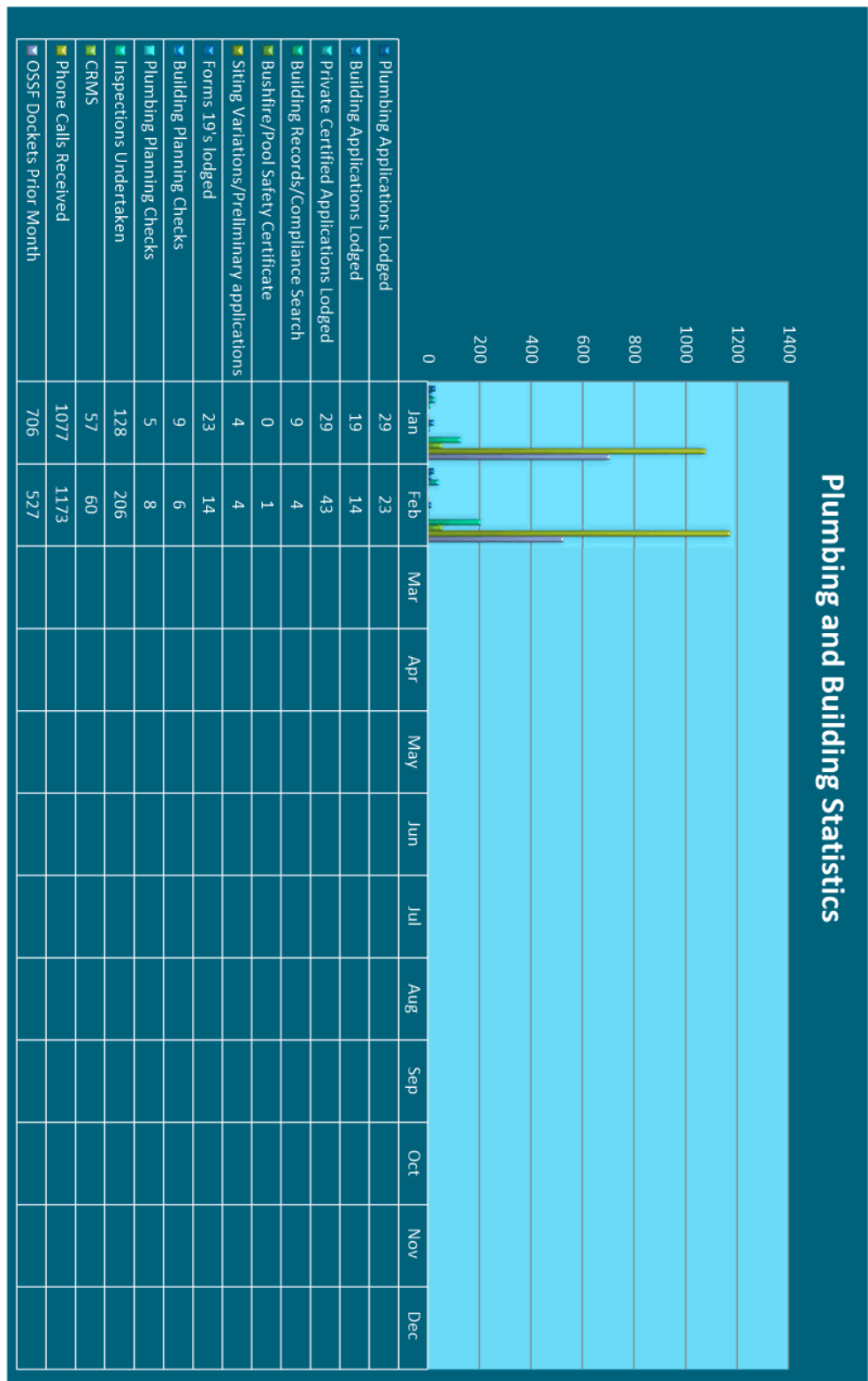
Application No.	No. of Days	Comments
EX2018/0033	35	Awaiting outstanding information from the Applicant
MC2018/0080	39	Awaiting outstanding information from the Applicant
MC2018/0037	47	Awaiting outstanding information from the Applicant and Council agenda for decision
RL2018/0018	47	Awaiting outstanding information from the Applicant and Council agenda for decision
OW2018/0022	181	Awaiting outstanding information from the Applicant



ITEM	DESCRIPTION	TOTAL	APPLICATION FEES	Average Days to Approve	RESPONSIBLE OFFICERS
1.0	Plumbing Applications Lodged	23	\$39,039.00	2.96	Plumbing
2.0	Building Applications Lodged	14	\$16,450.00	4.0	Building
3.0	Private Certified Applications Lodged	43	\$11,180.00		Admin Team
4.0	Building Records Search	4	\$1,430.00		Admin Team
5.0	Bushfire/Pool Safety Certificates Lodged	1	\$450.00		Building
6.0	Siting Variations Lodged/Preliminary Applications	4	\$1,940.00		Building
7.0	Form 19's Lodged	14	\$910.00		Admin Team
8.0	Building Planning Checks	6	N/A		Building
9.0	Plumbing Planning Checks	8	N/A		Plumbing
10.0	Inspections Undertaken	206	N/A		Plumbing and Building
11.0	CRM's Lodged (Includes 13 Complaint CRMS)	60	N/A		Plumbing and Building
11.1	Phone Calls Received	1173	N/A		Plumbing and Building
12.0	OSSF Dockets Updated for January	527	N/A		Admin Team
	TOTAL		\$71,399.00		
CONSTRUCTION VALUE OF BUILDING WORKS					
1.0	Building Applications 01-02-19 to 28-02-19	Domestic	\$5,717,170.37		
	Building Applications 01-02-19 to 28-02-19	Commercial	\$152,612.20		
	Year to Date	Total	\$11,940,984.07		









**ORDINARY MEETING OF
COUNCIL AGENDA
13 MARCH 2019**

11.2 **MC2018/0014 & RL2018/0010 - Preliminary Approval including Variation Request and Reconfiguring a Lot (4 lots into 142 residential lots in 7 stages) - 28 Gehrke Road, 12, 14 & 20 Mountain View Drive, Plainland - Lot 1 RP139585 & Lots 12, 14 & 15 RP141940**

Date: 07 January 2019
Author: Mark Westaway, Contract - Senior Planner
Responsible Officer: Dan McPherson, Executive Manager Organisational Development & Planning Services

Summary:

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

Officer's Recommendation:

THAT the application for a Preliminary Approval (MC2018/0014) for Seeking A Preliminary Approval Including A Variation Request (To Vary the Effect Of The Laidley Shire Planning Scheme) on 28 Gehrke Road and 12, 14 and 20 Mountain View Drive, Plainland, described as Lot 1 on RP139585 and Lots 12, 14 and 15 on RP141940 be approved subject to the following conditions and approved plans:

APPROVED PLANS

The following plans are the Approved Plans for the development:

Approved Plans

Plan No.	Rev.	Plan Name	Date
RSS3620.PX2-3-9	-	<i>Proposed Reconfiguration of Lots 12, 14 & 15 on RP141940 and Lot 1 on RP139585 (Mountain View Drive, Plainland)</i>	29/11/2018

REFERENCED DOCUMENTS

The following documents are referenced in the assessment manager conditions:

Referenced Documents

Document No.	Rev.	Document Name	Date
		<i>Mountain View Drive Preliminary Approval Area - Mountain View Drive Preliminary Approval Document</i>	Annotated 4/12/2018
RSS3620.PX2-3-9		<i>Proposed Reconfiguration of Lots 12, 14 & 15 on RP141940 and Lot 1 on RP139585 (Mountain View Drive, Plainland)</i>	29/11/2018
TIA02	Rev 06	<i>PX2 Traffic Impact Assessment (prepared by ARUP Pty Ltd)</i>	29/10/2018

ORDINARY MEETING OF COUNCIL AGENDA 13 MARCH 2019

5321-01_R03v01.docx	V01	Stormwater Management Report Plainland Crossing PX1/PX2 Development (prepared by Water Technology Pty Ltd)	November 2018
BRSS3620.PX2: SA	-	Further Advice Dated 14 February 2019 For Application Number MC2018/0014 & RL2018/0010 Seeking a Development Application Seeking A Preliminary Approval Including A Variation Request (To Vary the Effect Of The Laidley Shire Planning Scheme) And A Development Permit For Reconfiguring A Lot (Four (4) Lots into 142 Residential Lots, Road, Park, Pump Station Lot and Balance Lot) over Seven (7) Stages at Mountain View Road, Plainland, described as Lot 1 on RP139585, Lot 12 on RP141940, Lot 14 on RP141940 and Lot 15 on RP141940 prepared by LandPartners	27/02/2019

VARIATION APPROVAL

Not Applicable.

FURTHER DEVELOPMENT PERMITS REQUIRED

- Development Permit for Reconfiguring a Lot
- Development Permit for Operational Work (Roadworks, Earthworks, Stormwater Drainage and Landscaping)

CURRENCY PERIOD OF APPROVAL

The currency period for this development approval is six (6) years starting the day that this development approval takes effect (refer to Section 85 "Lapsing of approval at end of currency period" of the *Planning Act 2016*).

RECOMMENDATION

APPROVE WITH CONDITIONS Application No. MC2018/0014 for a Variation Approval for Seeking a Preliminary Approval including a Variation Request to vary the effect of the Laidley Shire Planning Scheme situated at 28 Gehrke Road and 12, 14 and 20 Mountain View Drive, Plainland, described as Lot 1 on RP139585 and Lots 12, 14 and 15 on RP141940 as identified in the attached details recommended for the Decision Notice.

ASSESSMENT MANAGER CONDITIONS

CONDITION		TIMING
General		
1.	All future development within the Preliminary Approval Area, as identified in Approved Plan BRSS6320.PX2.002A prepared by LandPartners Pty Ltd, must be undertaken in accordance with the provisions of the Preliminary Approval Document " <i>Mountain View Drive Preliminary Approval Code</i> " as annotated by LandPartners and dated 4 December 2017 and the applicable Codes and Planning Scheme Policies contained in the <i>Laidley Shire Council Planning Scheme 2003</i> .	At all times.

**ORDINARY MEETING OF
COUNCIL AGENDA
13 MARCH 2019**

	To avoid any confusion, where any conflict exists between the <i>Mountain View Drive Preliminary Approval Code</i> and the <i>Laidley Shire Council Planning Scheme 2003</i> , the <i>Mountain View Drive Preliminary Approval Code</i> prevails to the extent defined by the <i>Mountain View Drive Preliminary Approval Code</i> .	
2.	Where the Preliminary Approval Document " <i>Mountain View Drive Preliminary Approval Code</i> " as annotated by LandPartners and dated 4 December 2017, does not state the way in which the approval will vary the effect of the Planning Scheme, the provisions contained in the <i>Laidley Shire Council Planning Scheme 2003</i> will take effect.	At all times.
3.	The preferred uses are those identified in the Material Change of Use Assessment Tables consistent with the Overall Outcomes in Clause 3.1 for the " <i>Mountain View Drive Preliminary Approval Area Code</i> ".	At all times
4.	The relevant period for this preliminary approval is as outlined below: 4.1 Ten (10) years from the date this approval takes effect.	As stated

A. THAT the application for a Development Permit for Reconfiguring a Lot for Subdivision (4 Lots into 142 Lots in 7 Stages) on 28 Gehrke Road and 12, 14 and 20 Mountain View Drive, Plainland, described as Lot 1 on RP139585 and Lots 12, 14 and 15 on RP141940 be approved subject to the following conditions and approved plans:

APPROVED PLANS

The following plans are the Approved Plans for the development:

Approved Plans

Plan No.	Rev.	Plan Name	Date
RSS3620.PX2-3-9	-	<i>Proposed Reconfiguration of Lots 12, 14 & 15 on RP141940 and Lot 1 on RP139585 (Mountain View Drive, Plainland)</i>	29/11/2018

REFERENCED DOCUMENTS

The following documents are referenced in the assessment manager conditions:

Referenced Documents

Document No.	Rev.	Document Name	Date
		<i>Mountain View Drive Preliminary Approval Area - Mountain View Drive Preliminary Approval Document</i>	Annotated 4/12/2018
RSS3620.PX2-3-9		<i>Proposed Reconfiguration of Lots 12, 14 & 15 on RP141940 and Lot 1 on RP139585 (Mountain View Drive, Plainland)</i>	29/11/2018
TIA02	Rev 06	<i>PX2 Traffic Impact Assessment (prepared by ARUP Pty Ltd)</i>	29/10/2018
5321-	V01	<i>Stormwater Management Report Plainland Crossing</i>	November

ORDINARY MEETING OF COUNCIL AGENDA 13 MARCH 2019

01_R03v01.docx		PX1/PX2 Development (prepared by Water Technology Pty Ltd)	2018
BRSS3620.PX2: SA	-	Further Advice Dated 14 February 2019 For Application Number MC2018/0014 & RL2018/0010 Seeking a Development Application Seeking a Preliminary Approval Including a Variation Request (To Vary the Effect of the Laidley Shire Planning Scheme) and a Development Permit for Reconfiguring a Lot (Four (4) Lots into 142 Residential Lots, Road, Park, Pump Station Lot and Balance Lot) over Seven (7) Stages at Mountain View Road, Plainland, described as Lot 1 on RP139585, Lot 12 on RP141940, Lot 14 on RP141940 and Lot 15 on RP141940 prepared by LandPartners	27/02/2019

VARIATION APPROVAL

Mountain View Drive Preliminary Approval.

FURTHER DEVELOPMENT PERMITS REQUIRED

- Development Permit for Operational Work (Roadworks, Earthworks, Stormwater Drainage and Landscaping)

CURRENCY PERIOD OF APPROVAL

The currency period for this development approval is six (6) years starting the day that this development approval takes effect (refer to Section 85 "Lapsing of approval at end of currency period" of the *Planning Act 2016*).

RECOMMENDATION

APPROVE WITH CONDITIONS Application No. RL2018/0010 for a Development Permit for Reconfiguring a Lot for Subdivision (4 lots into 142 lots in 7 stages) situated at 28 Gehrke Road and 12, 14 and 20 Mountain View Drive, Plainland, described as Lot 1 on RP139585 and Lots 12, 14 and 15 on RP141940 as identified in the attached details recommended for the Decision Notice.

ASSESSMENT MANAGER CONDITIONS

No.	Condition	Timing
General		
1.	Undertake the development generally in accordance with the approved plans. These plans will form part of the approval, unless otherwise amended by conditions of this approval.	Prior to lodgement of a request for sealing of survey plan of subdivision.
2.	Maintain the approved development in accordance with the approved drawing(s) and/or document, and any relevant Council or other approval required by conditions.	At all times.
3.	Undertake the staging of the development generally in accordance with the approved plans.	At all times.
4.	The development is to comply with the requirements of the	At all times.

**ORDINARY MEETING OF
COUNCIL AGENDA
13 MARCH 2019**

	Concurrence Agency Response.	
5.	Should the applicant or their agents discover any evidence of heritage place the Cultural Heritage Act 1992 requires that they contact the Queensland Heritage Council for direction immediately.	At all times.
6.	The individual stages of development must not be sealed until all relevant conditions of this approval have been complied with.	At all times.
Proposal Layout Plan		
7.	Amend, and submit for approval, the proposal layout plan to show and/or implement the requirements of the following: a. The north – south road in Stage 9D (fronting Lot 33) is required to have a reserve width of 20m in accordance with Collector Street (bus route) status. b. The north – south road in Stage 11 (fronting Lots 509-514, 460, 517-523) is required to have a reserve width of 18m in accordance with Collector Street status.	Prior to the lodgement of the first associated development permit for operational works.
Demolition of Buildings or Structures		
8.	Remove or demolish the existing buildings/structures and on-site waste water management system on Lot 14 RP141940, as indicated on the approved plans. The removal of buildings/structures includes the removal of all existing slabs, foundations and footings, unless otherwise agreed in writing by Council. <i>Note: Demolition or relocation of a building or structure may require a Building Works approval.</i>	Prior to lodgement of a request for the approval of a plan of subdivision for Stage 11.
Easements / Drainage Reserves		
9.	Dedicate, at no cost to or compensation by Council, a drainage reserve over all areas impacted by the design 1% AEP and any drainage infrastructure capturing/conveying stormwater runoff from an upstream catchment. The drainage reserve must be of minimum 4m width, and be of sufficient dimensions to fully contain the proposed drainage infrastructure (including batters) and stormwater overland flow path. The drainage infrastructure and/or centreline of the stormwater overland flow path must be centrally located within the drainage reserve.	Prior to submitting to Council any request for the approval of a plan of subdivision
Plan Sealing Requirements		
10.	The supervising Registered Professional Engineer Queensland (RPEQ) or other suitably qualified person will submit a certification of compliance report to Council with each condition of this approval, or agreed variation.	In conjunction with the lodgement of a survey plan for each stage.
Alterations and/or Relocations		
11.	Any alteration or relocation in connection with or arising from the development to any service, installation, plant, equipment or other item belonging to or under the control of the telecommunications authority, electricity authority or Council or	At all times.

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	other person engaged in the provision of public utility services is to be carried out with the development and at no cost to Council.	
12.	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.	At all times.
13.	Replace existing Council infrastructure (including but not limited to any street trees and footpaths) to a standard which is consistent with Council's standards should this infrastructure be damaged as part of construction works.	At all times.
Electricity Supply		
14.	Underground power must be provided to serve all new allotments.	Prior to lodgement of a request for sealing of survey plan of subdivision for each stage.
15.	Provide evidence (e.g. Certificate of Supply to Subdividers with agreement) demonstrating that electricity supply has been provided to each proposed lot.	Prior to lodgement of a request for sealing of survey plan of subdivision for each stage.
16.	Submit certification from a Licensed Surveyor or suitably qualified person that: (a) any electricity supply connection to an existing building or a private property pole is wholly contained in the lot it serves; and (b) any electricity connections and infrastructure made redundant by the development is removed with the land reinstated.	Prior to lodgement of a request for sealing of survey plan of subdivision for each stage.
Telecommunications		
17.	Provide a 'Telecommunications Infrastructure Provisioning Confirmation' or a 'Telecommunications Network Infrastructure Notification' letter from a telecommunications carrier licensed under the Telecommunications Act 1997 (e.g. Telstra) confirming that the telecommunications carrier has been engaged to install telecommunications infrastructure to the proposed subdivision.	Prior to lodgement of a request for sealing of survey plan of subdivision for each stage.
18.	Telecommunications conduits (ducts) and pits, including trenching and design, must be provided to service the development in accordance with the NBN Co installing pit and conduit infrastructure - guidelines for developers. Documentary evidence must be provided to Council which confirms the NBN Co requirements, where necessary, have been satisfied and the infrastructure has been installed and is fibre ready.	Prior to lodgement of a request for sealing of survey plan of subdivision for each stage.
Water & Wastewater		
19.	Provide a Connection Certificate from the water distributor-retailer, trading as Queensland Urban Utilities, that each allotment has been connected to reticulated water.	Prior to lodgement of a request for sealing of survey plan of subdivision for each stage.
20.	Provide a Connection Certificate from the water distributor-retailer, trading as Queensland Urban Utilities, that each allotment has been connected to reticulated sewerage.	Prior to lodgement of a request for sealing of survey plan of subdivision

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		for each stage.
Requirements for Operational Works Applications		
21.	<p>Prior to the commencement of works, submit and obtain approval for a development application for Operational Works for Earthworks, Stormwater Drainage, Landscaping and Roadworks. The application must include as a minimum the following:</p> <ul style="list-style-type: none"> a. Development application form/s; b. Application fees (design checking as well as inspection) in accordance with Council's Fees and Charges schedule; c. Detailed design drawings addressing the requirements of this development approval (Earthworks, Stormwater Drainage, Landscaping and Roadworks) that have been approved and signed by a current Registered Professional Engineer Queensland (RPEQ) with their name and registration number; d. Roadworks drawings must detail existing infrastructure, proposed new infrastructure as well as any rectification/tie in works; e. Stormwater drainage design must include (but not limited to): <ul style="list-style-type: none"> i. Location and details, including hydraulic design, of all proposed drainage; ii. Stormwater catchment plan/s; iii. Stormwater calculation table/s; iv. Details of any diversion banks or drains. f. Erosion and sediment control measures in accordance with "Best Practice Erosion and Sediment Control" published by the International Erosion Control Association (Australia) for both the construction (including vegetation clearing) and operational (maintenance) phases of the development. Due consideration must be given to dispersive soil types within this region. g. Engineering Certification by the RPEQ that the design complies with the conditions of this approval as well as relevant engineering standards and best practice. 	Prior to the commencement of construction.
22.	<p>Engage a suitably experienced Registered Professional Engineer Queensland (RPEQ) to prepare and submit engineering Certification that includes the following:</p> <ul style="list-style-type: none"> a. the development application number, type of works, location, name/stage(s) of development (where applicable); b. date of certification; c. name of certifying individual, the name of engineering consultancy that the certifying individual works for, and the name of developer; d. a full schedule of the latest set of detailed design drawings; e. state applicable Planning Scheme that design is compliant with, including the relevant Codes/Schedules/Specifications; f. state applicable design standards/guides that it has been designed and checked to be compliant with; g. state that appropriate procedures for supervising, inspecting 	In conjunction with the development permit for operational works.

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	and testing are in place to deliver the infrastructure to assure the quality of works; and state that the certifying individual will ensure that the procedures are followed during the construction of the works.	
23.	For designs prepared by a private consultant, a Design Checking Fee (approval of engineering drawings) based on Council's estimated cost of the works shall be payable. The fee is to be paid prior to design approval being given. Refer to Lockyer Valley Regional Council's current Fees and Charges for calculation.	In conjunction with the development permit for operational works.
24.	Should any works associated with the development be carried out by agencies other than Council an Inspection Fee based on Council's estimated cost of the works shall be payable. This fee is valid for six months from the date of this approval. Refer to Lockyer Valley Regional Council's current Fees and Charges for calculation	Prior to Pre-Start Meeting with Council Officers.
Earthworks		
25.	Unless otherwise required by conditions of this approval, earthworks associated with this development must be designed and constructed in accordance with: <ul style="list-style-type: none"> a. Council's Laidley Shire Planning Scheme Filling and Excavation Code; and b. Australian Standard AS3798 Guidelines for Earthworks for Commercial and Residential Developments (Level 1 Supervision). 	Design to comply in conjunction with the development permit for operational works. Construction to comply prior to "On Maintenance" or Council's approval of a survey plan (whichever occurs first) for each stage.
26.	All batter slopes must be protected from erosion and scour by the installation of appropriate drainage and re-establishment of ground cover. Top soiling and hydromulching must be applied to all exposed surfaces greater than 1:5 grade.	Prior to "On Maintenance" or Council's approval of a survey plan (whichever occurs first) for each stage.
27.	All earthworks must include erosion and sediment control measures in accordance with the International Erosion Control Association's Best Practice Erosion and Sediment Control.	At all times during construction.
28.	The maximum slope of batters, including table drains, stormwater drainage channels and road batters is 1V:4H, unless otherwise approved. The maximum slope of batters for detention basins is 1V:6H, unless otherwise approved. Such approval will only be considered due to site constraints.	Design to comply in conjunction with the development permit for operational works. Construction to comply prior to "On Maintenance" or Council's approval of a survey plan (whichever occurs first) for each stage.
29.	Dams must be drained and filled in accordance with Level 1 standard controlled fill of Australian Standard AS3798 - Guidelines on Earthworks for Commercial and Residential	Prior to "On Maintenance" or Council's approval of a survey plan (whichever occurs first) for each

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30.	Allotment filling must be carried out in accordance with Appendix B - Level 1 of Australian Standard AS3798. On completion of works submit a report by a suitably experienced professional for each filled allotment certifying compliance with AS3798.	Prior to "On Maintenance" or Council's approval of a survey plan (whichever occurs first) for each stage.
31.	A minimum 100mm capping layer of good quality, non-dispersive topsoil on all areas disturbed during the earthworks operation or otherwise approved by the Assessment Manager or directed by the supervising geotechnical engineer. The capping treatment and procedure must form a part of the erosion and sediment control plan for the site.	Prior to "On Maintenance" or Council's approval of a survey plan (whichever occurs first) for each stage.
32.	The finished surface level of allotments must be graded to a minimum fall of 0.5% to prevent ponding. The grading must be to the road or to a roof water and allotment drainage system.	Prior to "On Maintenance" or Council's approval of a survey plan (whichever occurs first) for each stage.
33.	Proposed retaining walls greater than 1m in height or with a surcharge loading must be designed and certified by a Registered Professional Engineer Queensland (RPEQ) and in accordance with relevant Australian standards and relevant building code requirements and must comply to: <ul style="list-style-type: none"> a. the minimum Design Life (the period assumed in design for which a structure or structural element is required to perform its intended purpose without replacement or major structural repairs) for the earth retaining structures is that specified in Table 3.1 of Australian Standard AS4678 b. Earth retaining structures within the land and around areas of cut on or near the boundaries of the site must be designed to allow for live and dead loads associated with the use of adjoining land c. all proposed retaining walls and embankment must be provided with a sub-soil drainage system d. provide temporary safety fencing to all earth retaining structures over 1.0 metre in height e. provide written certification from a suitably qualified and experienced RPEQ that the works comply with this condition. 	Prior to Council's issuing an associated development permit for operational works.
34.	All unlined open drains must be turfed to a level at 300mm above the 1% AEP storm event level as soon as practicable after construction and regular watering must occur to ensure required establishment.	Prior to "On Maintenance" or Council's approval of a survey plan (whichever occurs first) for each stage.
35.	Additional measures to stabilise drains must be required if flow velocities exceed 1.5m/s.	Prior to "On Maintenance" or Council's approval of a survey plan (whichever occurs first) for each stage.
Roadworks		

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36.	<p>Unless otherwise required by conditions of this approval, all new roads (and associated works) must be designed and constructed in accordance with the following:</p> <ol style="list-style-type: none"> Lockyer Valley Regional Council's Road Hierarchy Table; Austrroads publications; Department of Transport and Main Roads publications; Australian Standard AS1742 <i>Manual of Uniform Control Devices</i>; the Department of Transport and Main Roads' <i>Manual of Uniform Control Devices</i>; the Queensland Urban Drainage Manual 2017; Council's standard drawings; Institute of Public Works Engineering Australasia's standard drawings. 	Prior to Council's approval of a survey plan.
37.	<p>Design all new roads in accordance with the following:</p> <p><u>Stage 9D</u></p> <ul style="list-style-type: none"> Road 1 (fronting Lots 37-39, 48-49) - must be an Access Street. Road 2 (cul-de-sac fronting Lots 40-45, 47) - must be an Access Place. Road 3 (fronting Lot 33) – must be a Collector Street (bus route) <p><u>Stage 10</u></p> <ul style="list-style-type: none"> Road 4 (fronting Lots 46, 450-452, 462-469) - must be an Access Street. <p><u>Stage 11</u></p> <ul style="list-style-type: none"> Road 5 (fronting Lots 509-514, 460, 517-523) - must be a Collector Street. Road 6 (fronting Lots 453-459, 461, 489, 515-516) - must be an Access Street. Road 7 (fronting Lots 483-495) - must be an Access Street. Road 8 (between Lots 522 & 523) – must be an Access Street. <p><u>Stage 12</u></p> <ul style="list-style-type: none"> Road 9 (fronting Lots 470-474) must be an Access Street. Road 10 (fronting Lots 478-482, 496-500) - must be an Access Street. Road 11 (fronting Lots 504-508, 524-528) must be a Collector Street. Road 12 (fronting Lots 475-477, 501-503) - must be a Collector Street. <p><u>Stage 13</u></p> <ul style="list-style-type: none"> Road 13 (fronting Lots 529-534) - must be an Access Street. <p><u>Stage 14</u></p> <ul style="list-style-type: none"> Road 14 (fronting Lots 548-550, 555, 559-569) and 	<p>Design to comply in conjunction with the development permit for operational works.</p> <p>Construction to comply prior to "On Maintenance" or Council's approval of a survey plan (whichever occurs first) for each stage.</p>

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	<p>connecting to Edgerton Drive - must be an Access Street.</p> <ul style="list-style-type: none"> • Road 15 (fronting Lots 544-547) - must be an Access Street. • Road 16 (fronting Lots 551-554) - must be an Access Street. • Road 17 (fronting Lots 556-557) – must be an Access Street. <p><u>Stage 15</u></p> <ul style="list-style-type: none"> • Road 18 (fronting Lots 570-578) - must be an Access Street. • Road 19 (fronting Lots 535-537) - must be an Access Street. • Road 20 (fronting Lots 837, 539-543) - must be an Access Street. <p>The design and construction of each road or street must ensure that the speed environment, geometry, sight distances, carriageway widths, lighting, bus stops, vehicle movements, on street parking and other physical attributes are consistent with the function and role of the road or street in the transport network.</p> <p>All new roads must be constructed in accordance with the above and the development permit for operational works.</p>	
38.	Alignments for new kerb and channel shall have regard to existing structures (e.g., Kerb and Channel, Vegetation or Services) and shall be established prior to any detailed design being undertaken.	Design to comply in conjunction with the development permit for operational works.
39.	The road pavement design details and test results are to be submitted for Council approval. Pavement design shall be undertaken in accordance with Austroads Guide to Pavement Technology Part 2: Pavement Structural Design. The minimum pavement thickness, including 30mm of AC, shall not be less than 300mm. A minimum 30mm AC surfacing is required. The total pavement thickness as determined from the design charts is not to include the thickness of AC surfacing which is deemed to be a wearing surface only unless the AC thickness is greater than 75mm.	Design to comply in conjunction with the development permit for operational works.
40.	The use of patterned concrete, or pavers shall be considered for feature areas only and must be fully detailed and certified by an RPEQ.	Design to comply in conjunction with the development permit for operational works.
41.	Vehicular access from the roadways to all allotments shall be capable of being provided.	Design to comply in conjunction with the development permit for operational works.
42.	A footpath, 1.5 metres wide, is to be constructed along one side of the entire length of all internal streets except for the north-south road fronting Lot 33 (Road 3 in Stage 9D) which	Design to comply in conjunction with the development permit for

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	will be provided with a 2.0 metres wide footpath on the western side and a 1.5 metres wide footpath on the eastern side. Footpaths are to be constructed in accordance with IPWEAQ Standard Drawing RS-065. Kerb ramps shall be provided at intersections in accordance with IPWEAQ Standard Drawing RS-090 and RS-094.	operational works. Construction to comply prior to "On Maintenance" or Council's approval of a survey plan (whichever occurs first) for each stage.
43.	An 800mm continuous strip of turf with additional filter strips at 5.0m spacing shall be laid behind all new kerb and channel.	Construction to comply prior to "On Maintenance" or Council's approval of a survey plan (whichever occurs first) for each stage.
44.	The remaining unsealed verge area shall be filled, graded and either fully turfed or appropriately grassed seeded to achieve 80% grass coverage at off maintenance.	Construction to comply prior to "On Maintenance" or Council's approval of a survey plan (whichever occurs first) for each stage.
45.	Disturbed areas on newly created lots and balance area shall also be seeded to achieve 80% grass coverage at off maintenance.	Construction to comply prior to "On Maintenance" or Council's approval of a survey plan (whichever occurs first) for each stage.
46.	Any terminating roads that may be extended as a part of a later stage must be constructed with a gravel turnaround area with a minimum diameter of 18m, with a two-coat bitumen seal. Hazard markers and delineator posts must be erected to define the turn around.	Construction to comply prior to "On Maintenance" or Council's approval of a survey plan (whichever occurs first) for each stage.
47.	For terminating roads that are proposed to ultimately be extended across Lot 13 RP141940, a temporary T or Y head is to be provided generally within the road reserve. The temporary turn around area must be imperviously sealed with primer and two (2) coat bitumen seal and be free draining.	Prior to "On Maintenance" or Council's approval of a survey plan (whichever occurs first) for Stages 11 – 15.
48.	Dedicate, at no cost to or compensation by Council, an easement over the full extent of the temporary turn around area/s (and associated drainage). <i>Note: The easement is to be removed when the temporary turn around is no longer required.</i>	Prior to "On Maintenance" or Council's approval of a survey plan (whichever occurs first) for each stage.
49.	Construct a driveway crossover for Lots 41, 42, 44, 45, 46, 450, 533, 534, 577 and 578 in accordance with the Institute of Public Works Engineering Australasia's standard drawing RS-049 <i>Vehicle Crossing Residential Driveways Plan 1 of 2</i> and RS-050 <i>Vehicle Crossing Residential Driveways Plan 1 of 2</i> .	Prior to On Maintenance or the lodgement of a request for sealing of survey plan of subdivision for Stages 9D, 10 13 and 15 (whichever occurs first).
50.	Design and construct the driveways in accordance with the following:	Prior to lodgement of a request for sealing of

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	<ul style="list-style-type: none"> a. Provide a driveway crossover in accordance with condition 49 above; b. Consist of a minimum 3.5m constructed width for driveways serving one lot and a minimum 5.5m for driveways serving multiple lots; c. The design vehicle equivalent standard axles (ESAs) must be no less than 2×10^3; d. Include drainage as necessary to ensure that all sealed surfaces are free draining without intensified discharge that could result in erosion, scour or instability; e. be constructed of either an asphalt or concrete surface. 	survey plan of subdivision for Stages 9D, 10, 13 and 15.
51.	Where new and old pavements meet, the join shall be of a neat standard with respect to horizontal and vertical alignments. The join shall have no significantly noticeable irregularities in the running surface at or adjacent to the join for the length of the construction. Works may be necessary on the existing pavement for a satisfactory standard to be met.	Design to comply in conjunction with the development permit for operational works. Construction to comply prior to "On Maintenance" or Council's approval of a survey plan (whichever occurs first) for each stage.
52.	The Developer shall submit to Council a list of preferred street names for any proposed new streets for its consideration (in accordance with Council's Policy for the naming of new streets). Street names proposed will not be the same or similar to other street names within the Region. Council retains the right to name one street within the Development.	Prior to lodgement of a request for sealing of survey plan of subdivision for each stage.
53.	All street surfacing for new road construction shall consist of an approved asphaltic concrete. Patterned, reinforced concrete, concrete pavers or segmental clay pavers shall only be used in feature areas.	Design to comply in conjunction with the development permit for operational works. Construction to comply prior to "On Maintenance" or Council's approval of a survey plan (whichever occurs first) for each stage.
Intersection Design/Upgrade		
54.	<p>Engage a suitably experienced Registered Professional Engineer Queensland (RPEQ) to prepare and submit for Council's approval an Intersection Report to confirm the type and configuration of the intersection of Road 14 (fronting Lots 548-550, 555, 559-569) and Barcoo Drive / Edgerton Drive required to cater for the additional traffic from the development.</p> <p>The intersection upgrade design must be based on predicted traffic volumes and turning movements ten (10) years hence from the time of completion of the whole development. The intersection construction may be staged in conjunction with</p>	Prior to the lodgement of the development permit for operational works for Stage 14.

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	<p>nominated stages of the development as approved in writing by Council. The pavement and formation must be designed and constructed to the ultimate road classification.</p> <p>Submit to Council, and obtain approval for, the proposed intersection upgrade.</p>	
55.	Design the upgrade works for the intersection of Road 14 (fronting Lots 548-550, 555, 559-569) and Barcoo Drive / Edgerton Drive generally in accordance with the approved Intersection Report required in Condition 54.	Prior to "On Maintenance" or Council's approval of a survey plan (whichever occurs first) for Stage 14
56.	Construct the intersection of Road 14 (fronting Lots 548-550, 555, 559-569) and Barcoo Drive / Edgerton Drive in accordance with the development permit for operational works.	Prior to "On Maintenance" or Council's approval of a survey plan (whichever occurs first) for Stage 14.
Flooding and Drainage		
57.	<p>All works associated with this development must be undertaken without resulting in stormwater damage or nuisance to surrounding and/or downstream properties or infrastructure.</p> <p><i>Note: The temporary drain identified in Further Advice dated 14 February 2019 and prepared by LandPartners has to comply with the requirements of Conditions 26, 28, 34 and 35 of this approval.</i></p>	At all times.
58.	Undertake all works necessary to ensure the finished ground level of all new lots impacted by the 1% AEP has sufficient area to locate a dwelling that achieves minimum space 300mm freeboard to the 1% AEP. The 1% AEP level must be as identified in the approved Stormwater Management Report Plainland Crossing PX1/PX2 Development (prepared by Water Technology Pty Ltd) dated November 2018.	Design to comply in conjunction with the development permit for operational works. Construction to comply prior to "On Maintenance" or Council's approval of a survey plan (whichever occurs first) for each stage.
59.	Provide all necessary internal and external stormwater drainage to service the development. Such drainage works must be designed and constructed in accordance with the Queensland Urban Drainage Manual 2017, approved Stormwater Management Report Plainland Crossing PX1/PX2 Development (prepared by Water Technology Pty Ltd) dated November 2018 and Council's Planning Scheme such that the overall drainage system caters for a storm event with a 1% annual exceedance probability (AEP).	Design to comply in conjunction with the development permit for operational works. Construction to comply prior to "On Maintenance" or Council's approval of a survey plan (whichever occurs first) for each stage.
60.	Stormwater drainage and design plans and calculations shall be submitted and approved by Council, prior to the commencement of any works on the subject site.	In conjunction with the development permit for operational works.
61.	All stormwater drainage structures (surface and underground) and accessories shall be designed and constructed to effectively drain all stormwater falling on and coming to the proposed subdivision to a point of satisfactory legal discharge. The lawful	Design to comply in conjunction with the development permit for operational works.

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	point of discharge shall be identified for each drainage path which crosses the development site boundary.	Construction to comply prior to "On Maintenance" or Council's approval of a survey plan (whichever occurs first) for each stage.
62.	All stormwater drainage must be extended to the upstream boundary of the development, and fully contained within a stormwater drainage easement.	Prior to lodgement of a request for sealing of survey plan of subdivision for each stage.
63.	Ponding or redirection must not occur at the outlet of all stormwater pipes (including temporary outlets) as the result of development.	Upon the commencement of use, and to be maintained thereafter.
64.	The peak rate of stormwater discharge from the site shall not exceed the peak rate of stormwater discharge for the site prior to development for all rainfall events (i.e. 1 year, 2 years, 5 years, 10 years, 20 years, 50 years and 100 year ARI events). This shall be achieved by appropriate detention facilities and shall be generally consistent with the approved Stormwater Management Report Plainland Crossing PX1/PX2 Development (prepared by Water Technology Pty Ltd) dated November 2018.	Design to comply in conjunction with the development permit for operational works.
65.	Design and construct stormwater quality management in accordance with the approved Stormwater Management Report Plainland Crossing PX1/PX2 Development (prepared by Water Technology Pty Ltd) dated November 2018.	Design to comply in conjunction with the development permit for operational works. Construction to comply prior to "On Maintenance" or Council's approval of a survey plan (whichever occurs first) for each stage.
66.	The finished surface land of allotments shall be graded to a minimum fall of 1.0% to prevent ponding. The grading shall preferably be to the road, grading to a roofwater and allotment drainage system is also acceptable.	Design to comply in conjunction with the development permit for operational works. Construction to comply prior to "On Maintenance" or Council's approval of a survey plan (whichever occurs first) for each stage.
67.	A roofwater drainage connection point shall be provided to all lots which have a concrete footpath along the lot frontage and which drain to the street. The connection shall be located at the lowest corner of the lot and shall discharge to the kerb and channel via two 100mm by 75mm galvanized RHS. For lots which are not fronted by a concrete footpath but which still drain to the street shall have a standard galvanized kerb adapter installed in the kerb frontage at the lowest corner of the	Design to comply in conjunction with the development permit for operational works. Construction to comply prior to "On Maintenance" or Council's approval of a survey plan (whichever occurs first) for each

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	lot.	stage.
68.	A suitable roofwater and allotment drainage system must be designed in accordance with QUDM for allotments that do not have adequate fall from within the allotment to the design invert level of the kerb and channel. The design must not be less than QUDM Level II for residential development.	Design to comply in conjunction with the development permit for operational works.
69.	Stormwater drainage piping shall have a minimum diameter of 375mm with the exception of rear inter-allotment drainage.	Design to comply in conjunction with the development permit for operational works.
70.	Overland flow paths must be suitably designed to cater for the water from a 1% AEP storm event. In the case where the piped system is carrying part of the flow, the overland flow paths must be designed to cater for that volume which is represented by the difference between the predicted volume from the 1% AEP storm event and the capacity of the pipe system, noting the requirements of QUDM.	Design to comply in conjunction with the development permit for operational works.
Fencing		
71.	Construct screen fencing along the following boundaries of the site: (a) To a height of 1.8m along the eastern boundary of proposed Lots 558 and 561-576; (b) To a height of 1.8m along the northern boundaries of proposed Lots 531-534 and 576-578.	Prior to submitting to Council any request for the approval of a plan of subdivision for Stages 13, 14 and 15. Prior to submitting to Council any request for the approval of a plan of subdivision for Stages 12 and 15.
72.	Provide semi-transparent fencing between proposed Lots 531, 534, 563, 564 and 578 and park and drainage reserves to enable passive surveillance of public areas. Fencing shall have a minimum height of 1.2m and a maximum height of 1.8m and a minimum of 50% transparency.	Prior to submitting to Council any request for the approval of a plan of subdivision for Stages 13, 14 and 15.
Services and Lighting		
73.	The developer shall provide electrical reticulation layout plans certified by the relevant authority. The electricity layout must also be shown on the water reticulation layout plan, stormwater layout plan and the sewerage layout plan where applicable. All the plans are to be certified by the relevant authority.	In conjunction with the development permit for operational works.
74.	The Developer shall arrange with the appropriate authority for the reticulation of external telecommunication cable within the development and, where practicable, arrange trench sharing with other relevant authorities. The telecommunication layout must also be shown on the water reticulation layout plan, stormwater layout plan and the sewerage layout plan where applicable, all the plans are to be certified by the relevant authority.	In conjunction with the development permit for operational works.
75.	Telecommunication conduits (ducts) and pits including trenching and design, are to be provided to service the development in	Design to comply in conjunction with the

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	accordance with the NBN Co Installing Pit and Conduit Infrastructure Guidelines for Developers. Documentary evidence shall be provided to Council which confirms the NBN Co requirements, where necessary, have been satisfied and the infrastructure has been installed and are fibre ready.	development permit for operational works. Construction to comply prior to "On Maintenance" or Council's approval of a survey plan (whichever occurs first) for each stage.
76.	The developer must provide appropriate road crossing conduits.	Design to comply in conjunction with the development permit for operational works. Construction to comply prior to "On Maintenance" or Council's approval of a survey plan (whichever occurs first) for each stage.
77.	Kerb markers shall be installed to identify the location of cross road services e.g. water, electricity, telecommunications, gas etc.	Prior to "On Maintenance" or Council's approval of a survey plan (whichever occurs first) for each stage.
78.	The Developer will provide detailed design drawings for both electricity and telecommunications with the drawings approved by the relevant authority at the time of Operational Works.	In conjunction with the development permit for operational works.
79.	Underground power is to be provided to serve all new internal allotments. Overhead power is only acceptable on external roads where there is an existing overhead supply. Where practical, trench sharing with other relevant authorities must be arranged.	Prior to lodgement of a request for sealing of survey plan of subdivision for each stage.
80.	Street lighting will be designed and installed in accordance with the Australian Standard Code of Practice for public lighting, AS1158. All street lighting will be certified by an RPEQ competent in electrical reticulation design.	Design to comply in conjunction with the development permit for operational works. Construction to comply prior to "On Maintenance" or Council's approval of a survey plan (whichever occurs first) for each stage.
81.	All underground plant installed by public utility providers shall be in accordance with Council's standard detail for Footpath Allocations for Public Utilities as contained in the Planning Scheme.	Design to comply in conjunction with the development permit for operational works. Construction to comply prior to "On Maintenance" or Council's approval of a survey plan (whichever occurs first) for each

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		stage.
82.	All above and below ground services potentially affected by the proposed subdivision works shall have alignment and level determined prior to detailed design work or construction works being undertaken. Any conflicts associated with proposed and existing services shall be forwarded to the appropriate controlling authority by the developer for decision.	Design to comply in conjunction with the development permit for operational works.
83.	Adequate permanent survey marks shall be installed in accordance with the requirements of the Department of Natural Resources, Mines and Energy Cadastral Survey Requirements guidelines. The developer shall submit a certificate signed by a licensed surveyor, stating that after the completion of all works associated with the development, permanent survey marks are in their correct position and in accordance with the plan of survey.	Prior to endorsement of Survey Plan.
84.	Copies of Permanent Sketch Plans (Form 6) of new permanent survey marks installed as part of the development shall be provided to Council.	Prior to endorsement of Survey Plan.
As Constructed Information		
85.	On completion of all infrastructure works and prior to Application for Sealing of the Plan, the Developer is to provide Council with 'as constructed' drawings of infrastructure in digital format compatible with AutoCAD DWG/DXF files. The levels and positions of all infrastructures shall be referenced to GDA 94 (Zone 56) and AHD.	Prior to lodgement of a request for sealing of survey plan of subdivision for each stage.
86.	Prior to plan sealing the applicant shall provide a letter to Council which evidences compliance or negotiated variation, with each condition of the OW/ROL/MCU approval, e.g. nominates date and receipt number for fees and contribution payments, RPEQ supervision certificates, "as constructed" data and confirms compliance with individual design and construction conditions.	Prior to lodgement of a request for sealing of survey plan of subdivision for each stage.
Plan Sealing		
87.	All conditions must be complied with or bonds must be lodged prior to the plan of survey being sealed by Council.	Prior to lodgement of a request for sealing of survey plan of subdivision for each stage.
88.	All works required by these conditions must be completed according to the conditions of the development permit. If the applicant does not wish to undertake works required by a condition of this Development Permit prior to endorsement of the Survey Plan, they may lodge a bond with Council in accordance with Council's Policy.	Prior to lodgement of a request for sealing of survey plan of subdivision for each stage.
89.	All outstanding rates and charges are required to be paid in full prior to Council endorsing the survey plan.	Prior to lodgement of a request for sealing of survey plan of subdivision for each stage.
90.	The developer shall pay infrastructure charges in accordance with the Lockyer Valley Regional Council Adopted Infrastructure Charges Resolution. The actual amount of the contribution will	Prior to lodgement of a request for sealing of survey plan of subdivision

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	be calculated at the time of payment.	for each stage.
Landscaping		
91.	The applicant is to undertake Landscaping of the road frontages, this shall: a. Provide large trees, calculated at the rate of 1 tree/10m of road frontage, within the frontage landscape area; b. Use tree planting that relates to adjoining areas, particularly trees established in the road reserve or adjacent parks; c. Use trees having a clear trunk at maturity, small shrubs to a maximum height at maturity of 1-1.5m and ground covers that enhance the appearance of the development, in preference to substantially screening the site;	Design to comply in conjunction with the development permit for operational works. Construction to comply prior to "On Maintenance" or Council's approval of a survey plan (whichever occurs first) for each stage.
92.	Prior to commencement of operational works the applicant must submit and have approved a Landscaping Plan.	In conjunction with the development permit for operational works.
93.	Control all declared, restricted and invasive plants under the Biosecurity Act 2014.	At all times during the construction and "On Maintenance" period.
94.	The applicant is to maintain all landscaping for the first 12 months, any plant that dies or is damaged or in the opinion of a Local Government Officer is likely to die, is to be replaced and maintained for a further 6 months or to the end of the 12 months maintenance period, whichever is the greatest. This shall occur at the developers' expense.	At all times during the "On Maintenance" period.
95.	Re-establish ground cover to all areas that are cleared during construction.	Immediately upon completion of any surface disturbance.

ADVISORY NOTES

- (i) Council will issue an Infrastructure Charges Notice. These charges are required to be paid prior to the sealing of the survey plan.
- (ii) All works associated with this approval may not start until all subsequent approvals have been obtained, and its conditions complied with.
- (iii) Any additions or modifications to the approved use (not covered in this approval) may be subject to further application for development approval.
- (iv) Biosecurity Queensland should be notified on 13 25 23 of proposed development(s) occurring in the Fire Ant Restricted Area before earthworks commence. It should be noted that works involving movements of soil associated with earthworks may be subject to movement controls and failure to obtain necessary approvals from Biosecurity Queensland is an offence.

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

The Fire Ant Restricted Area as well as general information can be viewed on the DAF website www.daf.qld.gov.au/fireants

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- (v) The developer is to comply with the requirements of the Concurrence Agency Response.

Advice for Queensland Urban Utilities

On 1 July 2014, Queensland Urban Utilities became the assessment manager for the water and wastewater aspects of development applications. An application will need to be made directly to Queensland Urban Utilities for water supply connections for the proposed development.

Report

1. Introduction

The application seeks approval for the following at 28 Gehrke Road, and 12, 14 and 20 Mountain View Drive, Plainland, described as Lot 1 on RP139585 and Lots 12, 14 & 15 on RP141940.

- (a) Preliminary Approval for a Variation Request to vary the effect of the Laidley Shire Planning Scheme. The effect of the Variation Request is to enable development generally consistent with the Urban Residential zone instead of the Rural Residential zone.
- (b) Development Permit for Reconfiguring a Lot (4 lots into 142 lots). The reconfiguration is proposed to be developed in seven (7) stages.

2. Background

The application was lodged on 5 March 2018. The application was properly made on 13 March 2018.

An information request was issued on 5 April 2018, requesting additional information including the levels of assessment for a number of proposed uses, additional criteria associated with multiple dwellings, traffic arrangements including vehicular access to Mountain View Drive, road widths, intersection treatment at Barcoo Drive and Edgerton Drive, stormwater treatment, location of a pump station, and redesign of the park to provide better street surveillance.

Council officers have met on a number of occasions with the applicant, primarily with respect to the traffic matters. These matters are addressed in more detail in the assessment of the relevant codes below. The applicant has been provided with draft conditions.

A previous approval for reconfiguring part of 28 Gehrke Road was approved (ROL2016/0015). This development is currently under construction.

3. Report

Subject Land

The subject site consists of four rectangular lots, all located within the Rural Residential zone (refer Figures 1 and 2 below). The easternmost lot is separated from the balance of the site by one lot, which was not able to be integrated into the development.

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Figure 1 – Locality Plan (Queensland Globe)



Figure 2 – Locality Plan showing existing zonings

14 Mountain View Drive contains an existing house. The other three lots are vacant.

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The proposed subdivision is designed to integrate with the Plainland Crossing PX1 development to the south of the subject site, and the development on the balance of 28 Gehrke Road.

Mountain View Drive adjoins the land to the north. Gehrke Road adjoins the land to the west. The site adjoins Culgoa Drive (currently under construction) to the south. Edgerton Drive adjoins the southeast corner of 20 Mountain View Drive.

The site slopes to the north with a generally consistent slope of between 2.5% and 3.3% (refer Figure 3 below). There is an overall difference in elevation of approximately 17 metres between the highest and lowest parts of the site. An intermittent watercourse that drains out of the Plainland Crossing PX1 site to the south traverses part of 20 Mountain View Drive.



Figure 3 – Locality Plan showing existing contours (5m intervals)

Proposed Development

Assessment

The application submitted on 5 March 2018 has two components:

- A Variation Request that effectively enables the land to be developed in a manner consistent with an Urban Residential zone; and
- A Development Permit for reconfiguring 4 lots into 142 lots and other ancillary lots including parkland and drainage reserves (refer Figure 4 below).

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Preliminary Approval – Variation Request

The applicant submitted a Preliminary Approval Document (PAD) that sets out the area subject to the proposed Mountain View Drive Area Preliminary Approval Code.

The PAD sets out the levels of assessment for development within the Preliminary Approval Area.

The effect of the PAD is to change levels of assessment and design criteria from the Rural Residential Area to an Urban Residential Area, subject to a number of site specific criteria. It is proposed that the PAD also override the overlay codes applicable under the Laidley Planning Scheme and TLPI.

The Assessment Categories table sets out the levels of assessment for proposed developments within the Preliminary Approval Area. A comparison between the proposed PAD and the existing Laidley Planning Scheme codes is listed below. A number of the uses are not named in the relevant code are listed as unnamed in the table below. In those cases the use would be subject to Impact assessment under the PAD.

Use	PAD	Laidley Planning Scheme	
		Urban Residential	Rural Residential
Agriculture	<i>Unnamed</i>	<i>Unnamed</i>	Self Code (not complying)
Animal Husbandry	<i>Unnamed</i>	<i>Unnamed</i>	Code
Apartment	Self Code (not complying)	Self Code (not complying)	Self Code (not complying)
Child Care Facility	Code	Code	Code
Commercial Premises	<i>Unnamed</i>	Code	<i>Unnamed</i>
Dwelling House	Self Code (not complying)	Self Code (not complying)	Self Code (not complying)
Estate Sales Office	Self Code (not complying)	Code	Code
General Store	<i>Unnamed</i>	Code	Code
Home Based Business	Self Code (not complying)	Self Code (not complying)	Self Code (not complying)
Home Occupation	<i>Unnamed</i>	<i>Unnamed</i>	Code
Medical / Paramedical Centre	Code	Code	<i>Unnamed</i>
Multiple Dwelling*	Code 2 units only & on designated duplex lot	Code 2 units only	<i>Unnamed</i>
Public Facility	<i>Unnamed</i>	<i>Unnamed</i>	Self Code (not complying)
Refreshment Service	<i>Unnamed</i>	Code	Code
Removal House	<i>Unnamed</i>	Code	Code
Sport & Recreation	Self (no building work) Code (building work or not complying)	Self Code (not complying)	Self Code (not complying)

* Under the Laidley Planning Scheme, the definition of Multiple Dwelling includes 2 or more units, whereas 2 units in other planning schemes, including the Gatton Planning Scheme, is typically considered as a Dual Occupancy.

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The level of assessment for uses within the PAD is similar to the levels of assessment for uses within the Urban Residential zone.

Based on the proximity of the site to the existing commercial areas and Business Area Precinct within Plainland, it has been agreed to further narrow the types of non-residential uses enabled under the PAD in order to encourage commercial uses to establish in the commercial areas. Similarly, in order to avoid an excess of medium density type developments, any developments exceeding 2 units would be subject to impact assessment, and dual occupancies would be subject to impact assessment where not located on a designated duplex lot.

Development Permit – Reconfiguring a Lot

The development proposes 142 residential lots. Additional lots to accommodate parks and drainage reserves are also provided within the development.

Staging of development

The reconfiguration is proposed to be developed in seven (7) stages. The numbers of lots developed in individual stages vary between 6 and 37 lots.

Stage	No of lots	450m2 lots	600m2 lots	Duplex lots
9D	13	4	4	5
10	12	5	5	2
11	37	10	17	10
12	31	14	9	8
13	6	4	1	1
14	26	6	15	5
15	18	1	13	4
Total	143	44	66	35

The development has been designed to include a mix of lot sizes. Approximately 30% of the lots are small lots, with a minimum lot size of approximately 450m². The development has been designed with approximately 25% of the lots being designated for Dual Occupancy purposes. Of the 35 duplex lots, 27 are located on corner lots. The use of corner lots for dual occupancies allow for separate driveways and the ability to create units that face the respective street frontages and give the appearance of individual dwellings. This is generally supported from a visual perspective as it enables the opportunity to minimise the domination of the street by roller doors and car parking.

The development proposes a park with an area of 0.694ha which is proposed to be provided within Stage 12 of the development. The development also proposes a number of Drainage Reserves. The drainage reserve in the northwest corner of the site is proposed to be developed as a part of Stage 9D. A small drainage reserve is proposed adjacent to the northeast corner of Stage 13. A separate drainage reserve is proposed in the northwest corner of Stage 15.

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Figure 4 – Proposed Subdivision Plan Layout

Proposed Stages 9D and 10 will be accessed via Culgoa Drive. Proposed Stage 11 will be accessed via the internal road network and will also connect to Stage 10. Proposed Stages 14 and 15 will be accessed via the western end of Barcoo Drive. Proposed Stages 11, 14 and 15 are not currently served by constructed roads.

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The applicant provided an indicative layout showing how the land to the west of the site could be developed into the future, however this layout is not subject to an existing application at this time.

Legislative Requirements

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

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

Assessment of this application against the relevant planning instruments is provided in the following sections.

State Planning Regulatory Provisions

South East Queensland Regional Plan 2017 (SEQRP)

The subject site is located within the Urban Footprint of the SEQRP.

The development of a staged residential estate within the Urban Footprint is consistent with the overarching intent of this Plan as the proposed development is for residential purposes as defined under the SEQRP.

State Planning Policy 2017 (SPP)

The *State Planning Policy 2017* is yet to be incorporated within Council's planning scheme. While there are some elements that align with the SPP there are others to be considered. The SPP interactive mapping system identifies the subject site as being located within:

- Water resource catchment
- Flood hazard area * - Level 1 – Local Government flood mapping area
- Important Agricultural Areas

State Interest – Water Quality

The site is mapped within a water resource catchment. The development must meet the benchmarks of the SPP for water quality, which require that the development avoids or minimises adverse impacts on environmental values, and that the applicable stormwater management design objectives of the SPP are met. The proposed stormwater management plan in general provides an acceptable strategy, which is required to be detailed at the Operational Works stage to ensure compliance. Conditions have been recommended accordingly.

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State Interest – Natural Hazards, Risk and Resilience

The site is mapped under the Flood Hazard Area – local government flood mapping area. The SPP assessment benchmarks apply to any development application for subdivision within flood prone and erosion prone areas as defined by the SPP mapping.

The relevant assessment benchmarks for this application are as follows:

Bushfire, flood, landslide, storm tide inundation, and erosion prone areas outside the coastal management district:

- (3) *Development other than that assessed against (1) above [coastal management districts], avoids natural hazard areas, or where it is not possible to avoid the natural hazard area, development mitigates the risks to people and property to an acceptable or tolerable level.*

All natural hazard areas:

- (4) *Development supports and does not hinder disaster management response or recovery capacity and capabilities.*
- (5) *Development directly, indirectly and cumulatively avoids an increase in the severity of the natural hazard and the potential for damage on the site or to other properties.*
- (6) *Risks to public safety and the environment from the location of hazardous materials and the release of these materials as a result of a natural hazard are avoided.*
- (7) *The natural processes and the protective function of landforms and the vegetation that can mitigate risks associated with the natural hazard are maintained or enhanced.*

A small section of the western part of 12 Mountain View Drive is designated as Medium Potential Bushfire Intensity. This part of the site will contain the road that runs north-south along the western boundary of the site. Bushfire hazard will be further ameliorated through the provision of reticulated water through the development.

The development complies with the assessment benchmarks of the State Planning Policy.

Laidley Planning Scheme 2003

As the development involves a Variation Request, the development is subject to impact assessment against the *Laidley Shire Planning Scheme 2003*, therefore the application is subject to assessment against the entire Planning Scheme, including the Desired Environmental Outcomes.

Desired Environmental Outcomes (DEO's)

Environment

- a. *The areas of high scenic amenity, remnant vegetation, wetlands, fauna habitats and wildlife corridors and regionally significant open space in the Shire are protected.*
- b. *Places, areas or sites identified as being susceptible to land degradation, including contamination, erosion, salinity and landslip, are protected and further degradation is minimised.*
- c. *Ecological sustainability is achieved by maintaining and improving biodiversity, water and air quality.*
- d. *Places of historical and indigenous cultural heritage and social significance are protected, maintained and enhanced.*

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The development complies with the Environmental DEO's in that the scale and nature of the expansion of the existing development is such that it will generate minimal adverse effect on sensitive receiving environments. Subject to using best practice construction methods, the development would be unlikely to adversely impact on the surrounding environment while under construction. Impacts can be minimised through the provision of relevant conditions.

Waste can be effectively and sustainably managed from the development site area. The site subject to this application does not contain any areas identified as being susceptible to land degradation, such as erosion, landslip or contamination.

Economic

- e. *Good Quality Agricultural Land is protected as a major economic resource for the region.*
- f. *Industry, business and employment opportunities are improved and appropriately located to service the community and sub-region, and encourage economic activity within the local area.*
- g. *Rural business opportunities are improved to protect and value-add to the existing rural based economy.*

The development complies with the economic DEOs 'e', 'f' and 'g' in that it does not impact upon Good Quality Agricultural Land or rural business opportunities. The site is not designated as containing good quality agricultural land. The development does not directly result in industry, business or employment opportunities, however the proposed development will result in additional population within the Plainland catchment. It is considered the additional population is likely to result in development of additional non-residential facilities that will support the proposed residential development.

Community Well-Being & Lifestyle

- h. *A convenient access to roads and services is achieved through well located land uses and the efficient use and timely provision of infrastructure such as water, sewerage and roads, walkways and cycling facilities.*
- i. *Rural residential and urban residential development occurs in distinct localities that provide a sense of community, amenity, services, and a safe, affordable living environment, whilst maintaining the rural amenity of the Shire.*
- j. *Laidley township's role and identity as the main business and community centre of the Shire is consolidated.*
- k. *The adverse effects from natural and other hazards, including flooding and bushfires are minimised.*
- l. *An adequate and interconnected network of public places, facilities and lands are available throughout the Shire allows for safe and convenient pedestrian and cycle movement and cultural, recreational and social interaction for Shire residents and visitors.*

The development generally complies with the Community Well-Being and Lifestyle DEOs, recognising that DEOs 'h', 'i', 'j', and 'l' do not affect the function of roads or services.

Council officers were concerned that the initial design of the development (and the indicative road network for the balance of land to the west of the proposed development bounded by Mountain View Drive and Gehrke Road) did not provide any road linkage between the Plainland Crossing estate and Mountain View Drive. If all of the land to the south of Mountain View Drive and east of Gehrke Road was developed for residential purposes, a yield of

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approximately 500 residential lots was likely. The developer provided a Traffic Impact Assessment prepared by ARUP that supported the developer's position.

Council engaged SLR Consulting to provide an independent third party review of the ARUP report. This review also provided advice with the longer term strategy for the Plainland area. SLR Consulting concurred with ARUP's findings that a road link was not required for this development based on traffic numbers, however advised that a road linkage to Mountain View Drive should be included in future stages in order to provide a more permeable street network that would not direct all traffic through the Gehrke Road intersections with Endeavour Way and Barcoo Drive. The indicative road network for properties to the west has been amended to provide a future connection to Mountain View Drive. This connection is not required as a part of this development.

It is recognised that the development of this area for additional residential development will provide additional demand for commercial services. This is likely to reinforce the commercial development of the nearest centre, at Plainland, which may potentially impact on the longer term business and community centre role and identity of Laidley, referred to in DEO 'j'. The introduction of a commercial and business area at Plainland was however addressed and resolved as a part of the Preliminary Approval process for the original Plainland Crossing development. As a result, it is considered the development does not result in a change to DEO 'j'.

The development does not compromise the intent of the Desired Environmental Outcomes of the Laidley Planning Scheme.

Codes – Laidley Planning Scheme

The Codes that are most relevant to assessment of the application are as follows:

- Temporary Local Planning Instrument 01/2019 – Flood Regulation
- Rural Areas Code
- Rural Uses Code
- Building Dimensions Code
- Reconfiguring a Lot Code
- Residential Areas Code
- Filling and Excavation Code
- Vehicle Access and Parking Code

Reconfiguring a Lot Code

While the proposed lot sizes do not accord with the minimum lot size (4,000m²) set out in the Reconfiguring a lot Code, this is addressed through the applicant's Variation Request. The 4,000m² minimum lot size for the rural residential land is a means to providing sufficient area to provide on-site effluent disposal. The proposed development is designed to be sewered, hence smaller lots can be accommodated.

The subdivision includes a proposed park and drainage reserve. The park has an area of 0.694ha while the drainage reserve has an area of 0.4219ha. The park and drainage reserve is located downstream of the proposed park in the Plainland Crossing PX1 estate.

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A detailed design of the basins has not been provided with the development, however the volumes of the basins proposed in the drainage reserve have been calculated with 1 in 6 batters in accordance with QUDM. Grades steeper than 1 in 6 are not encouraged as this makes it more difficult to maintain this infrastructure, especially when becoming Council assets. The drainage reserve accommodates flows through the site. While the indicative structure plan for the broader area includes an area for future drainage purposes on the land immediately west of the site, the drainage reserve to be constructed as a part of this development does not accommodate flows on the adjoining land to the west.

The park is provided in a location that provides direct visual surveillance from three street frontages.

The proposed subdivision design provides a legible road layout, consisting primarily of a modified grid pattern with streets running generally east-west or north-south. The streets are generally designed as collector streets.

The development provides a variety of allotment sizes and shapes, generally in accordance with Table 7 – Reconfiguring a Lot Standards. The general grid pattern maximises the flexibility of suburban housing options.

The Dual Occupancy lots are generally located on corners with the intent of each dwelling unit fronting its own street rather than having a front and rear unit. The developers of the mid-block lots will require a more careful design to avoid these developments being dominated by carparking or garages.

Residential Areas Code

Based on the proposal, the development is generally consistent with the Residential Areas Code. The proposal caters predominantly for residential uses. The subdivision provides for a range of housing types and allotment sizes. The site is located in an area that is not subject to natural or cultural assets or Good Quality Agricultural Land. The impact of land degradation can be addressed by the development.

The development adjoins other residential development and as such provides a cost effective infrastructure option. The developer will need to provide additional QUU infrastructure with respect to water and sewerage. The site is generally within 1 kilometre of the existing Plainland Plaza shopping centre, therefore maximising opportunity for use of a variety of modes of transport.

Vehicle Access and Parking Code

The code primarily references the requirements for on-site parking rather than design of streets. As a result the code is largely silent with respect to street widths or on-street parking. Subsequent development of the proposed lots will be subject to assessment against this code, in particular with respect to on-site parking and compliance with parking numbers as set out in Table 9 of the Laidley Planning Scheme.

Council's information request sought clarification or additional information on the following:

- Provision of road links to Mountain View Drive
- Provision of a road hierarchy for the proposed streets and provision of on-street parking

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- Re-design of the proposed intersection with Edgerton Drive
- Demonstration of adequacy of parking in the proposed cul-de-sac in Stage 9B
- Provision of temporary turnarounds for intermediate staged development
- Increased street frontage to proposed open space areas

These matters were addressed by the applicant's consultant. An amended traffic report was submitted in December 2018 which addressed most of the above requirements including the following:

- Layout for the wider area showing a future link to Mountain View Drive in the neighbouring development to the west.
- Provision of a road hierarchy for the site. Note that some streets have been identified as Collector Streets which will necessitate widening of the proposed road reserves and pavements.
- Realignment of lots to address the connection to Edgerton Drive
- Cul-de-sac parking addressed.
- Temporary turnarounds were not addressed but can be conditioned.
- Road frontage to proposed open space has been significantly increased.

On this basis it is considered that the amended report is acceptable.

Overlay Codes

Temporary Local Planning Instrument 01/2018 – Flood Regulation

The site is located in the Flood Investigation Area of the TLPI (refer Figure 5 below). The application has included stormwater and flood modelling to demonstrate compliance with the TLPI (refer below for more details).



Figure 5 – TLPI Overlay

Parts of each of the subject lots are within the Investigation Area listed within the TLPI. The site contains a number of dams. The largest dam extends across the boundary of 16 and 20 Mountain View Drive. This results in the dam not being entirely within the subject site. This part of the development is being developed in a later stage. As a result, the applicant has proposed a temporary drainage easement within 20 Mountain View Drive to accommodate stormwater drainage through the site.

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Areas of Biodiversity / Ecological Significance

Part of the site contains an area of Moderate Ecological Significance (refer Figure 6 below). Historical clearing has substantially removed the significance in terms of an intact ecosystem.



Figure 6 – Biodiversity / Ecological Significance Overlay

Steep and Unstable Land Overlay

Part of the site contains a very small area of land with a slope greater than 15% (refer Figure 7 below). The area is an isolated steep feature and it is considered to not represent any risk of instability and earthworks are proposed to remove the steep feature.

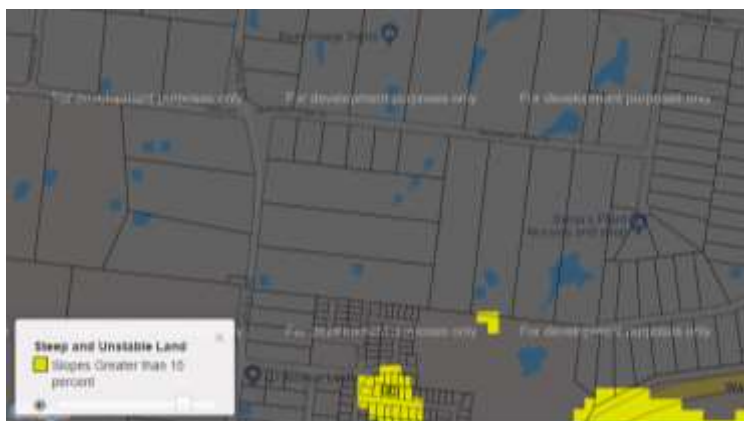


Figure 7 – Steep and Unstable Land Overlay

Potential Bushfire Risk

Part of the site contains an area of Medium Bushfire Risk (refer Figure 8 below). Historical clearing has substantially removed the risk and site development will further reduce the risk to a manageable level by the provision of water supply.

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Figure 8 – Potential Bushfire Risk

Public Notification

The application was subject to public notification from 5 December 2018 to 5 February 2019; being a total of 30 business days.

There was one properly made submission received during the notification period. The concerns raised within the submission are provided below.

ISSUES	COMMENTS
The proposal displays our own property being divided up for future development.	<p>The application relates to the four properties listed in the application. The submitters' property is in the area between the subject site and Gehrke Road.</p> <p>Council had requested that the developer provide an indicative layout that demonstrates potential future development of the surrounding area would not be compromised. This was provided by the developer.</p> <p>The indicative layout does not lock the owners of land between the subject land and Gehrke Road into developing their property. There is no obligation upon the landowners to sell to the developer of the subject land. There is no timeframe for development of the submitter's land.</p>
The pumping station – next to and in view from our home.	<p>The proposed pumping station is located adjacent to Mountain View Drive. The pump station is approximately 60m from the nearest house on the north side of Mountain View Drive and 150m from the nearest house on the southern side of Mountain View Drive. Housing in the new estate will be closer to the pump station than the existing houses on surrounding lots.</p> <p>Views of the pump station will be minimised, due to the majority of the infrastructure being located underground.</p>
Dust	The developer will be required to implement erosion

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	and sediment control measures as a part of development. Conditions will be implemented in order to minimise impacts on adjoining properties.
Fencing	Existing fencing in the area is predominantly post and rail or post and wire fencing. Typically, conditions are implemented with respect to fencing along the boundaries of a subdivision. These fences are typically constructed at the developer's expense.
Increased traffic	<p>Additional traffic will attend the subject site during construction.</p> <p>The development proposes construction of a street along the western boundary of the subject site. This will affect the properties at 32 and 36 Gehrke Road and 10 Mountain View Drive. None of the houses on those three lots are located close to their boundary with the subject land. Additional traffic will use that street as a part of developing the stages of the development, and then by residents when housing is established on the proposed lots.</p> <p>The property at 16 Mountain View Drive will be adjacent to a number of road stubs, however these roads will not contain through traffic until such time as that site is developed.</p> <p>The development does not include a road connection to Mountain View Drive, and as such the development does not result in a direct increase in traffic along Mountain View Drive.</p>
Loss of wildlife habitat	
Noise	Additional noise will occur as a part of development. Conditions will be imposed as a part of approvals, referencing the

Adopted Infrastructure Charges Resolution No.2/2018

The Infrastructure Charges for the proposed development are as follows:

LOCKYER VALLEY REGIONAL COUNCIL				
Charge Type	Description	Demand Units	Rate	TOTAL
PROPOSED DEMAND				
Charge (Total)	142 residential lots	142	\$12,500.00	\$1,775,000.00
Stage 9D	13 residential lots	13	\$12,500.00	\$162,500.00
Stage 10	12 residential lots + balance lot	12	\$12,500.00	\$150,000.00
Stage 11	37 residential lots + balance lot	37	\$12,500.00	\$462,500.00
Stage 12	31 residential lots + balance lot	32	\$12,500.00	\$387,500.00
Stage 13	6 residential lots	6	\$12,500.00	\$75,000.00

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Stage 14	26 residential lots + balance lot	27	\$12,500.00	\$325,000.00
Stage 15	18 residential lots	18	\$12,500.00	\$225,000.00
TOTAL PROPOSED DEMAND				\$1,775,000.00
EXISTING DEMAND				
Credit	Existing Allotment	3	-\$12,500.00	-\$37,500.00
Stage 9D	No credit (has been previously used on Stages 9A-9C)			
Stage 10	1 lot		-\$12,500.00	-\$12,500.00
Stage 11	1 lot		-\$12,500.00	-\$12,500.00
Stage 14	1 lot		-\$12,500.00	-\$12,500.00
TOTAL EXISTING DEMAND CREDIT				-\$37,500.00
TOTAL PAYABLE				\$1,737,500.00

Further Approvals Required

If approved, the proposed development would be subject to further permits including:

- Operational Works (Landscaping, Roadworks, Stormwater, Water and Sewer Reticulation)

Referral Agencies

The application was referred to the following Referral Agencies in accordance with the *Planning Act 2016* and the *Planning Regulation 2017*:

Department of Transport and Main Roads

The site exceeded the threshold for the number of lots to be reconfigured. Therefore the application was referred to the Department of Transport and Main Roads on 28 March 2018. The Department responded on 25 June 2018 requiring roadworks comprising left turn lanes on the northern and western approaches to the Gehrke Road / Warrego Highway on-ramp intersection.

4. Policy and Legal Implications

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

5. Financial and Resource Implications

Following a decision made by Council on the application, the applicant may appeal against Council's decision. If the applicant decides to appeal the decision, Council may need to engage external technical experts (e.g. stormwater/flooding, traffic).

6. Delegations/Authorisations

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

**ORDINARY MEETING OF
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7. Communication and Engagement

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

8. Conclusion

The proposed development is recommended for approval subject to conditions.

9. Action/s

Advise the applicant of Council's decision.

Notify the submitter of Council's decision after the applicant's appeal period has expired.

Attachments

1 [↓](#) Plainland Crossing 19 Pages

Mountain View Drive Preliminary Approval Code

Mountain View Drive Preliminary Approval Code

PART 1 INTRODUCTION

1.1 Mountain View Drive Area Preliminary Approval Code

In accordance with s50 of the *Planning Act 2016*, the Mountain View Drive Preliminary Approval Code is a framework to facilitate an integrated and coordinated approach to development of land within the Mountain View Drive Preliminary Approval Area as shown on Figure 1 and Figure 2, including land described as Lot 1 on RP139585 and Lots 12, 14 and 15 on RP141940

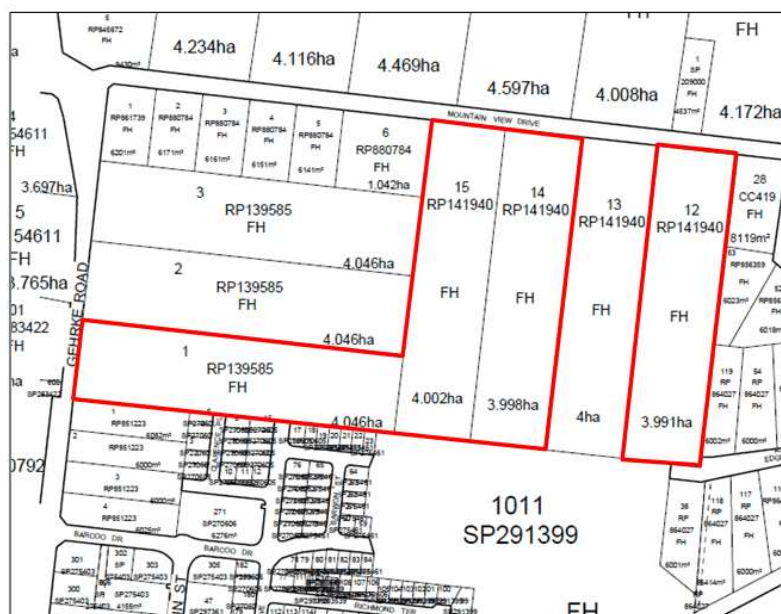


Figure 1 – Preliminary Approval Area (Location Plan)

Mountain View Drive Preliminary Approval Code

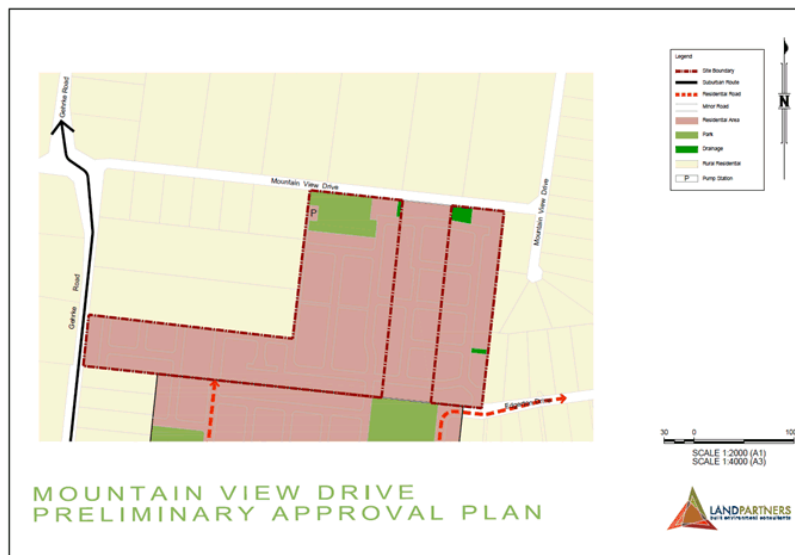


Figure 2 – Site Plan

1.2 Determining the Level of Assessment of Development

The Assessment Table for the Mountain View Drive Preliminary Approval Area identifies the level of assessment of development within the Mountain View Drive Preliminary Approval Area.

1.3 Types and Names of Codes

The Codes are as follows:

- (a) Mountain View Drive Preliminary Approval Area Code; and
- (b) Laidley Planning Scheme Codes (refer to Laidley Planning Scheme) for development of a stated purpose or development of a stated type.

Development within the Mountain View Drive Preliminary Approval Area is not affected by overlays of the Laidley Shire Council Planning Scheme as all overlay matters were addressed by the original development approval.

1.4 Probable Solutions for Code Assessable Development

An acceptable solution for a specific outcome provides a guide for achieving that outcome in whole or in part and does not limit the assessment manager's discretion under the *Planning Act 2016* to impose conditions on a development approval.

1.5 Impact on Laidley Shire Planning Scheme

2.

Mountain View Drive Preliminary Approval Code

This Preliminary Approval has the effect to change the existing Rural Residential Area to Urban Residential Area.

1.6 Overlays

Assessment categories are not affected by overlays of the Laidley Shire Council Planning Scheme, as all overlay matters are addressed in the original application.

3.

Mountain View Drive Preliminary Approval Code

**PART 2 CATEGORIES OF DEVELOPMENT AND ASSESSMENT FOR THE MOUNTAIN VIEW DRIVE
PRELIMINARY APPROVAL AREA**

The following table of Assessment Categories and Applicable Codes apply to development proposals within the Mountain View Drive Preliminary Approval Area. The uses shown in the following table, are defined within the Laidley Shire Council Planning Scheme, dated 12 March 2003.

2.1.1 Categories of Development and Assessment of the Mountain View Drive Preliminary Approval Area (Making a Material Change of Use)

Table 2.1.1 Assessment Categories and Applicable Codes for the Mountain View Drive Preliminary Approval Area (Making a Material Change of Use)		
Column 1 Defined Use or Use Class	Column 2 Assessment Category	Column 3 Applicable Code
EXEMPT DEVELOPMENT		
Public Infrastructure	Exempt	
Use for a Road	Exempt All Circumstances	
Park	Exempt where located in an area labelled 'Park' on Plan Number BRSS3620.PX2.002A	
SELF-ASSESSABLE AND ASSESSABLE DEVELOPMENT		
Apartment	Self Assessable; or Code Assessable if the acceptable solutions of the self assessable codes are not complied with.	If Self Assessable- (a) Building Dimensions Code; (b) Residential Uses Code; (c) Mountain View Drive Area Preliminary Approval Code If Code Assessable- (a) Building Dimensions Code (b) Mountain View Drive Preliminary Approval Code (c) Residential Uses Code
Child Care Facility	Code Assessable	(a) Mountain View Drive Preliminary Approval Code (b) Residential Uses Code (c) Advertising Devices Code (d) Building Dimensions Code (e) Community Uses Code (f) Vehicle Access and Parking Code
Commercial Premises	Code Assessable	(a) Mountain View Drive Preliminary Approval Code (b) Commercial / Retail Uses Code (c) Advertising Devices Code

4.

Mountain View Drive Preliminary Approval Code

Table 2.1.1 Assessment Categories and Applicable Codes for the Mountain View Drive Preliminary Approval Area (Making a Material Change of Use)		
Column 1 Defined Use or Use Class	Column 2 Assessment Category	Column 3 Applicable Code
		(d) Building Dimensions Code (e) Vehicle Access and Parking Code
Dwelling House	Self Assessable; or Code Assessable if the acceptable solutions of the self assessable codes are not complied with	If Self Assessable- (a) Mountain View Drive Preliminary Approval Code (b) Residential Uses Code (c) Building Dimensions Code If Code Assessable – (a) Mountain View Drive Preliminary Code (b) Residential Uses Code (c) Building Dimensions Code
Estate Sales Office	Self Assessable; or Code Assessable if the acceptable solutions of the self assessable codes are not complied with	If Self Assessable- (a) Advertising Devices Code (b) Building Dimensions Code (c) Commercial / Retail Uses Code (d) Mountain View Drive Area Preliminary Approval Code (including Residential Area Precinct Code) (e) Vehicle Access and Parking Code If Code Assessable- (a) Advertising Devices Code (b) Building Dimensions Code (c) Commercial / Retail Uses Code (d) Mountain View Drive Preliminary Code (e) Vehicular Access and Parking Code
General Store	Code Assessable	(a) Advertising Devices Code (b) Commercial / Retail Areas Code (c) Mountain View Drive Preliminary Code

5.

Mountain View Drive Preliminary Approval Code

Table 2.1.1 Assessment Categories and Applicable Codes for the Mountain View Drive Preliminary Approval Area (Making a Material Change of Use)		
Column 1 Defined Use or Use Class	Column 2 Assessment Category	Column 3 Applicable Code
		(d) – Vehicle Access and Parking Code (e) – Building Dimensions Code
Home Based Business	Self Assessable; or Code Assessable if the acceptable solutions of the self assessable codes are not complied with.	If Self Assessable – (a) Mountain View Drive Preliminary Code (b) Residential Uses Code (c) Advertising Devices (d) Building Dimensions Code (e) Home Uses Code (f) Vehicle Access and Parking Code If Code Assessable – (a) Mountain View Drive Preliminary Code (b) Residential Uses Code (c) Advertising Devices Code (d) Building Dimensions Code (e) Home Uses Code (f) Vehicle Access and Parking Code
Medical / Paramedical Centre	Code Assessable	(a) Mountain View Drive Preliminary Code (b) Advertising Devices Code (c) Building Dimensions Code (d) Commercial / Retail Uses Code (e) Vehicle Access and Parking Code
Multiple Dwelling	Code Assessable if – (a) <u>Two (2) dwelling units proposed; and</u> (b) <u>a lot shown on Plan Number BRSS362.PX2-3-6 as a “Duplex Lot”.</u> Impact Assessable otherwise Code Assessable if – (a) <u>two (2) dwelling units proposed; and</u> (b) <u>on a lot 600m² of greater</u>	(a) Mountain View Drive Preliminary Code (b) Residential Uses Code (c) Building Dimensions Code (d) Vehicle Access and Parking Code

6.

Mountain View Drive Preliminary Approval Code

Table 2.1.1 Assessment Categories and Applicable Codes for the Mountain View Drive Preliminary Approval Area (Making a Material Change of Use)		
Column 1 Defined Use or Use Class	Column 2 Assessment Category	Column 3 Applicable Code
	Impact Assessable otherwise	
Refreshment Service	Code Assessable	(a) Mountain View Drive Preliminary Code (b) Advertising Devices Code (c) Building Dimensions Code (d) Commercial/Retail Uses Code (e) Vehicle Access and Parking Code
Removal House	Code Assessable	(a) Mountain View Drive Preliminary Code (b) Building Dimensions Code (c) Residential Uses Code
Sport and Recreation	Self Assessable if no building work proposed; or Code Assessable if – (a) building work proposed; or (b) the acceptable solutions of the self assessable codes are not complied with.	If Self Assessable – (a) Mountain View Drive Preliminary Code (b) Advertising Devices Code (c) Community Uses Code (d) Vehicle Access and Parking Code If Code Assessable – (a) Mountain View Drive Preliminary Code (b) Advertising Devices Code (c) Building Dimensions Code (d) Community Uses Code (e) Vehicle Access and Parking Code
Other and Not Defined Uses		
All	Impact Assessable All Circumstances	

2.1.2 Assessment Categories and Applicable Codes for the Mountain View Drive Preliminary Approval Area (Other Development)

7.

Mountain View Drive Preliminary Approval Code

Table 3.1.2 Assessment Categories and Applicable Codes for the Mountain View Drive Preliminary Approval Area (Other Development)		
Column 1 Type of Development	Column 2 Assessment Category	Column 3 Applicable Code
Carrying out building work not associated with a material change of use	<p>Self Assessable if undertaking building works associated with existing buildings on the site</p> <p>Code Assessable if –</p> <ul style="list-style-type: none"> (a) the Building Dimensions Code is not complied with; or (b) no existing buildings on the site 	<p>If self assessable –</p> <ul style="list-style-type: none"> (a) Building Dimensions Code <p>If code assessable –</p> <ul style="list-style-type: none"> (a) Building Dimensions Code (b) Mountain View Drive Preliminary Code
Placing an advertising device on premises not associated with a material change of use	<p>Self Assessable if a business name sign; or</p> <p>Code Assessable if –</p> <ul style="list-style-type: none"> (a) not a building name sign; or (b) if the acceptable solutions of the self assessable codes are not complied with 	<p>If self assessable –</p> <ul style="list-style-type: none"> (a) Advertising Devices Code (b) Mountain View Drive Preliminary Code <p>If code assessable –</p> <ul style="list-style-type: none"> (a) Advertising Devices Code (b) Mountain View Drive Preliminary Code
Reconfiguring a Lot	Code Assessable	(a) Reconfiguring a Lot Code
Carrying out operational work for reconfiguring a lot	Code Assessable if the reconfiguring is assessable development	<ul style="list-style-type: none"> (a) Mountain View Drive Preliminary Code (b) Filling and Excavation Code (c) Reconfiguring a Lot Code
Carrying out operational work for excavating and/or filling not associated with reconfiguring a lot or a material change of use	<p>Exempt where the extent of cut does not exceed 100m³ or extent of fill does not exceed 500m³; or</p> <p>Code Assessable where the extent of cut exceeds 100m³ or extent of fill exceeds 500m³</p>	<p>If code assessable –</p> <ul style="list-style-type: none"> (a) Mountain View Drive Preliminary Code (b) Filling and Excavation Code
Other	Exempt Development	

8.

Mountain View Drive Preliminary Approval Code

PART 3 MOUNTAIN VIEW DRIVE PRELIMINARY APPROVAL AREA CODE

This code applies to all development proposed within the Mountain View Drive Preliminary Approval Area.

3.1 Overall Outcomes for the Mountain View Drive Preliminary Approval Area

The overall outcomes are the purpose of the Mountain View Drive Preliminary Approval Area.

- (a) Residential land uses are established within the Mountain View Drive Preliminary Approval Area, predominantly in the form of a single house on each lot;
- ~~(b) Buffers are included within the Residential Area Precinct to minimise any potential impact from the Business Area Precinct; and~~

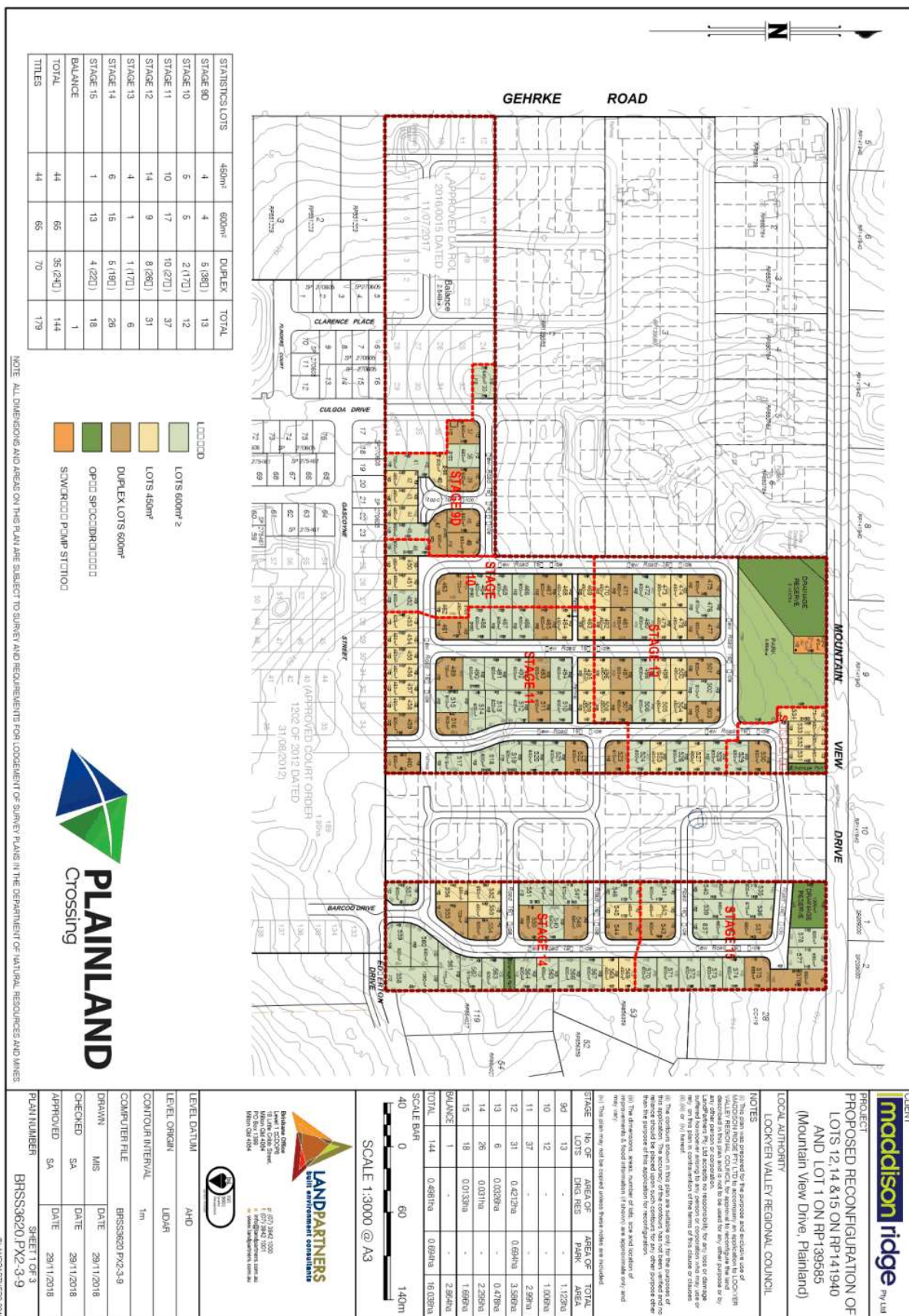
~~(c)~~(b) A high quality lifestyle is established within the Residential Precinct.

3.2 Specific Outcomes and Acceptable Solutions for Mountain View Drive Preliminary Approval Area

Table 2.3.1 – Specific Outcomes and Probable Solutions for the Mountain View Drive Preliminary Approval

Column 1 – Specific Outcomes	Column 2 – Acceptable Solutions
SO1 Building height, length, and location minimise overlooking and overshadowing, and maintains privacy.	AS1.1 Buildings are a maximum of two (2) storeys in height.
SO2 The maximum site cover is 60% of the site.	AS2.1 The maximum site cover is 60% of the site.
Non Residential Land Uses (including Home Based Businesses)	
SO3 Non-residential land uses, including Home Based Businesses are compatible with the residential amenity and provide a service to the residential community.	AS3.1 Non-residential land uses must not have a negative impact on surrounding land uses.
SO4 The proposed height, area, and number of signs is appropriate to the size, nature, and location of the land use.	AS4.1 One (1) sign only is to be provided on any lot. AS4.2 No sign is to exceed 1.5m in height and 1.5m in width (total face area of 2.25m ²). AS4.3 No sign is to be positioned above two (2) metres in height.

9.



RA6-N



Department of
**State Development,
Manufacturing,
Infrastructure and Planning**

Our reference: 1803-4637 SRA
Your reference: 9690/2017/MCU

25 June 2018

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

Attention: Mr Nicholas Cooper

Dear Mr Cooper

Referral agency response—with conditions

(Given under section 56 of the *Planning Act 2016*)

The development application described below was properly referred to the Department of State Development, Manufacturing, Infrastructure and Planning on 24 January 2018.

Applicant details

Applicant name:	Maddison Ridge Pty Ltd (A.C.N 109 333 342)
Applicant contact details:	c/- LandPartners Pty Ltd PO Box 1399 Milton Qld 4064 simon.ash@landpartners.com.au

Location details

Street address:	28 Gehrke Road and 12, 14 & 20 Mountain View Drive, Plainland
Real property description:	Lot 1 on RP139585; Lot 12, 14 & 15 on RP141940
Local government area:	Lockyer Valley Regional Council

Application details

Development permit	Reconfiguring a Lot (Four lots into 142 Residential Lots over 7 Stages, Park, Road, Pump Station Lot and Balance Lot)
Preliminary approval	Variation Request to vary the effect of the Laidley Shire Planning Scheme

Referral triggers

The development application was referred to the department under the following provisions of the Planning Regulation 2017:

- 10.9.4.1.1.1 State transport infrastructure

1803-4637 SRA

Conditions

Under section 56(1)(b)(i) of the *Planning Act 2016* (the Act), the conditions set out in Attachment 1 must be attached to any development approval.

Reasons for decision to impose conditions

The department must provide reasons for the decision to impose conditions. These reasons are set out in Attachment 2.

Advice to the applicant

The department offers advice about the application to the applicant—see Attachment 3.

Approved plans and specifications

The department requires that the plans and specifications set out below and enclosed must be attached to any development approval.

Drawing/report title	Prepared by	Date	Reference no.	Version/issue
Traffic Impact Assessment	ARUP Pty Ltd	25 May 2018	254636-TIA02	3

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

For further information please contact Natalie Deans, Senior Planner, on 3432 2420 or via email lpwischSARA@dilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Michele McMahon
Manager Planning

enc: Attachment 1—Conditions to be imposed
Attachment 2—Reasons for decision to impose conditions
Attachment 3—Advice to the assessment manager
Approved plans and specifications

cc: Maddison Ridge Pty Ltd (A.C.N 109 333 342) c/- LandPartners, simon.ash@landpartners.com.au

1803-4637 SRA

Attachment 1—Conditions to be imposed

No.	Conditions	Condition timing
Reconfiguring a Lot (Four lots into 142 Residential Lots (7 Stages), Park, Road, Pump Station Lot and Balance Lot)		
10.9.4.1.1.1 State transport infrastructure—The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following conditions:		
1.	<p>(a) Road works comprising left turn lanes on the northern and western approach to the Gehrke Road / Warrego Highway on-ramp intersection, must be provided generally in accordance with the Traffic Impact Assessment, prepared by ARUP Pty Ltd, dated 25 May 2018, reference no. 254636-TIA02, revision 3, in particular Figure 20: Concept Intersection Layout – Gehrke Road / Warrego Highway On-Ramp Roundabout.</p> <p>(b) The road works must be designed and constructed in accordance with the Department of Transport and Main Roads' Road Planning and Design Manual.</p>	Prior to submitting the Plan of Survey to the local government for approval.

1803-4637 SRA

Attachment 2—Reasons for decision to impose conditions

The reasons for this decision are:

- To ensure the road works on, or associated with, the state-controlled road network are undertaken in accordance with applicable standards.

1803-4637 SRA

Attachment 3—Advice to the applicant

General advice	
1.	<p>Road works approval:</p> <p>Under section 33 of the <i>Transport Infrastructure Act 1994</i>, written approval is required from the Department of Transport and Main Roads to carry out road works on a state-controlled road. Please contact the Department of Transport and Main Roads on 07 4639 0828 to make an application for road works approval. This approval must be obtained prior to commencing any works on the state-controlled road reserve. The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ). The road works approval process takes time – please contact Transport and Main Roads as soon as possible to ensure that gaining approval does not delay construction.</p>

GE78-N



Department of
**State Development,
Manufacturing,
Infrastructure and Planning**

Department of State Development, Manufacturing, Infrastructure and Planning

Statement of reasons for application 1803-4637 SRA

(Given under section 56 of the *Planning Act 2016*)

Departmental role: Referral agency

Applicant details

Applicant name: Maddison Ridge Pty Ltd (A.C.N 109 333 342)
Applicant contact details: c/- LandPartners Pty Ltd
PO Box 1399
Milton Qld 4064
simon.ash@landpartners.com.au

Location details

Street address: 28 Gehrke Road and 12, 14 & 20 Mountain View Drive, Plainland
Real property description: Lot 1 on RP139585; Lot 12, 14 & 15 on RP141940
Local government area: Lockyer Valley Regional Council

Development details

Development permit: Reconfiguring a Lot (Four lots into 142 Residential Lots over 7 Stages, Park, Road, Pump Station Lot and Balance Lot)
Preliminary approval: Variation Request to vary the effect of the Laidley Shire Planning Scheme

Assessment matters

Aspect of development requiring impact assessment	Applicable codes
1. Reconfiguring a Lot	State Code 6: Protection of state transport networks of the State Development Assessment Provisions, version 2.2

1803-4637 SRA

Reasons for the Department of State Development, Manufacturing, Infrastructure and Planning's response

The reasons for the response are:

- The development complies with the applicable performance outcomes of State Code 6: Projection of state transport networks, of the State Development Assessment Provisions, version 2.2, effective 9 March 2018.

Nature of approval	Nature of response	Date of response
Development permit	Referral agency response – with conditions	25 June 2018

Relevant Material

- Development application
- *Planning Act 2016*
- Planning Regulation 2017
- DA Rules
- State Development Assessment Provisions, version 2.2

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11.3 Application for Development Permit for Operational Works for Advertising Device on L1 RP73021 at 4114 Warrego Highway, Hatton Vale

Date: 26 February 2019
Author: Tammee Van Bael, Graduate Planning Officer
Responsible Officer: Dan McPherson, Executive Manager Organisational Development & Planning Services

Summary:

The purpose of this report is to consider an application for an Operational Works for Advertising Device on Lot 1 RP73021 at 4114 Warrego Highway, Hatton Vale.

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

Officer's Recommendation:

THAT the application (OW2019/0002) for a Development Permit for Operational Works for Advertising Device on Lot 1 RP73021 at 4114 Warrego Highway, Hatton Vale be approved subject to the following conditions and approved plans:

The following plans are Approved Plans for the development:

Approved Plans

Plan No.	Rev.	Plan Name	Date
16103-SK101	P3	<i>Proposed Site Access Plan</i> , prepared by Verve Building Design Co	23.10.2018

The following plans require amendment prior to becoming Approved Plans for the development:

Plans Requiring Amendment

Plan No.	Rev.	Plan Name	Date
Sheet 1 of 1	4	<i>Rusty Hatton Vale QLD proposed 12m SI sign</i> , prepared by EVOCOM	15/11/2018
Amendments	1. Refer to condition 3.		

No.	Condition	Timing
GENERAL		
1.	Undertake the development generally in accordance with the approved plans. These plans will form part of the approval, unless otherwise amended by conditions of this approval.	Prior to the erection of any advertising device and at all times.
2.	Maintain the approved development in accordance with the	Prior to the erection of

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	approved drawing(s) and/or document, and any relevant Council or other approval required by conditions.	any advertising device and at all times.
PLANS REQUIRING AMENDMENT		
3.	Provide an amended elevation plan that identifies the advertising device with a maximum height of 8.0 metres. These amended plans must be submitted to Council for approval.	Prior to the erection of any advertising device.
ALTERATIONS AND/OR RELOCATIONS		
4.	Replace existing Council infrastructure (including but not limited to any street trees and footpaths) to a standard which is consistent with Council's standards should this infrastructure be damaged as part of construction works.	Prior to the erection of any advertising device and at all times.
5.	Any alteration or relocation in connection with or arising from the development to any service, installation, plant, equipment or other item belonging to or under the control of the telecommunications authority, electricity authority or Council or other person engaged in the provision of public utility services is to be carried out with the development and at no cost to Council.	Prior to the erection of any advertising device and at all times.
ADVERTISING DEVICE		
6.	The advertising device must be wholly located within the boundary of the premises.	Prior to the erection of any advertising device and at all times.
7.	The maximum luminance levels for the sign must not exceed: a. 2,000cd/m ² during the day; and b. 300cd/m ² during the night. The final luminance levels are to be certified by a lighting engineer with a minimum of 5 years' experience, in accordance with Department of Transport and Main Roads, Roadside Advertising Manual 2017, Appendix D. A log of the advertising device's electronic activity must be retained by the operator for a minimum of one (1) year and be made available to Council or Department of Transport and Main Roads upon request if there is a complaint.	At all times.
8.	Where illuminated from within, the advertising device must not flash, blink or pulse.	At all times.
9.	The advertising device's surface must have the lowest reflectance possible as specified in Section 3.35 of AS4282-1997 Control of Obtrusive Effects of Outdoor Lighting. The sign must be oriented to eliminate any reflections that may be in a drivers line of sight or be a nuisance to pedestrians or residents from: a. Low sunlight reflection; and b. Headlight reflection.	At all times.
10.	Advertising devices shall not exceed 8.0 metres in height above ground level.	At all times.
11.	Building approval is required for the construction of all advertising devices.	Prior to the erection of any advertising device and at all times.

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No.	Advice	Timing
ADVICE – ROADSIDE ADVERTISING MANUAL		
1.	The advertising device must be in accordance with the Department of Transport and Main Roads' <i>Roadside Advertising Manual</i> , and any subsequent Manual that succeeds the current version of the <i>Manual</i> .	Prior to the erection of any advertising device and at all times.

Report

1. Introduction

The applicant seeks a Development Permit for Operational Works for an Advertising Device on Lot 1 RP73021 at 4114 Warrego Highway, Hatton Vale. An application for an Advertising Device within the Open Space and Reserve Zone requires code assessment against the *Laidley Shire Planning Scheme 2003*.

2. Background

The site is subject to a previously approved Preliminary Approval for Building Work Assessable against the Planning Scheme (triggered by an overlay), application number BWN2017/0002 approved by Council under delegated authority on 27 June 2017.

The approval was for the refurbishment of the existing service station which involved replacing or installing new canopies over the refuelling forecourt, reconfiguring the car parking, creating an outdoor seating area and changing the internal floor layout (see Figure 1 and 2 below). The existing service station is commonly known as the Rusty's Service Station and has been in operation since the 1960s.

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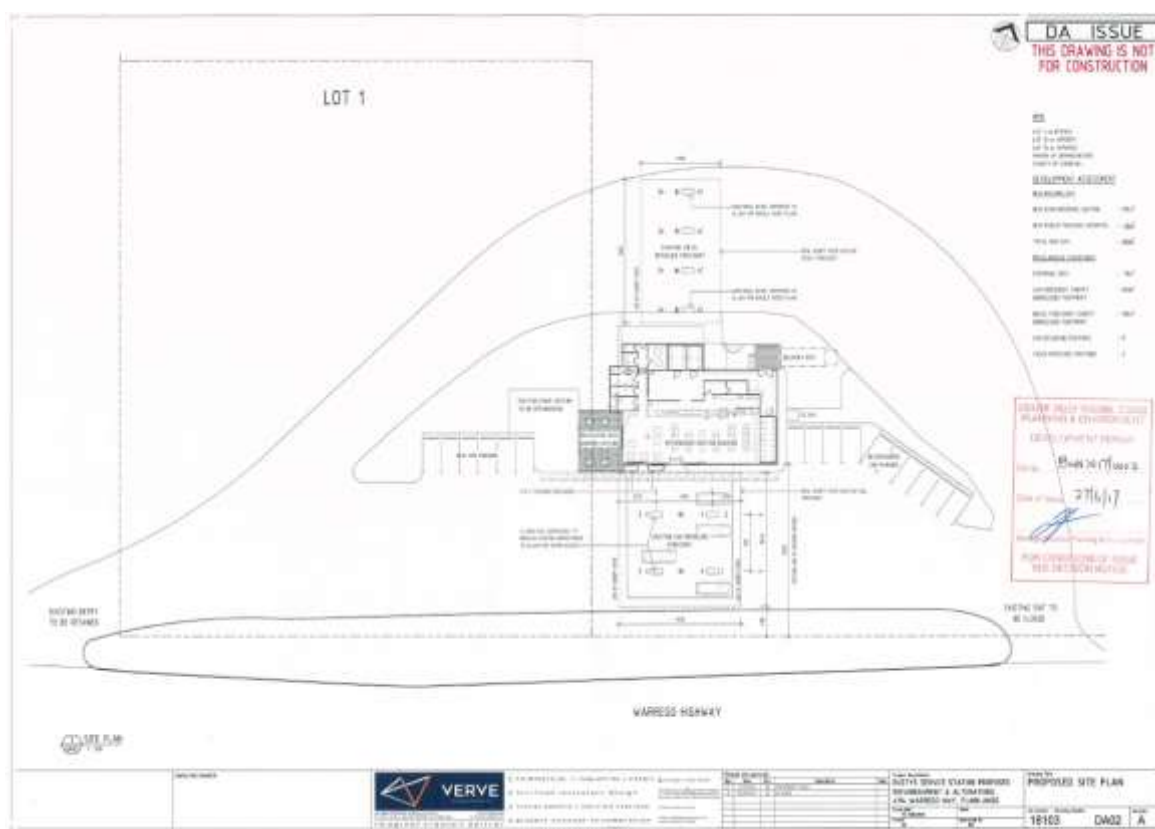


Figure 1 – BWN2017/0002 approved site plan.

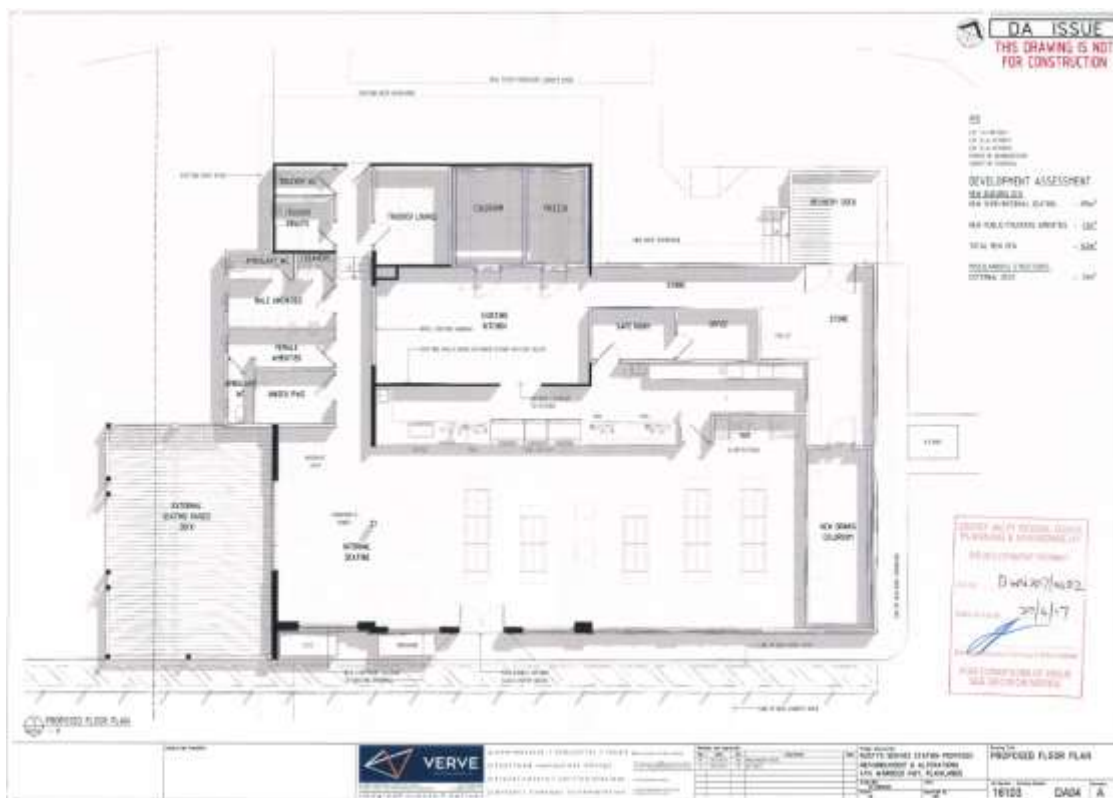


Figure 2 – BWN2017/0002 approved internal floor layout plan.

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As the refurbishment of the existing service station did not result in an increase in intensity or scale, a Material Change of Use application was not required to be lodged. As part of the preliminary approval no advertising devices were proposed or approved. As such no conditions were imposed regarding the requirements for an Advertising Device.

An advertising device was previously located on the adjoining lot to the east for the purposes of advertising the Rusty's Service Station (see Figure 3 and 4 below). This sign was removed in July 2017. It is estimated that the height of the previous sign was approximately 8.5m based on the height of the stop sign next to the previous sign.



Figure 3 – Aerial view of previous sign location.

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Figure 4 – Signface of previous sign.

An advertising device has recently been approved in August 2018 for the service station, also a Shell service station, at 4003 Warrego Highway, Hatton Vale, which is located approximately one kilometre to the east of the subject site. As part of this application (OW2018/0025) the applicant requested a 12.0m high advertising device. The existing approval over the site for the service station (CMB2015/0004) has a condition of approval that the height of any advertising device must not exceed 8.0m. Council requested the applicant reduce the height of the proposed advertising device to 8.0m or less. The applicant subsequently amended the proposal and Council approved a 7.0m high sign. That sign is visible for a distance of approximately 800m to the east and approximately 1.6km to the west.

3. Report

Proposed Development

The proposed development is for a Development Permit for Operational Works for Advertising Device on the subject land.

The advertising device will be located along the front boundary, perpendicular to the Warrego Highway (see Figure 5 below). The advertising device is proposed to be a 12m high by 3.2m wide, double sided pylon sign. The advertising device will have a total signface area of 38.5m². The advertising device will have a LED digital display for three fuel prices, as well as several panels advertising the service station associated with the Shell brand identity which includes the Shell logo (see Figure 6 below). The use of LED digital display for fuel prices is standard practice.

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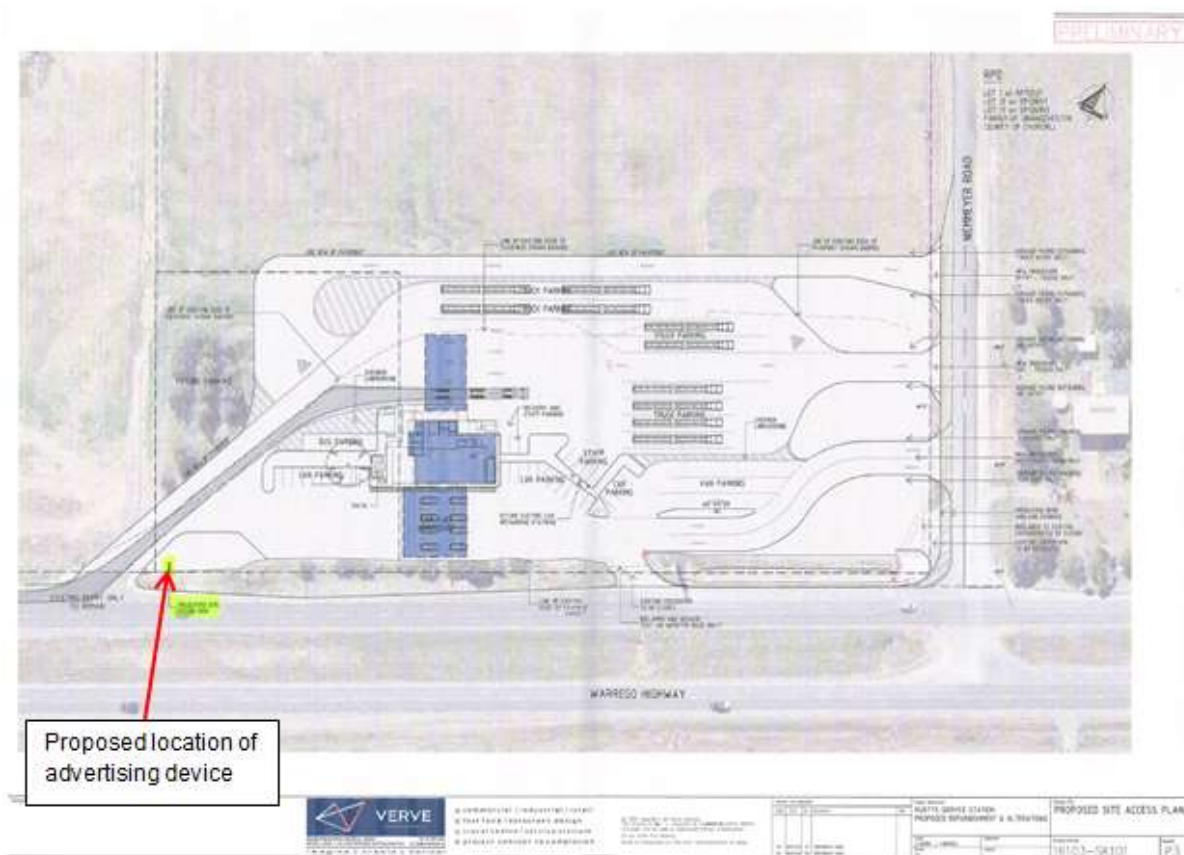


Figure 5 – Proposed location of advertising device.

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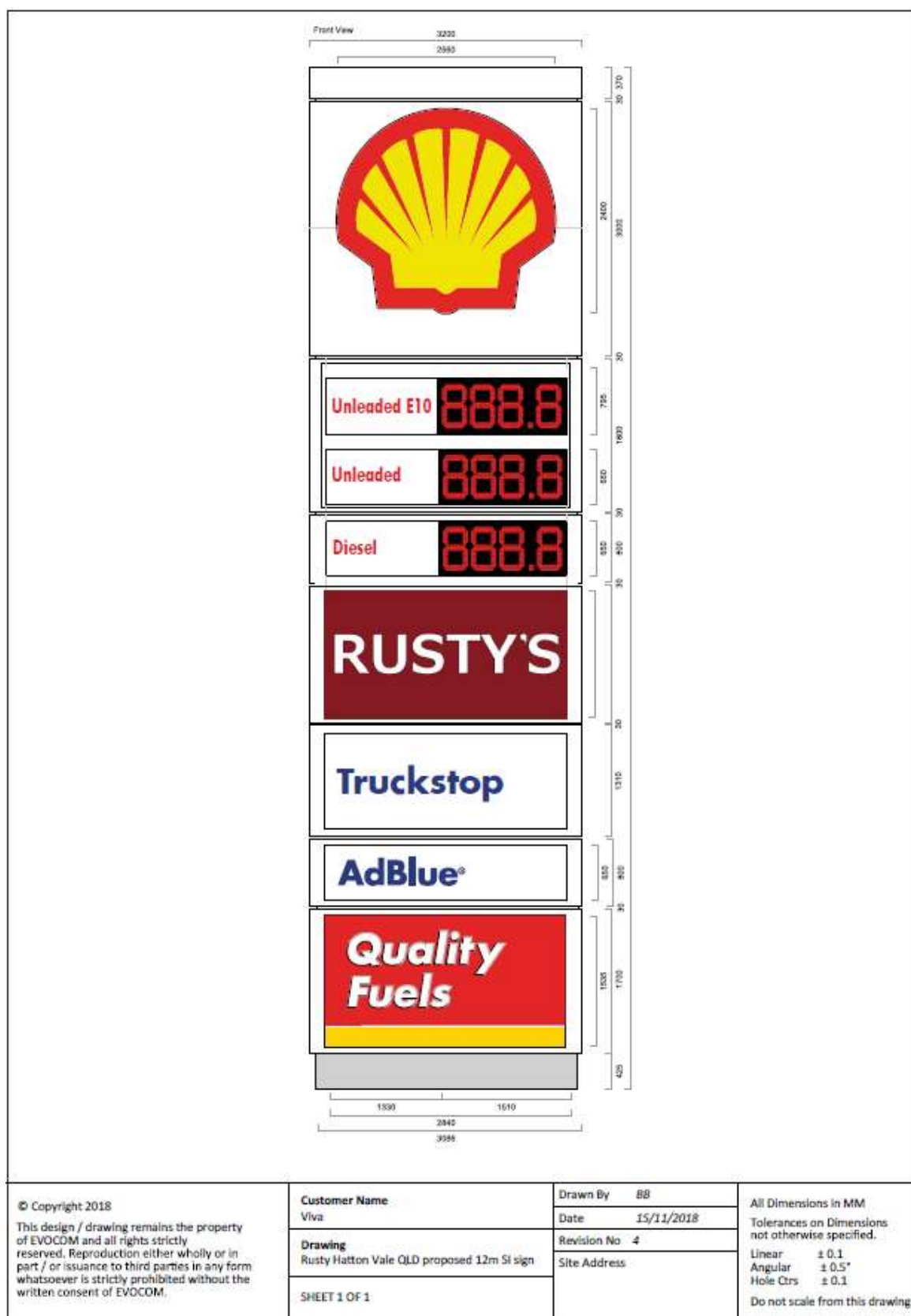


Figure 6 – Proposed advertising device signface.

The subject site is rectangular in shape, and is part of Lot 1 RP73021 that comprises a single title and has a total area of 5,302m². The service station is also located on the two adjoining lots Lot 12 SP126953 and Lot 13 SP128211, which have lot sizes of 3.52ha and 5.15ha respectively. Lot 1 has road frontage solely to the Warrego Highway. As part of the service station redevelopment access to the site will be via the Warrego Highway, as an entry only, and Niemeyer Road as an entry and exit access.

The site contains no easements and is currently under development for the refurbished service station.



Figure 7 – Aerial photo of subject site.

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Assessment

Legislative Requirements

Assessment of the development is required under the *Planning Act 2016*. 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 the *Planning Regulation 2017*;
- (b) a State planning regulatory provision;
- (c) a State planning policy;
- (d) a planning scheme; and
- (e) a temporary local planning instrument.

According to Assessment Table 16 for the Open Space and Reserve Zone, an Advertising Device is self-assessable if it is for a business name sign and if it complies with the acceptable solutions of the self-assessable codes, otherwise a code assessable planning application is required. The application was lodged for a code assessable application due to non-compliance with the self-assessable codes.

It is noted that the applicant submitted the application on 25 January 2019 and it was 'properly made' on 25 January 2019. Assessment of this application against the relevant planning instruments is provided in the following sections.

Referral Agencies

The application did not require any referrals to any Referral Agencies in accordance with the *Planning Regulation 2017*. However, Council sought third party advice in accordance with the *Development Assessment Rules* from the Department of Transport and Main Roads (DTMR) regarding the advertising device and its proximity to the Warrego Highway, which is a state-controlled road. The Department provided advice on the 26 February 2019 stating that the advertising device will be required to comply with the *Roadside Advertising Manual* (the Manual). This Manual outlines the requirements to comply with for an Advertising Device. The Department raised concerns with the luminance levels, in particular for the LED component due to the area being unlit. The Manual regulates the luminance levels for advertising devices. Further to this, the Department stated that the LED component must remain static. It was confirmed by the Department that any non-compliance with the requirements of the Manual will be a compliance matter for the Department. An advice condition has been recommended that the Advertising Device must comply with the requirements of the Manual on an ongoing basis, and any subsequent manual that replaces the current Manual.

State Planning Regulatory Provisions

South East Queensland Regional Plan 2017-2031 (SEQRP)

The subject site is located within the Regional Landscape and Rural Production Area of the SEQRP. The proposed Advertising Device is not assessable development under the SEQRP; therefore, no further assessment has been undertaken.

State Planning Policy 2017 (SPP)

The State Planning Policy 2017 is yet to be incorporated within Council's planning scheme. While there are some elements that align with the SPP there are others yet to be considered. The SPP interactive mapping system identifies the subject site as being located within:

- Important agricultural areas
- Water resource catchments
- Flood hazard area – Local Government flood mapping area
- State-controlled road

State Interest – Agriculture

The subject site is identified as an important agricultural area. The proposed development is for an Advertising Device for an existing service station use, therefore will not impact upon any agricultural resources. As such it is considered that the proposed development does not conflict with the state interest.

State Interest – Water Quality

The subject site is identified within a water resource catchment. The proposed development is not identified as assessable development; therefore, no further assessment is required.

State Interest – Natural Hazards, Risk and Resilience

The subject site is identified within a flood hazard area – Local Government flood mapping area. The subject site is not mapped by Council's Temporary Local Planning Instrument 01/2019 – Flood Regulation. Therefore, no further assessment is required.

State Interest – Transport Infrastructure

The subject site is identified as adjoining a state-controlled road. The proposed development will not impact upon the state-controlled road, as it will be wholly located within the property boundaries. The proposed development will be required to comply with the *Roadside Advertising Manual* which ensures advertising devices do not cause driver distraction or impact upon road safety. As such it is considered that the proposed development is consistent with the state interest.

Laidley Shire Planning Scheme 2003

Applicable Planning Scheme Codes

The codes contained in the *Laidley Shire Planning Scheme 2003* that are relevant to assessment of the application are as follows:

- Advertising Devices Code
- Open Space and Reserve Area Code

These codes comprise the assessment benchmarks that the application must be assessed against.

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Advertising Devices Code

Council issued an Information Request to the applicant requesting the height of the sign be reduced to 8.0m, which is consistent with the Specific Outcomes of the Code. The applicant responded maintaining the proposed 12.0m high sign with justification for the height of the sign.

The subject site is located within a rural area. A number of existing signs are located in proximity to the proposed development. Adjacent to the eastbound carriageway of the Warrego Highway there are two billboards located to the east of the site at approximately 460m and 930m from the proposed development. One billboard is located approximately 930m to the west of the subject site adjacent to the eastbound carriageway of the Warrego Highway. Adjacent to the westbound carriageway of the Warrego Highway there are six billboards of varying sizes to the west of the subject site, within one kilometre. To the east of the subject site within one kilometre there are eleven billboards of varying sizes adjacent to the westbound carriageway of the Warrego Highway.

Acceptable Solution 1.1 (b) requires a one-kilometre separation between signs exceeding 6m by 3m. The majority of the existing signage within a kilometre of the subject site exceeds this size. Therefore, the existing streetscape has a significant number of signs. The applicant in their Information Request Response stated that *"multiple signs are located on the westbound side of the highway, they are considered less relevant given they are generally only seen from the westbound lanes of the road"*. The majority of the signs along the westbound side of the highway are double sided, providing for advertising to both westbound and eastbound traffic. Further to this, the proposed Advertising Device is double sided which will be a visual identifier for both westbound and eastbound traffic.

It is considered that due to the significant number of existing signs, an 8.0m high Advertising Device would be more appropriate due to the rural nature of the area. A 12.0m high Advertising Device is considered to be unnecessarily large for the area, as it is generally not expected to be dominated by advertising. This is consistent with the Overall Outcomes of the Code, which state *"the Shire's rural image is not compromised by advertising and signage, and is aesthetically acceptable"*.

The Advertising Device is proposed to be 12.0m high by 3.2m wide, which equates to a total signface area of 38.5m². Acceptable Solution 2.1 (b) requires any business name sign shall have a maximum signface area of 4m². The pylon sign is approximately nine times the size of the maximum area of a business name sign than that which is acceptable under the Code. The Shell logo itself, which is 3.0m high by 3.2m wide, equates to a signface area of 9.6m², over double the allowable signface area under the Code. Specific Outcome 2 of the Code requires that any advertising device takes into consideration the existing land uses, built environment and orientation of the site. It is considered that the Advertising Device, as a 12.0m high sign is excessively large for the subject site, and a 8.0m high sign would be more appropriate.

A site visit was undertaken by Council Officers to investigate visibility of the Advertising Device. It is estimated that for eastbound traffic there is approximately one kilometre of visibility. Similarly, there is approximately one kilometre of visibility for westbound traffic. The visibility of the Advertising Device allows for significant opportunity to turn into the site. The applicant, in their response to Information Request stated that *"a larger sign is considered appropriate given that the development accommodates larger vehicles which require*

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additional time to decide to stop at the truck stop and to safely slow their vehicles to enter with limited disruption to other vehicles utilising the highway". According to the Department of Transport and Main Roads, the safe stopping distance for trucks travelling at 100km/h (the sign posted speed limit for that section the Warrego Highway) is 185 metres. Based on the above, there is adequate distance between sign visibility and the service station for truck drivers to make the decision and safely slow down to turn into the service station. As such it is considered unnecessary for the Advertising Device to be 12.0m in height, due to the significant visibility. It is considered that an 8.0m high Advertising Device would be more appropriate in this location whilst still providing for adequate visibility.

By reducing the height of the Advertising Device to 8.0m it is consistent with previously approved service stations within the Region over the past four years. The Advertising Devices approved for these service stations is outlined below:

- CMB2014/0014 – 73 Railway Street, Gatton: the height of advertising devices must not exceed seven metres. This site has been developed.
- CMB2015/0003 – 133 and 135 Spencer Street, Gatton: the height of advertising devices must not exceed seven metres. This site has not been developed.
- CMB2015/0004 and OW2018/0025 – 4003 Warrego Highway: the height of advertising devices must not exceed eight metres. The applicant requested a 12.0m high sign as part of the operational works application. In accordance with the conditions of approval of CMB2015/0004, the applicant was requested to reduce the height of the advertising device to 8.0m. The applicant subsequently amended and Council approved a 7.0m high advertising device.

The subject site is within a rural area; as such it is considered a 12.0m high sign is unnecessarily large. The applicant in their Information Request Response stated the height of the advertising device is consistent with that which is existing in the Plainland commercial area. However, it is considered the height of the advertising devices at Plainland is acceptable due to the commercial nature of the area and the reduced visibility of the area from the highway when compared with the Rusty's Service Station. Due to the subject site being within an existing rural area that currently has a significant number of existing Advertising Devices, a reduced height of 8.0m would be more consistent.

The Advertising Device will be wholly located within the subject site, a condition has been recommended to ensure ongoing compliance. The location of the advertising device is setback behind the entrance to the site, thus ensuring safe ingress for drivers. The advertising device will not cause obstruction to drivers utilising the Warrego Highway or Niemeyer Road.

The Advertising Device is proposed to be illuminated with three LED fuel price displays. The subject site is located within an unlit area of the Warrego Highway. Therefore, the illumination of the Advertising Device has the potential to cause glare or nuisance to traffic. To ensure traffic safety a condition has been recommended that limits the maximum luminance levels to 2,000cd/m² during the day and 300cd/m² during the night. The maximum luminance levels are in accordance with that specified in the *Roadside Advertising Manual*. A condition has been recommended that the Advertising Device must not flash, blink or pulse to ensure road safety for drivers. A condition has been recommended that the Advertising Device's reflectance must be the lowest possible as specified in Section 3.35 of AS4282-1997 Control of the Obtrusive Effects of Outdoor Lighting. The above conditions will be required to be met on an ongoing basis and will ensure that the Advertising Device will not cause nuisance or impact upon driver safety.

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The development can be conditioned to meet the Assessment Benchmark.

Open Space and Reserve Area Code

The location of the Advertising Device is within the Open Space and Reserve Zone. The following Overall Outcomes apply to all properties within the Open Space and Reserve Zone:

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

The following Specific Outcomes apply to all properties within the Open Space and Reserve Zone:

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

The Advertising Device is located within an existing service station therefore will not impact upon the environment and places of significance, or areas used as open space. The proposed development will not impact upon any places or environments that are of importance. The subject site does not contain any native conservation areas.

Several conditions have been recommended for the Advertising Device to ensure that the safety of drivers utilising the Warrego Highway is maintained. These conditions relate to luminance levels of the sign, and reflectance to ensure there is no impact to driver safety, nor does it result in driver distraction. The Advertising Device would also need to be constructed in accordance with the *Roadside Advertising Manual*.

The development meets the Assessment Benchmark.

Public Notification

The application was not required to undergo public notification, in accordance with the *Planning Act 2016*, as it was subject to code assessment.

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Further Approvals Required

If approved, the proposed development would be subject to further permits including:

- Building Works

Adopted Infrastructure Charges Resolution No.2/2018

The proposed development is for an Advertising Device, which is not subject to infrastructure charges, in accordance with the Resolution.

4. Policy and Legal Implications

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

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 arising from the recommendation provided in this report.

7. Communication and Engagement

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

8. Conclusion

The proposed development generally complies with the requirements of the *Laidley Shire Planning Scheme 2003* and does not raise any significant issues that cannot be addressed by reasonable and relevant conditions. The development meets the benchmarks and the application is therefore recommended for approval in accordance with the Decision Rules.

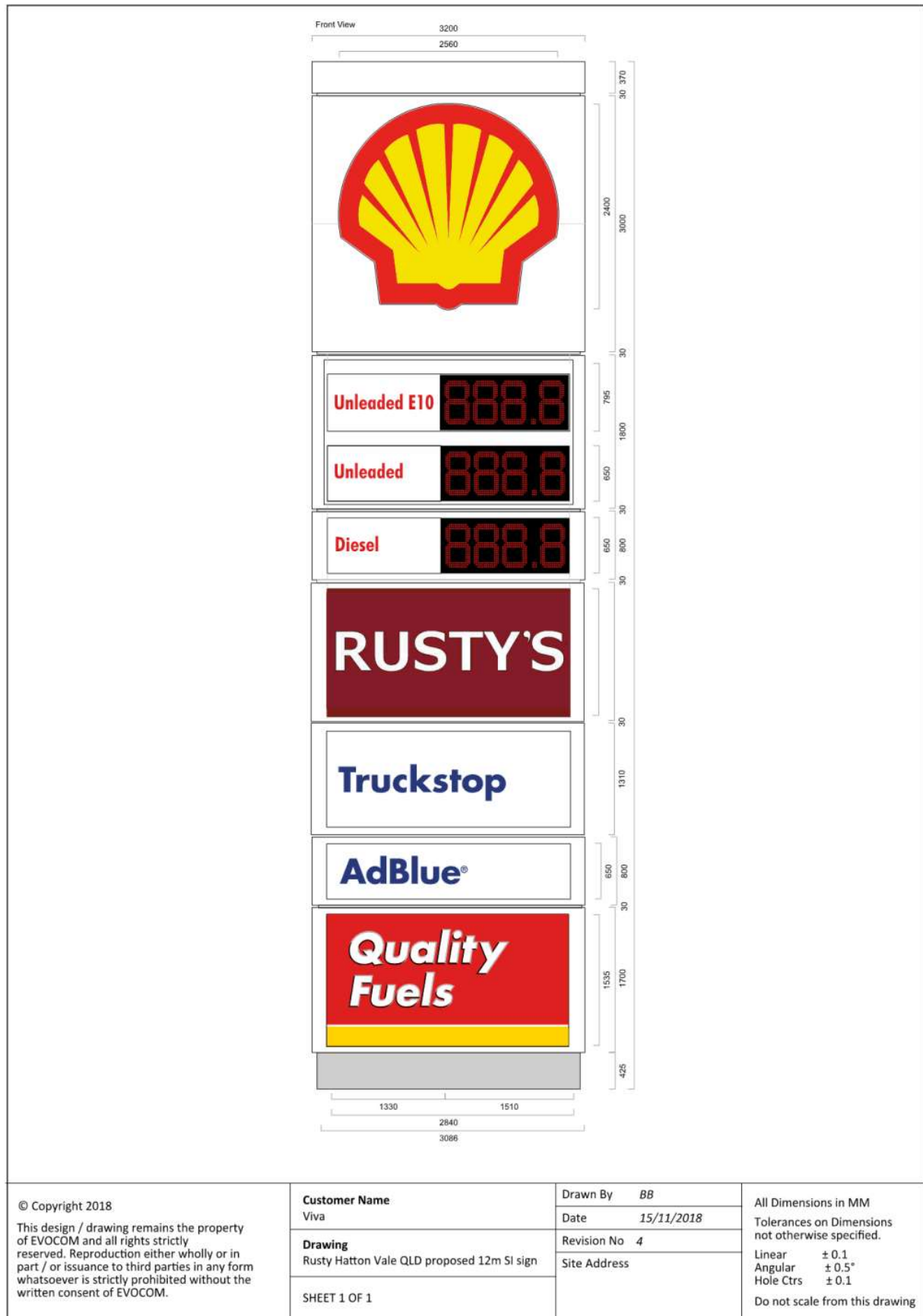
9. Action/s

1. Notify the applicant of Council's decision.

Attachments

- 1 [↓](#) OW2019/0002 Proposal Plans 2 Pages







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11.4 Application for Development Permit for Reconfiguring a Lot for Subdivision (1 into 21 Lots) on L98 RP892928 at Scheiwe Road, Plainland - RL2017/0013

Date: 06 March 2019
Author: Miriam Sharp, Planning Officer
Responsible Officer: Dan McPherson, Executive Manager Organisational Development & Planning Services

Summary:

The purpose of this report is to consider an application (RL2017/0013) for Reconfiguring a Lot for Subdivision (1 into 21 Lots and Balance Lot) on L98 RP892928 at Scheiwe Road, Plainland.

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

Officer's Recommendation:

THAT the application for a Development Permit for Reconfiguring a Lot for Subdivision (1 into 21 Lots and Balance Lot) on Lot 98 RP892928 at Scheiwe Road, Plainland be approved subject to the following conditions:

APPROVED PLANS

The following plans are the Approved Plans for the development:

Approved Plans

Plan No.	Rev.	Plan Name	Date
-	-	Nil	-

The following plan requires amendment prior to becoming the Approved Plan for the development:

Plans Requiring Amendment

Plan No.	Rev.	Plan Name	Date
-	Revised Proposed Plan	<i>Proposed Subdivision Scheiwe Rd., Plainland, prepared by the Applicant</i>	undated
Amendments	a. Amend the plan to provide a cul-de-sac off Sassafras Court such that a maximum of five (5) additional lots access Sassafras Court in accordance with conditions 4 and 30; b. Amend the plan to show the remaining lots accessing via Scheiwe Road, with the new road terminating in a cul-de-sac in accordance with conditions 4 and 30; and c. Provide a connection between the cul-de-sac of Sassafras Court and the cul-de-sac of the new road for pedestrian access and stormwater		

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drainage in accordance with conditions 4 and 30.

REFERENCED DOCUMENTS

The following documents are referenced in the assessment manager conditions:

Referenced Documents

Document No.	Rev.	Document Name	Date
-	3	<i>Traffic Engineering Report Proposed Residential Subdivision 9 Scheiwe Road, Plainland</i> , prepared by TTM Consulting Pty Ltd	18/12/2018
5635-1.6	6	<i>Lot 98 Scheiwe Road, Plainland Flood Assessment Report</i> , prepared by Storm Water Consulting Pty Ltd	16/10/2018
J5635 v1.7	-	<i>Response to Council's Further Issues Lot 98 Scheiwe Road, Plainland</i> , prepared by Storm Water Consulting Pty Ltd	10/12/2018

VARIATION APPROVAL

Not Applicable.

FURTHER DEVELOPMENT PERMITS REQUIRED

- Development Permit for Operational Work (Roadworks, Earthworks, Stormwater Drainage and Landscaping)

CURRENCY PERIOD OF APPROVAL

The currency period for this development approval is four (4) years starting the day that this development approval takes effect (refer to Section 85 "Lapsing of approval at end of currency period" of the *Planning Act 2016*).

RECOMMENDATION

APPROVE WITH CONDITIONS Application No. RL2017/0013 for a Development Permit for Reconfiguring a Lot for Subdivision (1 lot into 21 lots plus balance lot) situated at Scheiwe Road, PLAINLAND QLD 4341 (Lot 98 RP892928) as identified in the attached details recommended for the Decision Notice.

ASSESSMENT MANAGER CONDITIONS

CONDITION	TIMING
General	
1. Undertake the development generally in accordance with the approved plan. This plan will form part of the approval unless otherwise amended by conditions of this approval.	At all times.

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2.	Maintain the approved development in accordance with the approved drawing(s) and any relevant Council or other approval as required by conditions.	At all times.
3.	Provide certification from a Licensed Surveyor that the lots created accord with the approved plan.	Upon lodgement of a request for sealing of survey plan
Proposal Layout Plan		
4.	Amend the plan titled <i>Proposed Subdivision Scheiwe Rd, Plainland</i> as follows: <ul style="list-style-type: none"> a. Provide a cul-de-sac off Sassafras Court such that a maximum of five (5) additional lots access Sassafras Court; b. Provide a new road within the development such that all remaining lots access the development via Scheiwe Road. This new road must terminate in a cul-de-sac; and c. Provide a connection between the cul-de-sac of Sassafras Court and the cul-de-sac of the new road for pedestrian access and stormwater drainage. 	Prior to the lodgement of an application for a development permit for operational works.
5.	Development of the balance lot (Lot 22) requires further development applications.	At all times.
6.	Dedicate, at no cost to or compensation by Council, a drainage reserve over all areas impacted by the design 1% AEP and any drainage infrastructure capturing/conveying stormwater runoff from an upstream catchment. The drainage reserve must be a minimum 4.0m wide and be of sufficient dimensions to fully contain the proposed drainage infrastructure (including batters) and stormwater overland flow path. The drainage infrastructure and/or centreline of the stormwater overland flow path must be centrally located within the drainage reserve.	Prior to lodgement of a request for sealing of survey plan
Alterations and/or Relocations		
7.	Any alteration or relocation in connection with or arising from the development to any service, installation, plant, equipment or other item belonging to or under the control of the telecommunications authority, electricity authority or Council or other person engaged in the provision of public utility services is to be carried out with the development and at no cost to Council.	At all times.
8.	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.	At all times.
9.	Replace existing Council infrastructure (including but not limited to any street trees and footpaths) to a standard which is consistent with Council's standards should this infrastructure be damaged as part of construction works.	At all times.
Infrastructure Charges		

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10.	The developer shall pay infrastructure charges in accordance with the Lockyer Valley Regional Council Adopted Infrastructure Charges Resolution that is in effect at the time of payment.	Upon lodgement of a request for sealing of survey plan
Electricity Supply		
11.	Provide evidence (e.g. Certificate of Supply to Subdividers with agreement Number of Certificate of Supply) demonstrating that an electricity supply has or will be provided to each proposed lot.	Upon lodgement of a request for sealing of survey plan
12.	Submit certification from a Licensed Surveyor or suitably qualified person that: <ul style="list-style-type: none"> a. any electricity supply connection to an existing building or a private property pole is wholly contained in the lot it serves; and b. any electricity connections and infrastructure made redundant by the development is removed with the land reinstated. 	Upon lodgement of a request for sealing of survey plan.
Telecommunications		
13.	Provide a 'Telecommunications Infrastructure Provisioning Confirmation' or a 'Telecommunications Network Infrastructure Notification' letter from a telecommunications carrier licensed under the <i>Telecommunications Act 1997</i> (e.g. Telstra) confirming that the telecommunications carrier has been engaged to install telecommunications infrastructure to the proposed subdivision.	Upon lodgement of a request for sealing of survey plan
Water & Wastewater		
14.	Provide a Connection Certificate from the water distributor-retailer, trading as Queensland Urban Utilities, that each allotment has been connected to reticulated water.	Upon lodgement of a request for sealing of survey plan
15.	Provide a report prepared by a Registered Professional Engineer Queensland demonstrating that each lot is sufficiently sized to enable an on-site effluent treatment and disposal system to be constructed in accordance with the relevant legislation and Australian Standards (e.g. with relevant setback/s to property boundary, waterways/water bodies, future dwelling, etc.).	Upon lodgement of a request for sealing of survey plan
Requirements for Operational Works Applications		
16.	Prior to the commencement of works, submit and obtain approval for a development application for Operational Works for Earthworks, Stormwater Drainage and Roadworks. The application must include as a minimum the following: <ul style="list-style-type: none"> a. Development application form/s; b. Application fees (design checking as well as inspection) in accordance with Council's Fees and Charges schedule; c. Detailed design drawings addressing the requirements of this development approval (Earthworks, Stormwater Drainage, and Roadworks) that have been approved and signed by a current Registered Professional Engineer Queensland (RPEQ) with their name and registration number; 	Prior to the commencement of construction.

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	<p>d. Roadworks drawings must detail existing infrastructure, proposed new infrastructure as well as any rectification/tie in works;</p> <p>e. Stormwater drainage design must include (but not limited to):</p> <ul style="list-style-type: none"> i. Location and details, including hydraulic design, of all proposed drainage; ii. Stormwater catchment plan/s; iii. Stormwater calculation table/s; and iv. Details of any diversion banks or drains; <p>f. Erosion and sediment control measures in accordance with "Best Practice Erosion and Sediment Control" published by the International Erosion Control Association (Australia) for both the construction (including vegetation clearing) and operational (maintenance) phases of the development. Due consideration must be given to dispersive soil types within this region; and</p> <p>g. Engineering Certification by the RPEQ that the design complies with the conditions of this approval as well as relevant engineering standards and best practice.</p>	
17.	<p>Engage a suitably experienced Registered Professional Engineer Queensland (RPEQ) to prepare and submit engineering Certification that includes the following:</p> <ul style="list-style-type: none"> a. the development application number, type of works, location, name/stage(s) of development (where applicable); b. date of certification; c. name of certifying individual, the name of engineering consultancy that the certifying individual works for, and the name of developer; d. a full schedule of the latest set of detailed design drawings; e. state applicable Planning Scheme that design is compliant with, including the relevant Codes/Schedules/Specifications; f. state applicable design standards/guides that it has been designed and checked to be compliant with; g. state that appropriate procedures for supervising, inspecting and testing are in place to deliver the infrastructure to assure the quality of works; and h. state that the certifying individual will ensure that the procedures are followed during the construction of the works. 	In conjunction with an application for a development permit for operational works.
18.	<p>For designs prepared by a private consultant, a Design Checking Fee (approval of engineering drawings) based on Council's estimated cost of the works shall be payable. The fee is to be paid prior to design approval being given. Refer to Lockyer Valley Regional Council's current Fees and Charges for calculation.</p>	In conjunction with an application for a development permit for operational works.
19.	<p>Should any works associated with the development be carried out by agencies other than Council an Inspection Fee based on Council's estimated cost of the works shall be payable. This fee is valid for six (6) months from the date of this approval. Refer to Lockyer Valley Regional Council's current Fees and Charges for calculation.</p>	Prior to a Pre-Start Meeting with Council Officers.
Earthworks		

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20.	Unless otherwise required by conditions of this approval, earthworks associated with this development must be designed and constructed in accordance with: <ul style="list-style-type: none"> a. Council's <i>Laidley Shire Planning Scheme Filling and Excavation Code</i>; b. Australian Standard AS3798 Guidelines for Earthworks for Commercial and Residential Developments (Level 1 Supervision); c. Australian/New Zealand Standard AS/NZS1170 <i>Structure design actions</i>; and d. Australian Standard AS4678 <i>Earth-retaining structures</i> and must include relevant drainage. 	In conjunction with an application for a development permit for operational works.
21.	All batter slopes must be protected from erosion and scour by the installation of appropriate drainage and re-establishment of ground cover. Top soiling and hydromulching must be applied to all exposed surfaces greater than 1:5 grade.	Prior to lodgement of a request for sealing of survey plan.
22.	All earthworks must include erosion and sediment control measures in accordance with the International Erosion Control Association's Best Practice Erosion and Sediment Control.	At all times during construction.
23.	The maximum slope of batters, including table drains, stormwater drainage channels and road batters is 1V:4H, unless otherwise approved. The maximum slope of batters for detention basins is 1V:6H, unless otherwise approved. Such approval will only be considered due to site constraints.	In conjunction with an application for a development permit for operational works.
24.	Dams must be drained and filled in accordance with Level 1 standard controlled fill of Australian Standard AS3798 – Guidelines on Earthworks for Commercial and Residential Developments.	In conjunction with an application for a development permit for operational works.
25.	Allotment filling must be carried out in accordance with Appendix B – Level 1 of Australian Standard AS3798. On completion of works submit a report by a suitably experienced professional for each filled allotment certifying compliance with AS3798.	Prior to lodgement of a request for sealing of survey plan.
26.	A minimum 100mm capping layer of good quality, non-dispersive soil on all areas disturbed during the earthworks operation or otherwise approved by the Assessment Manager. The capping treatment and procedure must form a part of the erosion and sediment control plan for the site.	Prior to lodgement of a request for sealing of survey plan.
27.	The finished surface level of allotments must be graded to a minimum fall of 0.5% to prevent ponding. The grading must be to the road or to a roof water and allotment drainage system.	Prior to lodgement of a request for

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		sealing of survey plan.
28.	All unlined open drains must be turfed to a level at 300mm above the 1% AEP storm event level as soon as practicable after construction and regular watering must occur to ensure required establishment. Additional measures to stabilise drains must be required if flow velocities exceed 1.5m/s.	Prior to lodgement of a request for sealing of survey plan.
Roadworks		
29.	Unless otherwise required by conditions of this approval, all roadworks shall be designed and constructed in accordance with Council's standards outlined in the LVRC Road Hierarchy Table and the following: <ul style="list-style-type: none"> a. <i>Laidley Shire Planning Scheme 2003</i>; b. Department of Transport and Main Roads' Road Planning and Design Manual (or relevant superseding document); c. Department of Transport and Main Roads' Technical Specifications; d. Austroads' Guide to Road Design series; e. Institute of Public Works Engineering Australasia's standard drawings; and f. Queensland Urban Drainage Manual (39% AEP minor design storm, 1% AEP major design storm). 	In conjunction with an application for a development permit for operational works.
30.	Construct roads to service the development at a minimum as follows: <ul style="list-style-type: none"> • Road 1 (cul-de-sac connecting to Sassafras Court) must be an Access Place; • Road 2 (East-West Road) must be an Access Street; • Road 3 (North-South Road north of the overland flow path up to and including the cul-de-sac) must be an Access Street; • Road 4 (North-South Road between Road 1 and Scheiwe Road) must be 6m pavement, 8m formation and 20m reserve (future Collector Street); • Scheiwe Road (frontage of lot) must be a Collector Street; • Scheiwe Road (connection to Pats Road) must be 6m pavement, 8m formation and 20m reserve (future Collector Street); and • The connection between the cul-de-sac of Sassafras Court (road 1) and the cul-de-sac of the new road (road 3) for pedestrian access and stormwater drainage must be a minimum of 4m wide. <p>The design and construction of each road or street must ensure that the speed environment, geometry, sight distances, carriageway widths, lighting, bus stops, vehicle movements, on street parking and other physical attributes are consistent with the function and role of the road or street in the transport network.</p>	Prior to lodgement of a request for sealing of survey plan.
31.	All traffic signs and delineation shall be designed and provided in accordance with Australian Standard AS1742 Manual of Uniform Traffic Control Devices and the Department of Transport and Main Roads' Manual of Uniform Traffic Control Devices (MUTCD).	In conjunction with an application for a development

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		permit for operational works.
32.	Alignments for new kerb and channel shall have regard to existing structures (eg, Kerb and Channel, Vegetation or Services) and shall be established prior to any detailed design being undertaken.	In conjunction with an application for a development permit for operational works.
33.	The road pavement design details and test results are to be submitted for Council approval. Pavement design shall be undertaken in accordance with Austroads Guide to Pavement Technology Part 2: Pavement Structural Design. The minimum pavement thickness, including 30mm of AC, shall not be less than 300mm. A minimum 30mm AC surfacing is required. The total pavement thickness as determined from the design charts is not to include the thickness of AC surfacing which is deemed to be a wearing surface only unless the AC thickness is greater than 75mm.	In conjunction with an application for a development permit for operational works.
34.	All street surfacing for new road construction shall consist of an approved asphaltic concrete. The use of patterned concrete or pavers shall be considered for feature areas only and must be fully detailed and certified by an RPEQ.	In conjunction with an application for a development permit for operational works.
35.	Vehicular access from the roadways to all allotments shall be capable of being provided.	In conjunction with an application for a development permit for operational works.
36.	A footpath, 1.5 metres wide, is to be constructed within the connection between the cul-de-sac of Sassafras Court and the new road. Footpaths are to be constructed in accordance with IPWEAQ Standard Drawing RS-065. Kerb ramps shall be provided at intersections in accordance with IPWEAQ Standard Drawing RS-090 and RS-094.	In conjunction with an application for a development permit for operational works.
37.	An 800mm continuous strip of turf with additional filter strips at 5.0m spacing shall be laid behind all new kerb and channel. The remaining unsealed verge area shall be filled, graded and either fully turfed or appropriately grassed seeded to achieve 80% grass coverage at off maintenance. Disturbed areas on newly created lots and balance area shall also be seeded to achieve 80% grass coverage at off maintenance.	Prior to a request for sealing of survey plan.

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38.	Construct a gravel turn-around area with a minimum diameter of 18m, with a two-coat bitumen seal at the eastern end of the proposed East-West Road. Hazard markers and delineator posts must be erected to define the turn-around.	In conjunction with an application for a development permit for operational works.
39.	Where new and old pavements meet, the join shall be of a neat standard with respect to horizontal and vertical alignments. The join shall have no significantly noticeable irregularities in the running surface at or adjacent to the join for the length of the construction.	In conjunction with an application for a development permit for operational works.
40.	The Developer shall submit to Council a list of preferred street names for any proposed new streets for its consideration (in accordance with Council's Policy for the naming of new streets). Street names proposed will not be the same or similar to other street names within the Region. Council retains the right to name one (1) street within the Development.	Prior to a request for sealing of survey plan.
Intersection Design / Upgrade		
41.	Engage a suitably experienced Registered Professional Engineer Queensland (RPEQ) to prepare and submit for Council's approval an Intersection Report to confirm the type and configuration of the intersection of Scheiwe Road and Pats Road required to cater for the additional traffic from the development. The intersection upgrade design must be based on predicted traffic volumes and turning movements ten (10) years hence from the time of completion of the whole development. The pavement and formation must be designed and constructed to the ultimate road classification.	In conjunction with an application for a development permit for operational works.
42.	Design the upgrade works for the intersection of Scheiwe Road and Pats Road generally in accordance with the approved Intersection Report required in Condition 41.	In conjunction with an application for a development permit for operational works.
43.	Submit to Council and obtain approval for the proposed intersection upgrade.	In conjunction with an application for a development permit for operational works.
44.	Construct the intersection of Scheiwe Road and Pats Road in accordance with the development permit for operational works.	Prior to lodgement of a request for

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		sealing of survey plan.
Flooding & Drainage		
45.	All works associated with this development must be undertaken without resulting in stormwater damage or nuisance to surrounding and/or downstream properties or infrastructure.	At all times.
46.	Undertake all works necessary to ensure the finished ground level of all new lots impacted by the 1% AEP has sufficient area to locate a dwelling that achieves minimum space 300mm freeboard to the 1% AEP. The 1% AEP level must be as identified in the approved Lot 98 Scheiwe Road, Plainland Flood Assessment Report prepared by Storm Water Consulting Pty Ltd and dated 16/10/2018.	Prior to lodgement of a request for sealing of survey plan.
47.	Provide all necessary internal and external stormwater drainage to service the development. Such drainage works must be designed and constructed in accordance with the Queensland Urban Drainage Manual 2016, the approved Lot 98 Scheiwe Road, Plainland Flood Assessment Report prepared by Storm Water Consulting Pty Ltd and dated 16/10/2018 and Council's Planning Scheme such that the overall drainage system caters for a storm event with a 1% annual exceedance probability (AEP). The flood immunity of the North-South Road connecting to Scheiwe Road needs to comply with the requirements of Table 7.4.5 of Queensland Urban Drainage Manual 2016 for Transverse flow limits (risk to life) situations.	In conjunction with an application for a development permit for operational works.
48.	Stormwater drainage and design plans and calculations shall be submitted and approved by Council, prior to the commencement of any works on the subject site.	In conjunction with an application for a development permit for operational works.
49.	All stormwater drainage structures (surface and underground) and accessories shall be designed and constructed to effectively drain all stormwater falling on and coming to the proposed subdivision to a point of satisfactory legal discharge. The lawful point of discharge shall be identified for each drainage path which crosses the development site boundary.	In conjunction with an application for a development permit for operational works.
50.	All stormwater drainage must be extended to the upstream boundary of the development, and fully contained within a stormwater drainage easement.	Prior to lodgement of a request sealing of survey plan.
51.	Ponding or redirection must not occur at the outlet of all stormwater pipes (including temporary outlets) as the result of development.	In conjunction with an application for a development

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		permit for operational works.
52.	The peak rate of stormwater discharge from the site shall not exceed the peak rate of stormwater discharge for the site prior to development for all rainfall events (i.e 1 year, 2 years, 5 years, 10 years, 20 years, 50 years and 100-year ARI events). This shall be achieved by appropriate detention facilities and shall be generally consistent with the approved Lot 98 Scheiwe Road, Plainland Flood Assessment Report prepared by Storm Water Consulting Pty Ltd and dated 16/10/2018.	In conjunction with an application for a development permit for operational works.
53.	Design and construct stormwater quality management in accordance with the requirements of the <i>State Planning Policy 2017</i> (SPP).	In conjunction with an application for a development permit for operational works.
54.	<p>A roofwater drainage connection point shall be provided to all lots which have a concrete footpath along the lot frontage and which drain to the street. The connection shall be located at the lowest corner of the lot and shall discharge to the kerb and channel via two 100mm by 75mm galvanized RHS.</p> <p>For lots which are not fronted by a concrete footpath but which drain to the street shall have a standard galvanized kerb adapter installed in the kerb frontage at the lowest corner of the lot.</p>	In conjunction with an application for a development permit for operational works.
55.	A suitable roofwater and allotment drainage system must be designed in accordance with QUDM for allotments that do not have adequate fall from within the allotment to the design invert level of the kerb and channel. The design must not be less than QUDM Level II for residential development.	In conjunction with an application for a development permit for operational works.
56.	Stormwater drainage piping shall have a minimum diameter of 375mm with the exception of rear inter-allotment drainage.	In conjunction with an application for a development permit for operational works.
57.	Overland flow paths must be suitably designed to cater for the water from a 1% AEP storm event. In the case where the piped system is carrying part of the flow, the overland flow paths must be designed to cater for that volume which is represented by the difference between the predicted volume from the 1% AEP storm event and the capacity of the pipe system, noting the requirements of QUDM.	Design to comply in conjunction with the development permit for operational

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		works.
Services & Lighting		
58.	The developer shall provide electrical reticulation layout plans certified by the relevant authority. The electricity layout must also be shown on the water reticulation layout plan, stormwater layout plan and the sewerage layout plan where applicable. All the plans are to be certified by the relevant authority.	In conjunction with an application for a development permit for operational works.
59.	The Developer shall arrange with the appropriate authority for the reticulation of external telecommunication cable within the development and, where practicable, arrange trench sharing with other relevant authorities. The telecommunication layout must also be shown on the water reticulation layout plan, stormwater layout plan and the sewerage layout plan where applicable, all the plans are to be certified by the relevant authority.	In conjunction with an application for a development permit for operational works.
60.	Telecommunication conduits (ducts) and pits including trenching and design are to be provided to service the development in accordance with the NBN Co Installing Pit and Conduit Infrastructure Guidelines for Developers. Documentary evidence shall be provided to Council which confirms the NBN Co requirements, where necessary, have been satisfied and the infrastructure has been installed and is fibre ready.	In conjunction with an application for a development permit for operational works.
61.	The developer must provide appropriate road crossing conduits.	In conjunction with an application for a development permit for operational works.
62.	Kerb markers shall be installed to identify the location of cross road services e.g. water, electricity, telecommunications, gas.	In conjunction with an application for a development permit for operational works.
63.	The Developer will provide detailed design drawings for both electricity and telecommunications with the drawings approved by the relevant authority at the time of Operational Works.	In conjunction with an application for a development permit for operational works.
64.	Underground power is to be provided to serve all new internal allotments. Overhead power is only acceptable on external roads where there is an existing overhead supply. Where practical, trench sharing	Prior to a request for sealing of

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	with other relevant authorities must be arranged.	survey plan.
65.	Street lighting will be designed and installed in accordance with the Australian Standard Code of Practice for public lighting, AS1158. All street lighting will be certified by an RPEQ competent in electrical reticulation design.	In conjunction with an application for a development permit for operational works.
66.	All underground plant installed by public utility providers shall be in accordance with Council's standard detail for Footpath Allocations for Public Utilities as contained in the Planning Scheme.	In conjunction with an application for a development permit for operational works.
67.	All above and below ground services potentially affected by the proposed subdivision works shall have alignment and level determined prior to detailed design work or construction works being undertaken. Any conflicts associated with proposed and existing services shall be forwarded to the appropriate controlling authority by the developer for decision.	In conjunction with an application for a development permit for operational works.
68.	Adequate permanent survey marks shall be installed in accordance with the requirements of the Department of Natural Resources, Mines and Energy Cadastral Survey Requirements guidelines. The developer shall submit a certificate signed by a licensed surveyor, stating that after the completion of all works associated with the development, permanent survey marks are in their correct position and in accordance with the plan of survey. Copies of Permanent Sketch Plans (Form 6) of new permanent survey marks installed as part of the development shall be provided to Council.	Upon lodgement of a request for sealing of survey plan.
As Constructed Information		
69.	On completion of all infrastructure works the Developer is to provide Council with as constructed' drawings of infrastructure in digital format compatible with AutoCAD DWG/DXF files. The levels and positions of all infrastructures shall be referenced to GDA 94 (Zone 56) and AHD.	Prior to lodgement of a request for sealing of survey plan.
70.	The applicant shall provide a letter to Council which evidences compliance or negotiated variation with each condition of the OW/ROL/MCU approval, e.g nominates date and receipt number for fees and contribution payments, RPEQ supervision certificates, "as constructed" data and confirms compliance with individual design and construction conditions.	Prior to lodgement of a request for sealing of survey plan.
Plan Sealing		
71.	All conditions must be complied with or bonds must be lodged prior to the plan of survey being sealed by Council.	Prior to lodgement of a request for

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		sealing of survey plan.
72.	All works required by these conditions must be completed according to the conditions of the development permit. If the applicant does not wish to undertake works required by a condition of this Development Permit prior to endorsement of the Survey Plan, they may lodge a bond with Council in accordance with Council's Policy.	Prior to lodgement of a request for sealing of survey plan.
73.	All outstanding rates and charges are required to be paid in full prior to Council endorsing the survey plan.	Upon lodgement of a request for sealing of survey plan.
Landscaping		
74.	The applicant is to undertake street tree planting. Submit to Council and obtain approval for a Development Permit for Operational Works for Landscaping. The landscaping must at a minimum: <ul style="list-style-type: none"> a. Include large trees, calculated at the rate of 1 tree per residential allotment; b. Use tree planting that relates to adjoining areas, particularly trees established in the road reserve or adjacent parks; and c. Use native/local species where possible. 	Prior to lodgement of a request for sealing of survey plan.
75.	Control all declared, restricted and invasive plants under the <i>Biosecurity Act 2014</i> .	At all times during the "On Maintenance" period.
76.	The applicant is to maintain all landscaping for the first twelve (12) months. Any plant that dies or is damaged or in the opinion of a Local Government Officer is likely to die, is to be replaced and maintained for a further six (6) months or to the end of the twelve (12) month maintenance period, whichever is the greatest. This shall occur at the developers' expense.	At all times during the "On Maintenance" period.

ADVISORY NOTES

- (i) Council will issue an Infrastructure Charges Notice. These charges are required to be paid prior to the sealing of the survey plan.
- (ii) All works associated with this approval may not start until all subsequent approvals have been obtained, and its conditions complied with.
- (iii) Any additions or modifications to the approved use (not covered in this approval) may be subject to further application for development approval.
- (iv) Biosecurity Queensland should be notified on 13 25 23 of proposed development(s) occurring in the Fire Ant Restricted Area before earthworks commence. It should be noted that works involving movements of soil associated with earthworks may be subject to movement controls and failure to obtain necessary approvals from Biosecurity Queensland is an offence.

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

The Fire Ant Restricted Area as well as general information can be viewed on the DAF website www.daf.qld.gov.au/fireants

Advice for Queensland Urban Utilities

On 1 July 2014, Queensland Urban Utilities became the assessment manager for the water and wastewater aspects of development applications. An application will need to be made directly to Queensland Urban Utilities for water supply connections for the proposed development.

Report

1. Introduction

The applicant seeks a Development Permit for Reconfiguring a Lot for Subdivision (1 into 21 Lots and Balance Lot) at Scheiwe Road, Plainland. The subject land is zoned Rural Residential under the *Laidley Shire Council Planning Scheme 2003*. An application for subdivision of a lot within the Rural Residential Zone requires code assessment.

2. Background

The application for subdivision was lodged on 5 October 2017 and it was properly made on the same date. An Information Request was issued on 20 October 2017 requesting additional information in relation to geotechnical issues, stormwater and flooding issues, preliminary earthworks, and traffic issues and future road hierarchy (indicative development plan).

Since the Information Request was issued, the applicant has sought feedback from Council in relation to a change to the development from 21 to 44-55 lots and to decrease the proposed lot sizes (minimum 3,000m² rather than 4,000m²). A number of discussions were had, including two (2) formal prelodgement meetings. During this process it was made clear that the issues around stormwater drainage and traffic required further investigation (as per the IR) regardless of the number of lots within the development or the lot sizes. It is noted that the subject application was not altered at any stage and is still for 21 lots and a balance lot only.

The applicant has provided further information to Council on a number of occasions, however in particular the issues relating to stormwater and traffic as indicated in the IR remain outstanding.

Given the length of time that has passed since the IR was issued and the difficulty in obtaining satisfactory information from the applicant to address the outstanding issues, Council officers deemed it appropriate to not extend the Information Request response period any further. Therefore, the decision making period for the application commenced on 22 February 2019.

3. Report

Proposed Development

The application that was submitted on 3 October 2017 was for one (1) lot into twenty-one (21) lots and balance lot (refer Figure 1 below). The balance lot would be able to be subdivided at a later stage and did not form any further part of the application. No indication was provided with the application as to how such a further subdivision could occur.

After Council issued the IR, the applicant sought feedback from Council regarding an amended proposal through two (2) formal prelodgement meetings (PLM2018/0032 and PLM2018/0051). The amended proposal sought to increase the overall lot yield to up to 44-55 lots and decrease the lot size to a minimum of 3,000m² (refer Figure 2 below). The main issues raised in the IR were discussed in this context as well, and further information provided by the applicant at and after these meetings (Traffic Engineering Report and Flood Assessment) have considered the amended proposal as well. It is noted that the application the subject of this report was never changed to reflect any amended proposal plan.

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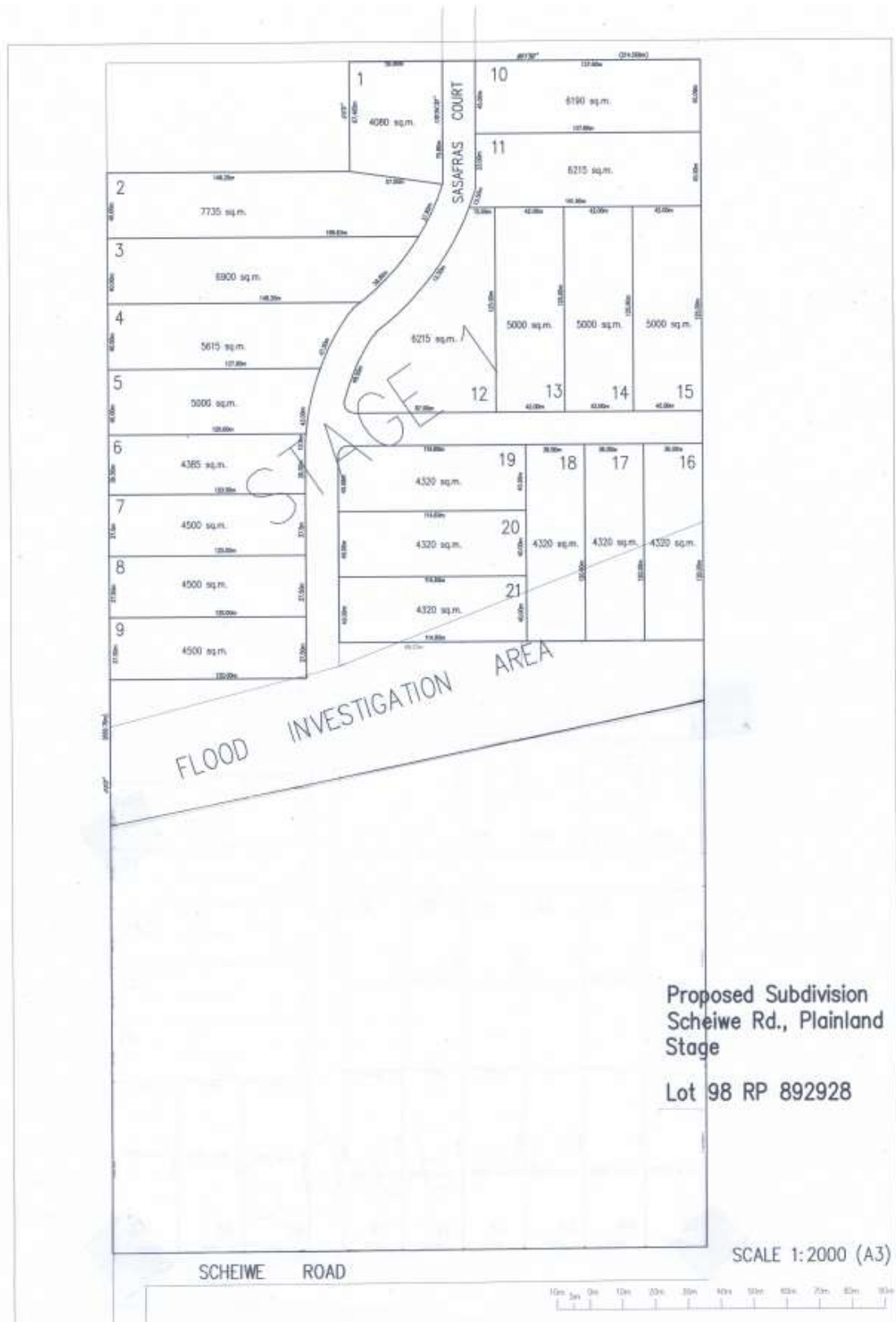


Figure 1 – Proposed Subdivision Layout Plan

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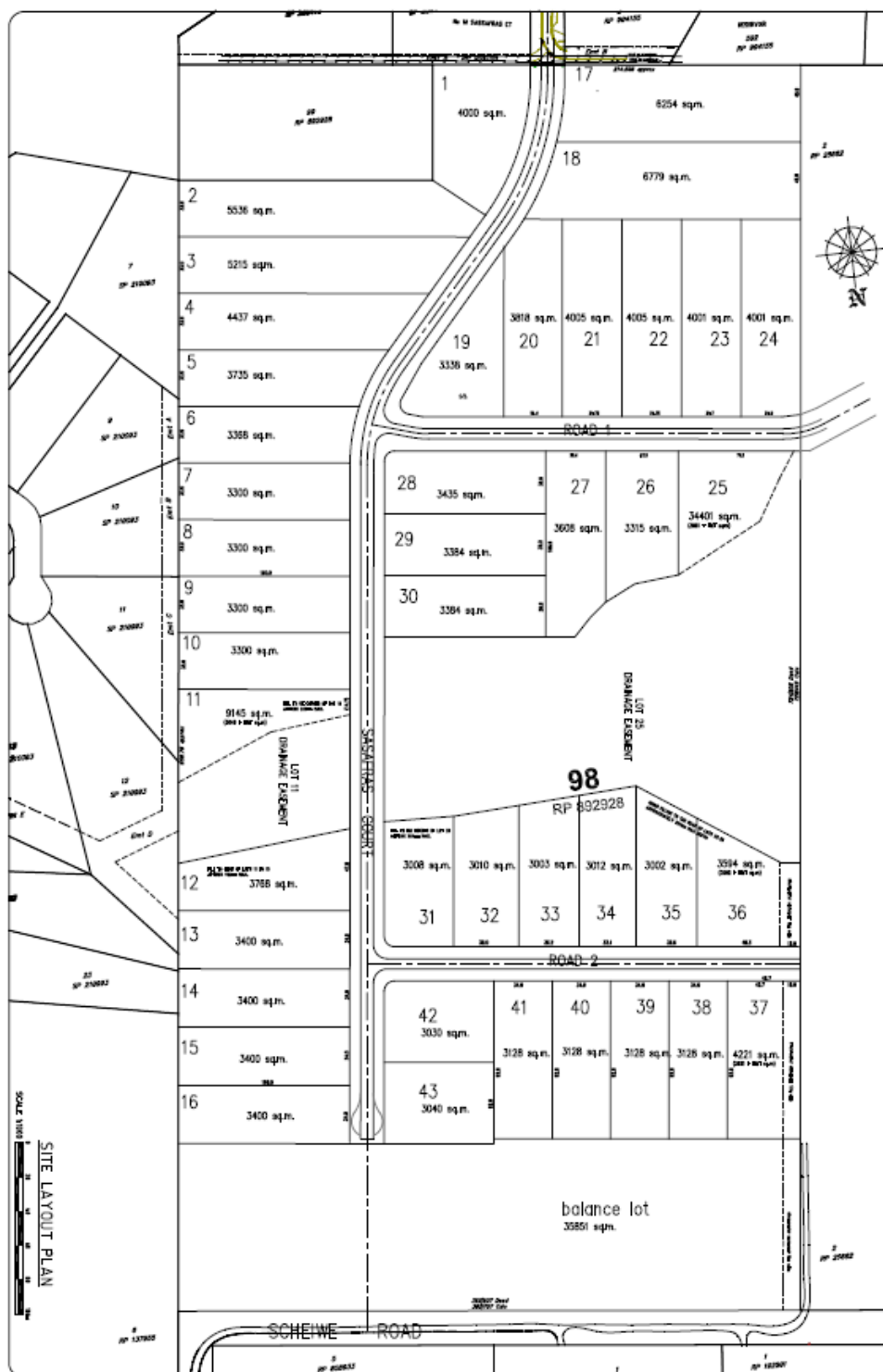


Figure 2 – Proposal Plan (not subject of application) December 2018

Subject Land

The subject site is generally rectangular in shape and is located on a north-south alignment. It is vacant and vegetation is sparse. A dam is located near the centre of the western side boundary within an existing flow path which traverses the centre of the site from east to west. There are no existing easements over the site.

The land slopes generally from east to west, with a fall of approximately 2.5%. There is an overall difference in elevation of approximately 10 metres between the highest and lowest points of the site, with the exception of a very steep section in the northern portion of the subject land. This has a fall of approximately 17% (refer Figure 3 below).

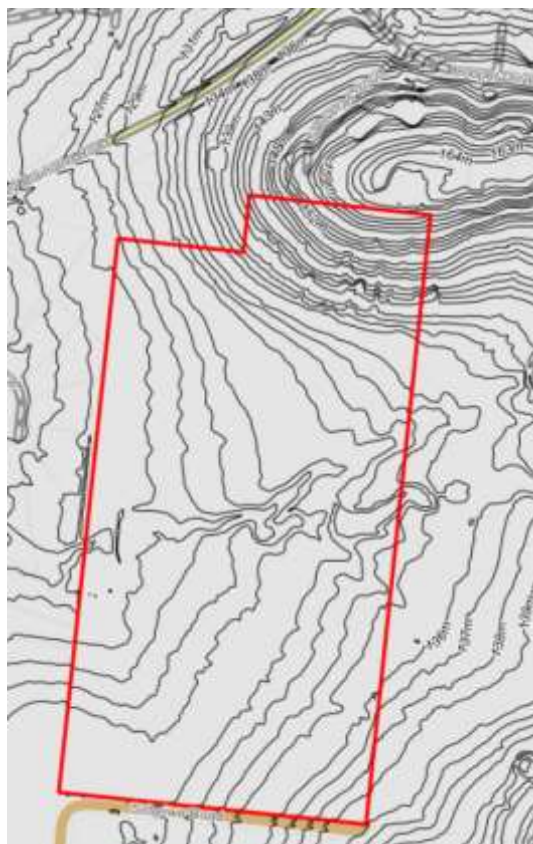


Figure 3 – Subject land

Scheiwe Road adjoins the subject land for the full length of the southern boundary and is constructed to a rural standard. Sassafras Court terminates near the centre of the northern boundary of the subject land. This fully constructed road transitions into a private driveway adjacent to the northern boundary of the site which services an existing water reservoir near the north-eastern corner of the site (refer Figure 4 below). The very tip of the north-west corner of the subject land adjoins the Laidley-Plainland road reserve (State-controlled Road).



Figure 4 – Sassafra Court and driveway to water reservoir

4. Assessment

Legislative Requirements

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

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

Assessment of this application against the relevant planning instruments is provided in the following sections.

State Planning Regulatory Provisions

South East Queensland Regional Plan 2009-2031 (SEQRP)

The subject site is located within the Rural Living Area of the SEQRP. The SEQ Regulatory Provisions do not apply to reconfiguring a lot within the Rural Living Area.

State Planning Policy 2017 (SPP)

The *State Planning Policy 2017* is yet to be incorporated within Council's planning scheme. While there are some elements that align with the SPP there are others to be considered. The SPP interactive mapping system identifies the subject site as being located within:

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- Water resource catchment
- Flood hazard area – Local Government flood mapping area

State Interest – Water Quality

The site is mapped within a water resource catchment. The development must meet the benchmarks of the SPP for water quality, which require that the development avoids or minimises adverse impacts on environmental values, and that the applicable stormwater management design objectives of the SPP are met. The proposed stormwater management plan in general provides an acceptable strategy, which is required to be detailed at the Operational Works stage to ensure compliance. Conditions have been recommended accordingly.

State Interest – Natural Hazards, Risk and Resilience

The site is mapped under the Flood Hazard Area – local government flood mapping area and contains erosion prone steep land. The SPP assessment benchmarks apply to any development application for subdivision within flood prone and erosion prone areas as defined by the SPP mapping.

The relevant assessment benchmarks for this application are as follows:

Bushfire, flood, landslide, storm tide inundation, and erosion prone areas outside the coastal management district:

- (3) *Development other than that assessed against (1) above [coastal management districts], avoids natural hazard areas, or where it is not possible to avoid the natural hazard area, development mitigates the risks to people and property to an acceptable or tolerable level.*

All natural hazard areas:

- (4) *Development supports and does not hinder disaster management response or recovery capacity and capabilities.*
- (5) *Development directly, indirectly and cumulatively avoids an increase in the severity of the natural hazard and the potential for damage on the site or to other properties.*
- (6) *Risks to public safety and the environment from the location of hazardous materials and the release of these materials as a result of a natural hazard are avoided.*
- (7) *The natural processes and the protective function of landforms and the vegetation that can mitigate risks associated with the natural hazard are maintained or enhanced.*

The site is mapped within the flood hazard area as per the SPP mapping, and is also subject to Council's *Temporary Local Planning Instrument 01/2017 – Flood Regulation* (TLPI). A further assessment of the TLPI is provided below.

The subject land also contains an area with slopes greater than 15%. Therefore, in accordance with the SPP the natural hazard area is to be avoided or the risk to people and property mitigated to an acceptable or tolerable level. As the northern portion of the site is mapped on Council's Steep and Unstable Land maps, further assessment is provided below.

Laidley Shire Council Planning Scheme 2003

According to Table 2 of the *Laidley Shire Council Planning Scheme 2003*, Reconfiguring a Lot is Code Assessable in the Rural Residential Zone.

The codes contained in the *Laidley Shire Council Planning Scheme 2003* that are relevant to assessment of the application are as follows:

- Reconfiguring a Lot Code
- Residential Areas Code
- Steep and Unstable Land Overlay Code
- Temporary Local Planning Instrument 01/2017 – Flood Regulation

Development Codes

The application has been assessed against each of the applicable codes. The pertinent issues arising out of assessment against the codes are discussed below.

Reconfiguring a Lot Code

The applicable Overall Outcomes are:

- Road networks are created so that the function of each road is clearly identified, and acceptable levels of access, safety, amenity and convenience for the community is provided.
- Stormwater drainage systems are provided to adequately protect people and the built environment at acceptable levels, and stormwater run-off originating from developments is of a quality that protects or enhances the environmental quality of receiving water.

Road network

In relation to the road network requirements, the proposal does not satisfy Specific Outcomes 6 -10:

- SO6 The road network has a clear structure and component roads conform to their function in the network, and are consistent with the road hierarchy; and
- SO7 The road network has clear physical distinctions between each type of road, and the distinctions are based on road function; and
- SO8 The design features of each type of minor road convey its primary function; and
- SO9 The safe and efficient movement of pedestrians, cyclists and vehicles is not adversely affected, having regard to:
 - (a) the amount and type of vehicle traffic on adjacent roads; and
 - (b) frontage – road traffic conditions; and
 - (c) road construction standards.
- SO10 Access and/or intersections do not detrimentally impact upon the continued function of the road network.

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With regard to roads, the proposal needs to consider the function of the road network (for the subject development as well as the surrounding roads), and also the construction standards of roads.

Council officers are concerned about the impacts of the development on the broader road network. Despite having frontage to Scheiwe Road, the proposed development seeks to utilise Sassafra Court to the north only for its connection to the existing road network (for the subject proposal of 21 lots as well as for an extended proposal of up to 55 lots). One minor road connection has been provided to the adjoining property in the west (which has yet to be developed). Other connections to the existing network have not been considered or provided in any proposal plan.

Council's Strategic Planning section has provided an overview of modelled lots in the area, which assists in determining what general road connections may be required (refer Figure 5 below) for the ultimate development of the area. This is generally based on zoning and applications/approvals.

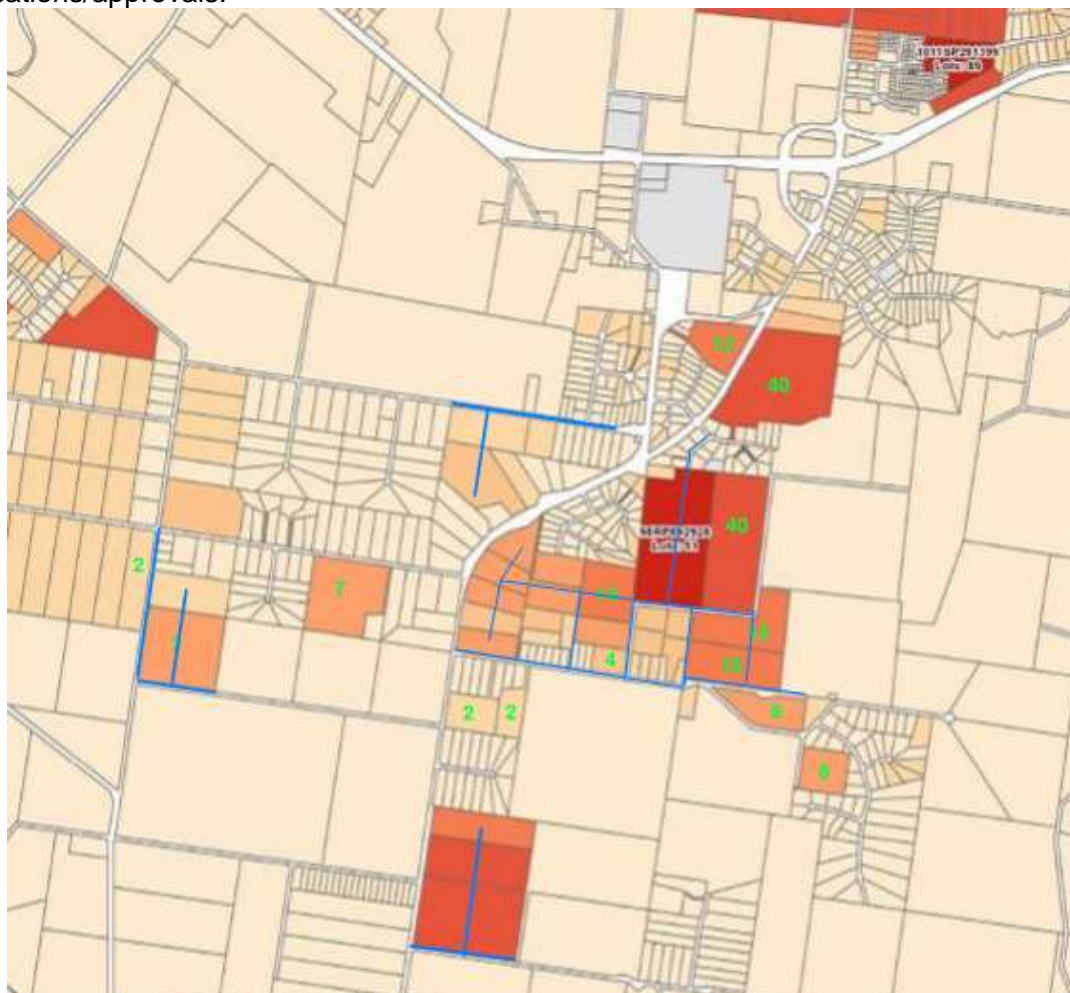


Figure 5 – Development potential

As part of the IR, Council requested an indicative development plan for the surrounding area to demonstrate the possibilities for future development of the local area and how road

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connections would be able to be provided to allow for a logical layout for the proposed subdivision and future subdivision of adjoining properties.

The applicant did not provide a future development plan, and the Draft Traffic Engineering Report that was provided does not sufficiently take into account future transport demands. Allowing for future growth is a standard requirement of a Traffic Impact Assessment. This analysis should be undertaken at this stage to gain an understanding of potential impacts on the wider road network, and the impact of the development traffic on the Hooper Drive/Laidley-Plainland Road intersection in particular where excessive queueing would impact the Council road network.

Concerns also remain in relation to the proposed new north-south road within the development. This proposed extension of Sassafras Court has been designed at the standard of a Collector Street (as per Council's Road Hierarchy) to cater for the expected traffic generation from the ultimate development of the lot, however Sassafras Court is only an Access Place. The existing street has a road reserve width of 16.0m with a 6.0m wide sealed surface and kerb and channel. Sassafras Court currently services 7 residential properties plus the water supply reservoir site. Traffic figures would be around 60 vehicles per day (vpd). The proposal for 21 lots would increase this figure to around 250 vpd and around 500 vpd for 55 lots.

As Sassafras Court has been developed to a limited standard, it was unlikely that it was ever intended to be a through-road (in particular given its location on steep land and terminating near a crest). This also means that it is possible that the existing road pavement in this location is thinner and unsuitable for traffic numbers typically associated with a Collector Street, however this has not been tested.

An upgrade of Sassafras Court would create difficulties for the existing properties (e.g. in terms of access to individual lots and loss of on-street parking). Further, the design speed for Sassafras Court would need to be 50km/h for an Access Street and 60km/h for a Collector Road. To try to maintain a low-speed environment in Sassafras Court, the applicant proposes a speed control device. It is generally not good practice to use a speed control device to lower the design speed of the road, especially in proximity to a crest. In this case Council officers do not support the use of a vertical speed control device in this location (e.g. speed bump), given the steepness of the grade and the curve of the crest. However, Council could consider the use of alternative measures of speed control provided the crest is able to be designed to a 50km/h environment. The applicant now proposes a splitter island to separate the north/south traffic. This would be located near the crest between no.5 and no.10 Sassafras Court. Such a measure of speed control would potentially be acceptable, but only in the instance where Sassafras Court meets the standards for a 50km/h design. At this stage, a design speed of only 20km/h is achievable.

The Draft Traffic Engineering Report that was provided contained some information regarding the requirement to make Sassafras Court a 50km/h road, however sufficient detail is lacking. Council's engineers have provided some information that indicates that the extension of Sassafras Court is unlikely to be able to meet the required engineering standards without substantial earthworks. The proposed crest curve is significantly steeper than the standard typically required. To bring Sassafras Court in line with the applicable standards for a 50km/h road, up to 5.5m would be required to be taken off the highest point (refer Figure 6 below).

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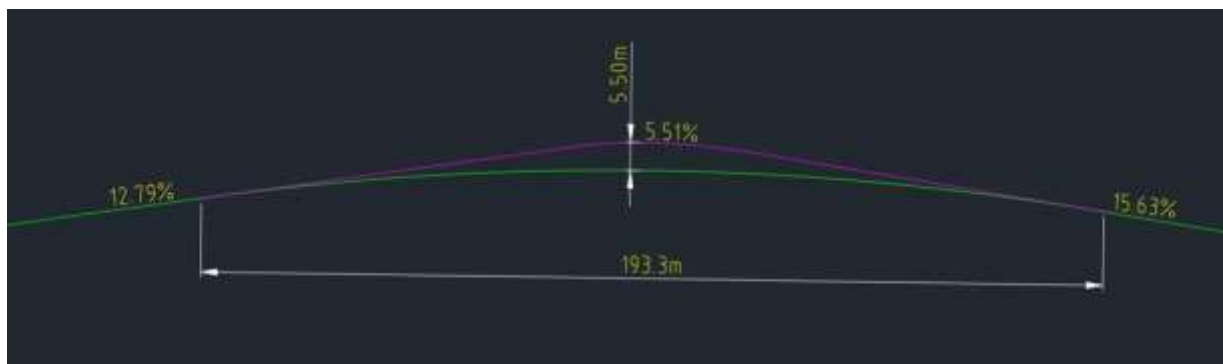


Figure 6 – Longitudinal section of Sassafras Court

This would pose significant issues for the properties at the top of Sassafras Court. The difference in level between the road and the property boundaries would likely be such that access would become a challenge. In addition, on-street parking could become a safety issue.

Whilst the nominal 6.0m pavement and 16m reserve width of Sassafras Court could theoretically cope with the increase in traffic, it is considered that the constrained horizontal and vertical alignment of Sassafras Court severely limits its practical capacity. Although the proposed development at 21 lots may not necessarily require Sassafras Court to be more than an Access Place, future development of the site would increase the traffic to the extent where an upgrade would be required. It is reasonable to take this into account at this stage when considering connections to the existing road network and designing a new street. It is noted that the applicant has maintained a position that all development traffic be directed through Sassafras Court. It appears this has been largely devised in order to not construct Scheiwe Road or direct traffic to the south.

Given the above concerns, it is considered that a connection through Sassafras Court is not a practical and safe solution, and that it has not been demonstrated that the traffic impacts of the development are such that the road connection proposed to be via Sassafras Court is sufficient and provides the most efficient and convenient access to the wider road network for residents of the development. Based on the above, it is considered that Sassafras Court should be limited to a traffic volume of a maximum of 100 vehicles per day meaning that only an additional 5 lots should be permitted.

The remaining lots of this development should therefore use Scheiwe Road as the access point. This would necessitate frontage works on Scheiwe Road of approximately 350m and construction of Scheiwe Road to connect with Pats Road (approximately 400m). Scheiwe Road would be classified as a Collector Road and therefore part of its construction can possibly constitute creditable works in regards to Infrastructure Charges.

It is Council's intent (by virtue of the zoning) and desire that the area is developed to its full potential. Council is therefore willing to consider alternatives to the proposed layout that take into account all of the above. After due consideration of the information provided by the applicant or lack thereof in parts, general engineering principles and best practice planning, Council officers therefore recommend that an approval may be given but with an amended layout with a maximum of 5 additional lots adjoining the end of Sassafras Court and the majority of traffic to be via Scheiwe Road. Conditions have been recommended accordingly.

Stormwater drainage

In relation to stormwater, it is considered that the proposal does not satisfy Specific Outcome 5 which requires that flooding and over-flow of stormwater is minimised.

The applicant provided a Flood Assessment Report with the application. This report looked at the extent of overland flow on the property and ways to manage overland flow through the site. An assessment of the report was carried out and it was found that the report did not provide sufficient information. An IR was issued requesting an updated report to include calculations and adequate modelling and plans to support the stormwater management strategy presented and to ensure that the proposal meets the relevant engineering standards.

Over time several iterations of the Flood Assessment Report have been presented to Council, which also consider an amended proposal with additional and smaller lots. The latest report (December 2018) presents an overall strategy that is generally considered reasonable, with the exception of the following:

1. *The current design results in a flow depth in the lane of greater than 220mm (i.e. approximately 300mm) in the traffic lanes of the proposed north-south road. QUDM requires both limiting the flow depth in the lane to 200mm and limiting the depth x velocity product to 0.3m²/s.*

The applicant was advised of this, however no further updated information has been received by Council in response.

The proposed development is required to meet the 'non-worsening' criteria for downstream properties and infrastructure. The applicant has been able to demonstrate that no-worsening is able to be achieved for downstream properties (in particular those along Cricklewood Court, Fernrow Drive and Peppertree Place to the east of the subject land), but only if the existing infrastructure downstream is upgraded. The applicant has indicated that they feel this is Council's responsibility. Council officers disagree, as the upgrade is only required as a result of the proposed development.

Overall, the proposed stormwater management strategy is workable and the outstanding issues are likely to be able to be resolved through further modelling at the Operational Works stage of the development. Conditions are recommended accordingly.

Residential Areas Code

The proposed development is located in a Rural Residential Area identified on Council's mapping and provides residential style living on large allotments. Therefore, the proposal satisfies this code.

Overlay Codes

Steep and Unstable Land Overlay Code

The Overall Outcomes for the code state that development is to be compatible with natural landforms and the identified areas are protected from land degradation. The Specific Outcomes of the code require that development does not impact or have the potential to impact on dryland salinity areas, or on land with slopes greater than 15%.

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The subject site contains an area that has slopes greater than 15%. This area is subject to soil degradation and erosion issues resulting from dryland salinity. The proposal includes a large portion of eight (8) lots within this area, and also the continuation of Sassafras Court (refer Figures 7, 8 and 9 below).



Figure 7 – Proposal plan overlaid onto Steep Land area
as per Council's Planning Scheme mapping

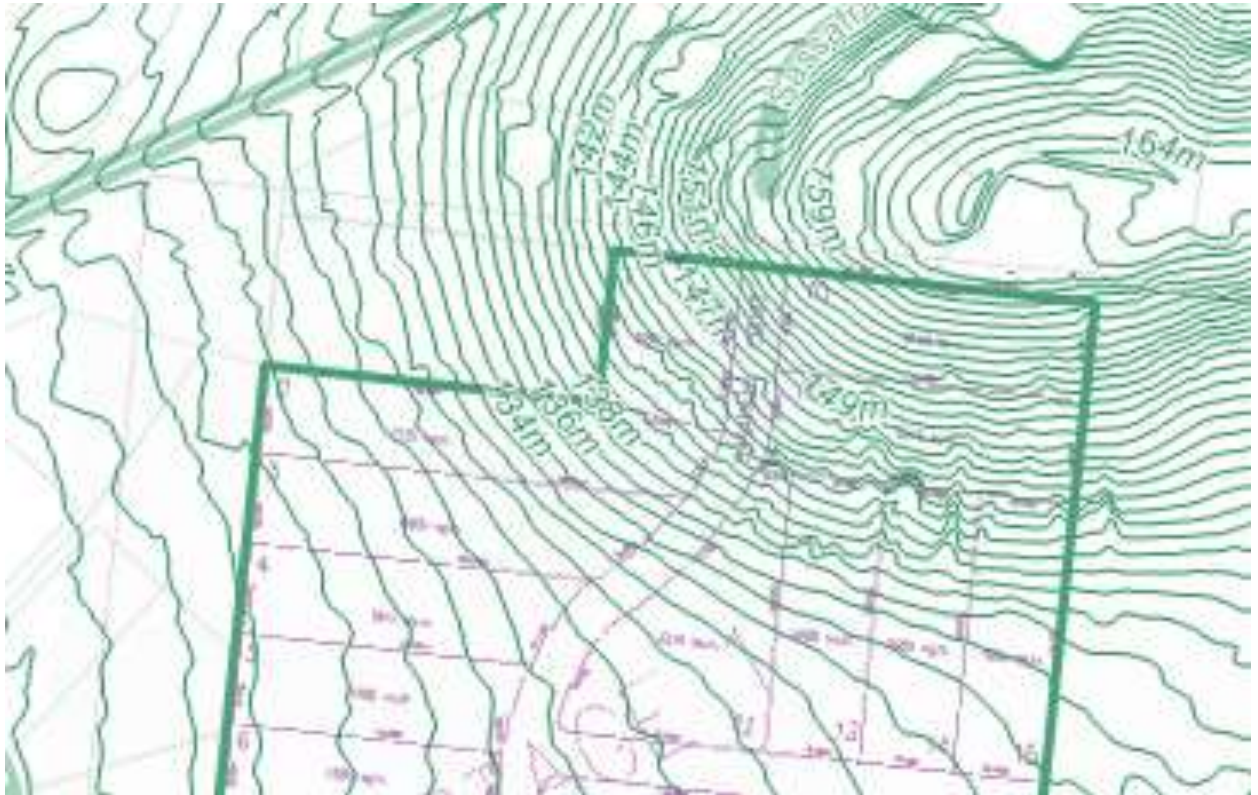


Figure 8 – Proposal plan overlaid onto Council's contour mapping



Figure 9 – Area affected by erosion from dryland salinity

Council requested that the applicant provide a Geotechnical Assessment to address slope stability of the northern portion of the site (lots 1-5 and 10-15), considering allotment, driveway,

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dwelling house locations and effluent disposal for these lots. Insufficient information has been provided to fully address this particular issue. The focus has been on the road connection to Sassafra Court. As this is to be located approximately on the crest of the hill, Council requested that supporting information was provided to ensure this does not pose any problems given the slope of the road. The applicant has not been able to demonstrate this as outlined above. Therefore, the recommendation includes a cul-de-sac instead in a lower position to mostly avoid the steep slopes.

The erosion prone areas will be able to be dealt with through best practice management, including stormwater management away from the erosion prone area, planting native species of trees and shrubs and utilising drought-tolerant species, and requiring Operational Works applications to be submitted for earthworks on slopes greater than 6%. Conditions have been recommended accordingly.

Temporary Local Planning Instrument 01/2017 – Flood Regulation

Part of the subject site is located within the Investigation Area and Overland Flow Paths of the *Temporary Local Planning Instrument 01/2017 – Flood Regulation* (refer Figure 10 below). The mapping covers approximately the area of the natural drainage lines through the centre of the site.

The proposed north-south road crosses the mapped flood area. As indicated above, the applicant has not demonstrated fully that the road will be sufficiently safe at the time of a flooding event or mitigate the risk to an acceptable level. In particular, the flow depths across the lanes are greater than the required standard. QUDM requires that the flow depth in the lane is limited to 200mm. The current design results in a flow depth in the lane of 300mm. However, it has been determined that this issue should be able to be resolved at the detailed design stage of the development. Conditions have been recommended accordingly.

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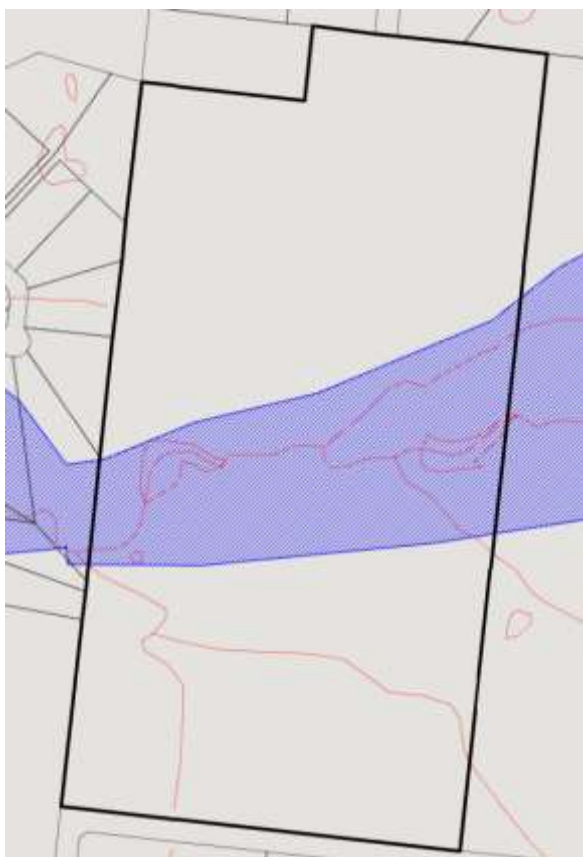


Figure 10 – Temporary Local
Planning Instrument 01/2017 – Flood Regulation

Adopted Infrastructure Charges Resolution No.2/2018

The Infrastructure Charges for the proposed development of 21 lots and 1 balance lot are as follows:

LOCKYER VALLEY REGIONAL COUNCIL				
Charge Type	Description	Demand Units	Rate	TOTAL
PROPOSED DEMAND				
Charge	21 residential lots and 1 balance lot	22	\$12,500.00	\$275,000.00
TOTAL PROPOSED DEMAND				\$275,000.00
EXISTING DEMAND				
Credit	Existing Allotment	1	-\$12,500.00	-\$12,500.00
TOTAL EXISTING DEMAND CREDIT				-\$12,500.00
TOTAL PAYABLE				\$262,500.00

Further Approvals Required

If approved, the proposed development would be subject to further permits including:

- Operational Works (Roadworks, Earthworks and Stormwater Drainage)

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Referral Agencies

The application was referred to the following Referral Agencies in accordance with the *Planning Act 2016* and the *Planning Regulation 2017*:

Department of Transport and Main Roads

The north-western corner of the subject site adjoins a State-controlled Road. Therefore, the application was referred to the Department of Transport and Main Roads on 18 October 2017. The Department responded on 24 November 2017 stating it has no requirements in relation to the application.

5. Policy and Legal Implications

Following a decision made by Council on the application, the applicant may appeal against Council's decision. If the applicant decides to appeal the decision by Council, legal representation may be required.

6. Finance and Resource Implications

Following a decision made by Council on the application, the applicant may appeal against Council's decision. If the applicant decides to appeal the decision, Council may need to engage external technical experts (e.g. stormwater/flooding, traffic).

7. Delegations/Authorisations

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

8. Communication and Engagement

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

9. Conclusion

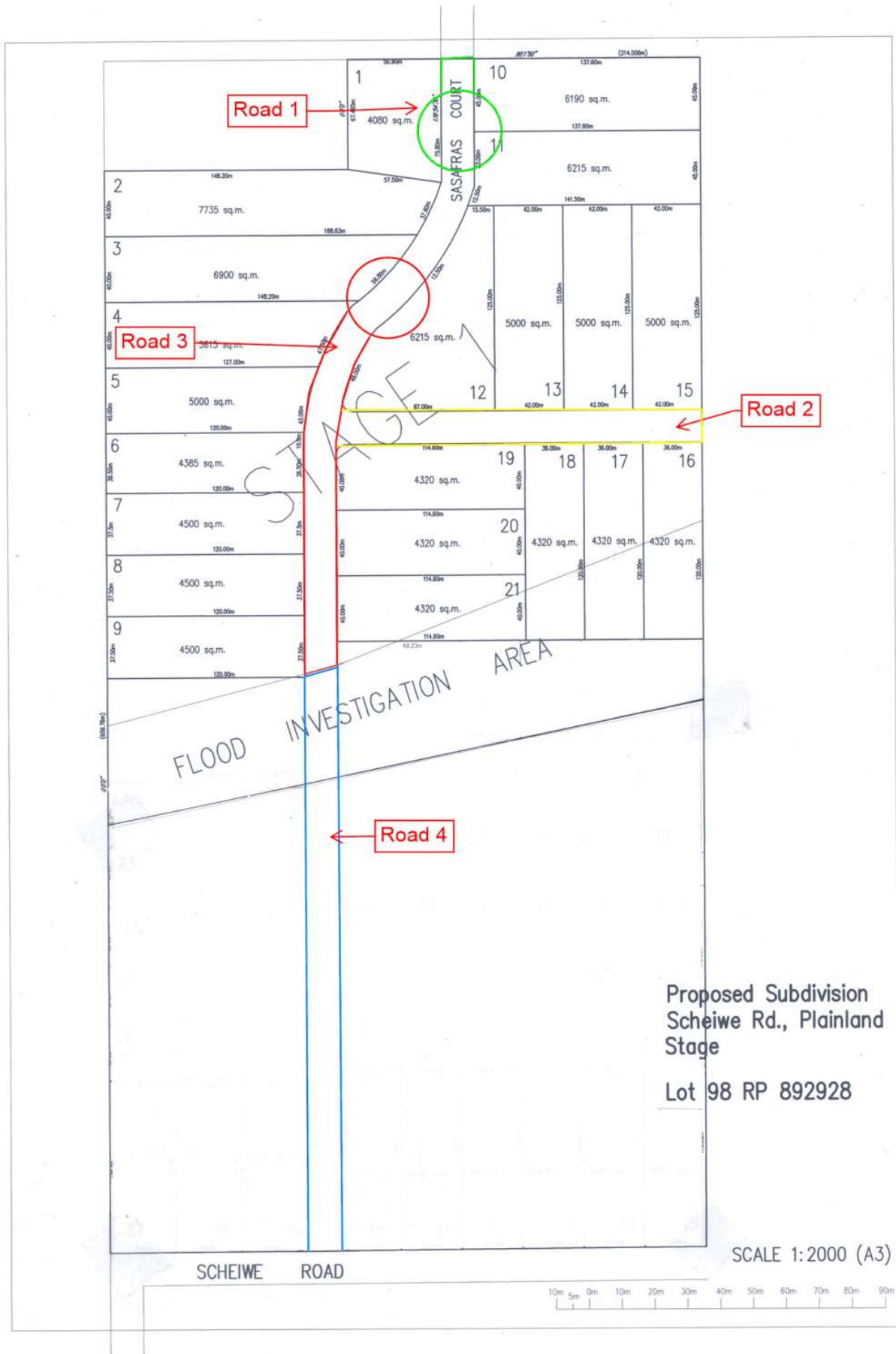
The proposed development is recommended for approval subject to conditions.

10. Action/s

Advise the applicant of Council's decision.

Attachments

1 [↓](#) Plan 1 Page



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11.5 Application for Development Permit for Material Change of Use for Service Station & Catering Shop; and Operational Works for Advertising Devices on Lot 60 CH31894 at Warrego Highway, Helidon Spa

Date: 06 March 2019
Author: Miriam Sharp, Planning Officer
Responsible Officer: Dan McPherson, Executive Manager Organisational Development & Planning Services

Summary:

The application has been assessed in accordance with the requirements of the *Sustainable Planning Act 2009* and it is recommended that the proposal be approved in accordance with the Officer's Recommendation.

Officer's Recommendation:

THAT the application for a Development Permit for Material Change of Use for Service Station & Catering Shop; and Operational Works for Advertising Devices on Lot 60 CH31894 at Warrego Highway, HELIDON SPA QLD 4344 be approved subject to the following conditions:

APPROVED PLANS

The following plans are Approved Plans for the development:

Approved Plans

Plan No.	Rev.	Plan Name	Date
A.000	H	<i>Master Site Plan</i> , prepared by Aspect Architects & Project Managers	30/05/2018
A.001	K	<i>Enlarged Site Plan – Part A</i> , prepared by Aspect Architects and Project Managers	30/05/2018
A.002	H	<i>Enlarged Site Plan – Part B</i> , prepared by Aspect Architects and Project Managers	30/05/2018
A.010	E	<i>Site Locality Plan</i> , prepared by Aspect Architects and Project Managers	30/05/2018
A.100	E	<i>Proposed Ground Floor Plan</i> , prepared by Aspect Architects & Project Managers	30/05/2018
A.200	D	<i>Proposed Elevations – North</i> , prepared by Aspect Architects & Project Managers	30/05/2018
A.201	D	<i>Proposed Elevations – East</i> , prepared by Aspect Architects & Project Managers	30/05/2018
A.202	D	<i>Proposed Elevations – West</i> , prepared by Aspect Architects & Project Managers	30/05/2018
A.203	D	<i>Proposed Elevations – South</i> , prepared by Aspect Architects & Project Managers	30/05/2018

The following plans require amendment prior to becoming Approved Plans for the development:

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Plans Requiring Amendment

Plan No.	Rev.	Plan Name	Date
A.204	B	<i>Proposed Elevations – Truck Canopy and Pylon Signs,</i> prepared by Aspect Architects & Project Managers	30/05/2018
Amendments		<ul style="list-style-type: none"> Amend Pylon Signs to a maximum height of 8m 	

REFERENCED DOCUMENTS

The following documents are referenced in the assessment manager conditions:

Referenced Documents

Document No.	Rev.	Document Name	Date
12303	4	<i>Concept Stormwater Management Plan,</i> prepared by RMA Consulting Engineers	21/12/2018

VARIATION APPROVAL

Not Applicable.

FURTHER DEVELOPMENT PERMITS REQUIRED

- Development Permit for Operational Work (Roadworks, Earthworks, Stormwater Drainage, Car Park and Landscaping)
- Development Permit for Building Work

CURRENCY PERIOD OF APPROVAL

The currency period for this development approval is four (4) years starting the day that this development approval takes effect (refer to Section 341 “When approval lapses if development not started” of the *Sustainable Planning Act 2009*).

RECOMMENDATION

APPROVE WITH CONDITIONS Application No.CMB2017/0001 for a Development Permit for Material Change of Use for a Service Station and Catering Shops; and Development Permit for Operational Work (Advertising Devices) situated at Warrego Highway HELIDON SPA 4344 as identified in the attached details recommended for the Decision Notice.

ASSESSMENT MANAGER CONDITIONS

Development Permit for Material Change of Use for a Service Station and Catering Shop

No.	Condition	Timing
General		
1.	Undertake the development generally in accordance with the approved plans. These plans will form part of the approval,	At all times.

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	unless otherwise amended by conditions of this approval.	
2.	Maintain the approved development in accordance with the approved drawing(s) and/or document, and any relevant Council or other approval required by conditions.	At all times
3.	Pay infrastructure charges in accordance with the LVRC <i>Infrastructure Charges Resolution</i> that is in place at the time of payment.	Prior to commencement of use.
4.	The development must be undertaken in accordance with the Concurrence Agency response by the State Assessment and Referral Agency (SARA) received by Council on 3 October 2018 (ref. SDA-0417-038299 dated 20 September 2018).	At all times.
5.	The use must not commence until all conditions of this approval have been complied with.	At all times.
Proposal Plans		
6.	Amend and submit for approval, an updated Master Site Plan to show and/or implement the requirements of the following: <ul style="list-style-type: none"> a) Update external road access in accordance with Concurrence Agency conditions; b) Include external road works on Twidales Road in accordance with condition 8 of this approval; and c) Include stormwater drainage and any proposed stormwater treatment device/s in accordance with conditions 19, 20 and 21 of this approval. 	Prior to lodgement of the application for the first associated development permit for operational works.
Approved Use		
7.	The approval is for a Service Station and five (5) Food and Drink Outlets as per the approved plans only.	At all times.
Roadworks		
8.	Design and construct the unsealed section of Twidales Road between the new round-about and 20m west of the existing intersection with the Warrego Highway. The road to be constructed to the following standard: <ul style="list-style-type: none"> • 7m wide bitumen seal constructed on a 8m wide gravel pavement; • Provide stormwater infrastructure to ensure that the new section of Twidales Road has the equivalent flood immunity as the existing road. That is if the existing road is trafficable for a 2% AEP (1 in 50 year storm event) then the new road is to be built to this standard. A minimum of 10% AEP (1 in 10 year storm event) is required; and • The design is to be undertaken by a suitably experienced Registered Professional Engineer Queensland (RPEQ) and be in accordance with the following: <ul style="list-style-type: none"> a. Austroads publications; b. Department of Transport and Main Roads publications; c. the Department of Transport and Main Roads Manual of 	In conjunction with an application for a development permit for operational works.

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	<p>Uniform Control Devices;</p> <p>d. Department of Transport and Main Roads Road Drainage Manual;</p> <p>e. <i>Queensland Urban Drainage Manual 2016</i>;</p> <p>f. Council's standard drawings; and</p> <p>g. Institute of Public Works Engineering Australasia's standard drawings.</p>	
9.	The roadworks on the unsealed section of Twidales Road required by condition 8 must include signage and linemarking.	At all times.
Internal Access, Parking and Manoeuvring		
10.	<p>Provide generally in accordance with the approved plans a minimum of:</p> <ul style="list-style-type: none"> • 115 car parking spaces including 3 spaces for people with disabilities; • 6 motorcycle bays; • 8 caravan/trailer parking spaces; • 2 SRV parking spaces; • 6 AV parking spaces; and • 2 dedicated refuelling truck parking spaces. <p>The parking areas for people with disabilities must be appropriately located e.g. closest to the building entry/ies.</p>	In conjunction with an application for a development permit for operational works.
11.	<p>All vehicular access, parking and manoeuvring areas must be imperviously sealed and designed in accordance with:</p> <p>a) AS/NZS2890.1 <i>Parking facilities Part 1: Off-street car parking</i>;</p> <p>b) AS/NZS2890.6 <i>Parking facilities Part 6: Off-street parking for people with disabilities</i>;</p> <p>c) AS2890.2 <i>Parking facilities Part 2: Off-street commercial vehicle facilities</i>;</p> <p>d) AS1742.4 <i>Manual of uniform control devices Part 4: Speed controls</i>;</p> <p>e) AS1742.10 <i>Manual of uniform control devices Part 10: Pedestrian control and protection</i>; and</p> <p>f) the Department of Transport and Main Roads' <i>Manual of Uniform Traffic Control Devices</i>.</p>	At all times.
12.	All vehicular access, parking and manoeuvring areas must facilitate the safe and efficient movement of the largest anticipated design vehicle to and from the site in a forward gear.	At all times.
13.	<p>Construct the vehicular access, parking and manoeuvring areas in accordance with the development permit for operational works.</p> <p><u>Note:</u> <i>Vehicular access points must meet Department of Transport and Main Roads requirements</i></p>	At all times.
14.	Provide loading bay facilities for a Heavy Rigid Vehicle and refuelling bays for Articulated Vehicles in the locations generally shown on the approved plans of development that are designed in accordance with Australian Standard 2890.2 – <i>Off-street</i>	At all times.

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	<i>Commercial Vehicle Facilities.</i>	
15.	Ensure loading and unloading operations are conducted wholly within the site.	At all times.
16.	Ensure access to car parking spaces, vehicle loading and manoeuvring areas and driveways remain unobstructed and available for their intended purpose during the hours of operation.	At all times.
17.	Provide vehicle bollards or tyre stops to control vehicular access and to protect landscaping or pedestrian areas where appropriate.	At all times.
Stormwater Drainage		
18.	An Operational Works application must be submitted to and be approved by Council for the internal and external stormwater infrastructure. The design and the construction of the works must be certified by a suitably qualified and experienced Registered Professional Engineer Queensland (RPEQ).	Prior to the commencement of any works on the subject land.
19.	All stormwater works associated with this development must ensure no worsening for surrounding and/or downstream properties and infrastructure.	At all times.
20.	Provide detailed quantification of flood impacts to demonstrate that there will be no worsening for surrounding and/or downstream properties and infrastructure.	In conjunction with an application for a development permit for operational works.
21.	Design and construct all necessary internal and external stormwater drainage to service the development. Such drainage works must be designed and constructed for the fully developed upstream catchment and in accordance with the <i>Queensland Urban Drainage Manual 2016</i> and Council's Planning Scheme such that the overall drainage system caters for a storm event with a 1% annual exceedance probability (AEP) with the exception of Twidales Road where 10% AEP flood immunity is acceptable.	Prior to the commencement of use, and to be maintained thereafter.
22.	Design a minimum Level IV Roof water allotment drainage system for the proposed development. The discharge of this allotment drainage must be to a lawful point of discharge, and undertaken in a manner that would prevent damage to third party property or infrastructure.	In conjunction with an application for a development permit for operational works.
23.	Ponding or redirection must not occur at the outlet of all stormwater pipes (including temporary outlets) as a result of the development.	Upon the commencement of use and to be maintained thereafter.
Stormwater Management Plan		
24.	Engage a suitably qualified and experienced Registered	In conjunction with

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	<p>Professional Engineer Queensland (RPEQ) to prepare and submit a Detailed Flood and Stormwater Management Plan for the proposed development for Council approval. The Detailed SMP must address as a minimum the following:</p> <p>a) The detailed flood modelling must be revised and updated having regard to the following:</p> <ul style="list-style-type: none"> • Demonstrate non-worsening for surrounding and/or downstream infrastructure as a result of the development; • The flood mapping provided does not clearly indicate potential impacts. Provide further clarification on the +ve and -ve impacts, including impacts less than 10mm (this is currently not shown based on the impact colouring palette); • The flood impacts provided are limited to the mapping of the 1 in 100 year local and DFE regional events. Flood impacts are not quantified or shown for the more frequent events and particularly with regard to both the local catchment and regional flood events. Provide flood impacts for the more frequent events at a local level, for at least the 10yr, 20yr and 50 yr events. This may also include likelihood of the duration of the events, and specifically to demonstrate the flood immunity and trafficability provisions associated with the Twidales Road[*] upgrade; • The flood immunity and trafficability of Twidales Road[*] are not fully quantified. Council has previously advised that the flood immunity/trafficability provisions for the Twidales Road[*] upgrade are to be commensurable with or better than that provided under the existing situation. Flood immunity and trafficability of Twidales Road[*] must be documented under current (pre-developed) and post-developed conditions and with consideration of a range of design AEP events and both local and regional flooding scenarios in order to quantify access provisions relating to the revised local access arrangements that are proposed; <p>b) Detailed flood modelling in conjunction with the final design layout using best industry practice standard. The modelling must include the implication of the upgrade of the unsealed section of Twidales Road[*]</p> <p>c) Detailed flood modelling for both local and regional flood events for at least the 10%, 5%, 2% and 1% AEP events;</p> <p>d) Detailed flood modelling must include all existing as well proposed downstream culverts and should consider allowance in design as well as sensitivity of blockage for any cross-drainage culverts for the unsealed section of Twidales Road[*] fully upgraded;</p>	<p>an application for a development permit for operational works.</p>	
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	<p>e) The upgrade of the unsealed section of Twidales Road[*] must achieve trafficability and flood immunity for 10% AEP event at an absolute minimum for local flood event as well as regional flood events, and must be designed in accordance with section 7.4 of the <i>Queensland Urban Drainage Manual 2016</i> (QUDM 2016);</p> <p>f) Extent of compensatory earthworks to mitigate the loss of flood storage volume;</p> <p>g) Identify the lawful point of discharge as detailed in section 3.9.1 of the QUDM 2016;</p> <p>h) Identify any land under third party ownership between the development site and the lawful point of discharge;</p> <p>i) Detail the proposed strategy to ensure that the site's pre-development discharge characteristics are not altered in a manner that may impact/damage a third party's property or infrastructure;</p> <p>j) Post development assessment must include the increase in impervious areas as the result of the proposed development;</p> <p>k) Identify the design planning levels applicable for the subject site in accordance with Council's <i>Temporary Local Planning Instrument 01/2019 – Flood Regulation</i>;</p> <p>l) Impact mapping for flows, depth, velocity and flood hazard (at a minimum) for local and regional flood events for at least the 10%, 5%, 2% and 1% AEP events;</p> <p>m) Include summary table/s for pre- and post- development flows, depth, velocity and flood hazard for all events;</p> <p>n) Include details of all pre- and post- development modelling parameters and assumptions made;</p> <p>o) If a detention basin is proposed, the revised assessment must include preliminary hydraulic design of the basin and demonstrate compliance with the QUDM 2016. Where the basin batters are steeper than 1:6, a Risk Assessment must be undertaken and submitted (refer chapter 12 of QUDM 2016);</p> <p>p) Demonstrate compliance with the requirements of the <i>Temporary Local Planning Instrument 01/2019 – Flood Regulation</i>; and</p> <p>q) Provide certification by a suitably qualified and experienced Registered Professional Engineer Queensland (RPEQ).</p> <p><i>* Note: In this condition, Twidales Road refers to the section of Twidales Road between the new round-about and 20m past the current intersection with the Warrego Highway (as per condition 8).</i></p>		
25.	Submit engineering design drawings for stormwater quality and quantity management in accordance with the approved Stormwater Management Plan required by condition 24 above.	In conjunction with an application for a development permit for operational works.	

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26.	Provide stormwater quality management device/s to ensure that development runoff achieves compliance in accordance with the stormwater management design objectives of the <i>State Planning Policy 2017</i> . All stormwater quality treatment devices must be designed in accordance with the Healthy Land & Water's <i>Water Sensitive Urban Design</i> principles.	In conjunction with an application for a development permit for operational works.
27.	Construct stormwater quality and quantity management infrastructure in accordance with the development permit for operational works.	Prior to the commencement of use and to be maintained thereafter.
Water and Wastewater		
28.	Provide evidence (e.g. connection certificates / current supply agreement) from applicable service providers that the development has been connected to wastewater infrastructure and reticulated water infrastructure.	Prior to commencement of use.
Telecommunications and Electricity Supply		
29.	Overhead power must be provided to serve the development.	Prior to commencement of use.
30.	Provide the Certificate of Supply demonstrating that electricity supply has been provided to the development.	Prior to commencement of use.
31.	Provide confirmation from a telecommunications supplier that telecommunications infrastructure has been provided to the development.	Prior to commencement of use.
32.	All utilities must be installed within the relevant utility corridor in accordance with the Institute of Public Works Australasia's standard drawing number RS-100 <i>public utilities typical service corridors and alignments</i> and RS-101 <i>public utilities typical service conduit sections</i> .	Prior to commencement of use.
Earthworks and Retaining Walls		
33.	Unless otherwise required by conditions of this approval, earthworks associated with this development must be designed and constructed in accordance with: a) Council's Gatton Shire Planning Scheme <i>Earthworks Code</i> ; b) Australian Standard AS3798 <i>Guidelines for Earthworks for Commercial and Residential Developments</i> (Level 1 Supervision); c) Australian/New Zealand Standard AS/NZS1170 <i>Structure design actions</i> ; and d) Australian Standard AS4678 <i>Earth-retaining structures</i> and must include relevant drainage.	In conjunction with an application for a development permit for operational works.

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34.	All batter slopes must be protected from erosion and scour by the installation of appropriate drainage and re-establishment of ground cover. Top soiling and hydro-mulching must be applied to all exposed surfaces greater than 1:5 grade.	Prior to the commencement of use and to be maintained thereafter.
Erosion and Sediment Control		
35.	All earthworks must include erosion and sediment control measures in accordance with the International Erosion Control Association's <i>Best Practice Erosion and Sediment Control</i> .	At all times during construction.
36.	A minimum 100mm capping layer of good quality, non-dispersive soil on all areas disturbed during the earthworks operation or otherwise approved by the Assessment Manager. The capping treatment and procedure must form a part of the Erosion and Sediment Control Plan for the site.	Prior to commencement of use and to be maintained thereafter.
37.	Erosion and sediment control measures must be implemented and maintained to prevent the tracking of sediment to and from the site onto the adjoining street network for the duration of the construction period.	Prior to the commencement of construction and at all times.
Requirements for Operational Works Applications		
38.	No on-site works must commence until approval for operational works has been obtained from Council.	Prior to the issue of an operational works permit.
39.	<p>Submit and obtain approval for a development application for Operational Works for external roadworks (unsealed section of Twidales Road as per condition 8), access driveway, carparking, earthworks and stormwater drainage addressing the requirements of this development approval. The application must include as a minimum the following:</p> <ul style="list-style-type: none"> a) Development application form/s; b) Application fees (design checking as well as inspection) in accordance with Council's Fees and Charges schedule; c) Detailed design drawings addressing the requirements of this development approval that have been prepared and signed by a suitably experienced and current Registered Professional Engineer Queensland (RPEQ) with their name and registration number; d) Roadworks drawings must detail existing infrastructure, proposed new infrastructure as well as any rectification/tie-in works; e) Stormwater drainage design must include (but not be limited to): <ul style="list-style-type: none"> • Location and details, including hydraulic design, of all proposed drainage; • Stormwater catchment plan/s; • Stormwater calculation table/s; and • Details of any diversion banks or drains (if any); f) Erosion and sediment control measures in accordance with 	Prior to the commencement of construction works.

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	<p>“Best Practice Erosion and Sediment Control” published by the International Erosion Control Association (Australia) for both the construction (including vegetation clearing) and operational (maintenance) phases of the development. Due consideration must be given to dispersive soil types within this region; and</p> <p>g) Engineering Certification by the RPEQ that the design complies with the conditions of this approval as well as relevant engineering standards and best practice.</p>		
Engineering Certification			
40.	<p>Engage a suitably experienced and currently Registered Professional Engineer Queensland (RPEQ) to prepare and submit Engineering Certification that includes the following:</p> <ul style="list-style-type: none"> a) the development application number, type of works, location, name/stage(s) of development (where applicable); b) date of certification; c) name of certifying individual, the name of the engineering consultancy that the certifying individual works for, and the name of the developer; d) a full schedule of the latest set of detailed design drawings; e) state the applicable Planning Scheme that the design is compliant with, including the relevant Codes/Schedules/Specifications; f) state the applicable design standards/guides that the development has been designed and checked to be compliant with; g) state that the design is compliant with the development permit – include relevant preceding development permit number; h) state that there are appropriate procedures for supervising, inspection, testing in place to deliver the infrastructure to assure the quality of works and will actively ensure that these procedures will be followed during the construction of the works; and i) signature, name and RPEQ number of certifying individual. 	In conjunction with an application for a development permit for operational works.	
41.	On completion of the works, a certificate must be submitted to Council by a suitably experienced RPEQ certifying that the works have been designed and constructed in accordance with this approval, industry construction standards and in compliance with the approved plans and specification. It is expected that the	Prior to the commencement of use, and to be maintained thereafter.	

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	RPEQ will undertake the necessary inspections to make this certification.	
Alterations and/or relocations		
42.	Any alteration or relocation in connection with or arising from the development to any service, installation, plant, equipment or other item belonging to or under the control of the telecommunications authority, electricity authority or Council or other person engaged in the provision of public utility services is to be carried out with the development and at no cost to Council.	At all times.
43.	Replace existing Council infrastructure to a standard which is consistent with Council's standards should this infrastructure be damaged as part of construction works.	At all times.
Damage to Services and Assets		
44.	Any damage caused to existing services and assets as a result of the development works must be repaired at no cost to the asset owner at the following times: <ul style="list-style-type: none"> a. Where the damage would cause a hazard to pedestrian or vehicle safety, immediately; or b. Where otherwise, upon completion of the works associated with the development. Any repair work which proposes to alter the alignment or level of existing services and assets must first be referred to the relevant service authority for approval.	At all times.
Landscaping and Fencing		
45.	Any proposed fencing must be chainwire (security) fencing only.	At all times.
46.	Submit an application and obtain approval for a Development Permit for Operational Works for Landscaping. The landscaping must be provided in accordance with the Landscaping Code and Planning Scheme Policy No.11 of the <i>Gatton Shire Council Planning Scheme 2007</i> and at a minimum with the following requirements: <ul style="list-style-type: none"> a. Provide a planting schedule and maintenance plan prepared by a suitably qualified person which must indicate at a minimum the following: <ul style="list-style-type: none"> (i) Botanical names, mature heights and widths of plants, pot sizes, different key symbols and numbers of plants; (ii) Planting bed preparation details including any topsoil depth, subgrade preparation; mulch type and depth, type of turfing used; (iii) Any hardscaping details including pebbled, paved or garden edged areas; (iv) Ongoing maintenance of plants; and (v) Irrigation system details if any; b. Include details of a maximum 2.0 metre high chainwire fence provided in accordance with condition 45; and 	Prior to commencement of use.

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	c. Landscaping to be located generally in accordance with the <i>Enlarged Site Plan Part A and B</i> , prepared by Aspects Architects and Project Managers dated 30/05/2018.	
47.	All landscape works must be established and maintained for the life of the use. All plants must be allowed to grow to full form and any plants that die must be replaced with a like species.	Prior to commencement of use and to be maintained thereafter.
Vegetated Cover		
48.	Re-establish ground cover to all areas that are cleared during construction.	Immediately upon completion of any surface disturbance.
Outdoor Lighting		
49.	Lighting for the proposed development must be designed and installed in accordance with the requirements of Australian Standard AS1158:2005 – <i>Road lighting</i> and Australian Standard AS4282 <i>Control of the obtrusive effects of outdoor lighting for internal areas</i> . The lighting design must be certified by an RPEQ competent in electrical reticulation design.	Prior to the commencement of use.
50.	All outdoor lighting must be directed inwards from the lighting source and be hooded to ensure no spillage to adjoining properties and the Warrego Highway.	At all times.
Waste Management		
51.	<p>Provide a suitable number and type of commercial waste container/s collected not less than once per week OR other such suitable number and type of bulk waste containers as may be approved by Council.</p> <p>The designated waste storage area must have:</p> <ol style="list-style-type: none"> A suitable screened enclosure with an impervious floor, with dimensions which exceed the size of the nominated bin size by at least 300mm at the rear and both sides and 600mm at the front; Graded and drained towards an area of significant landscaping or bioretention device; and Provided with a hose cock and hose in close proximity to the enclosure. <p>Waste containers must be maintained in a clean and hygienic condition.</p>	At all times.
Environmental Health – Hours of Construction		
52.	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.	At all times.
Environmental Health – Noise		

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53.	<p>Noise generated from building works, are limited to the requirements set out in the <i>Environmental Protection Act 1994</i>, Chapter 8, Part 3B, Division 3, Section 440R.</p> <p>a. A person must not carry out building work in a way that makes an audible noise:-</p> <p>(i) on a business day or Saturday, before 6.30a.m. or after 6.30p.m; or</p> <p>(ii) on any other day, at any time.</p> <p>b.</p> <p>(i) All plant and equipment does not result in a level greater than L_{A90} 39 dB(A) when measured at 4 m from the most exposed façade of the nearest residential uses; and</p> <p>(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</p> <p>(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.</p>	At all times.
Environmental Health – Air Pollution		
54.	<p>The land owner must comply with <i>Environmental Protection (Air) Policy 2008</i> during construction of added facilities and during operation of normal activities including:</p> <ul style="list-style-type: none"> • Suppression of airborne particles including dust and odour 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. 	At all times.
Environmental Health – Water		
55.	<p>The land owner must comply with <i>Environmental Protection (Water) Policy 2009</i> during construction of added facilities and during operation of normal activities including:</p> <p>a. Contaminated water must not be released to stormwater; and</p> <p>b. Sediment controls must be installed where necessary to prevent the release.</p>	At all times.
Environmental Health – Waste & Recyclable Material bin(s), storage & servicing		
56.	<p>Provision of suitable waste removal services and suitable number and type of waste containers, in accordance with the <i>Environmental Protection Regulation 2008</i> and Council's Waste Reduction and Recycling Plan, for the storage of:</p> <ul style="list-style-type: none"> • papers, plastics, cardboard, food scraps, used food 	At all times.

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	containers and like wastes generated by workers on the site; and	
	<ul style="list-style-type: none"> building construction and/or demolition wastes. 	
57.	<p>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.</p> <p><i>Note: In Lockyer Valley Regional Council local government area Gatton Landfill and Laidley Transfer Station are approved to accept building construction and demolition waste.</i></p>	At all times.
Environmental Health – General		
58.	Under section 319 of the <i>Environmental Protection Act 1994</i> , 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 <i>general environmental duty</i>).	At all times.
59.	The provision of security and flood lighting shall be designed, constructed, located and maintained in accordance with Australian Standard 4282 – 1997 (Control of the obtrusive effects of outdoor lighting) and so as not to cause nuisance to the occupants of nearby properties or passing traffic.	At all times.
60.	All 'Regulated Devices', 'Pumps', 'Air-conditioning equipment' and 'Refrigeration equipment' as defined by the <i>Environmental Protection Act 1994</i> must be designed, installed, operated and maintained in order to comply with the noise standards as specified within the <i>Environmental Protection Act 1994</i> and <i>Environmental Protection (Noise) Policy 2008</i> .	At all times.
61.	<p>There shall be provided a suitable number and type of commercial waste container/s collected not less than once per week OR other such suitable number and type of bulk waste containers as may be approved by Council.</p> <p>The designated waste storage area must have:</p> <ol style="list-style-type: none"> A suitable screened enclosure with an impervious floor, with dimensions which exceed the size of the nominated bin size by at least 300mm at the rear and both sides and 600mm at the front. Graded and drained towards an area of significant landscaping or bioretention device; and Provided with a hose cock and hose in close proximity to the enclosure. Waste containers shall be maintained in a clean and hygienic condition. 	At all times.
62.	Drinking water on the land provided to persons must comply with the Australian Drinking Water Guidelines 2011. The water tanks must be constructed in accordance with Chapter 2 Part 1 and Part 8 of the <i>Public Health Act 2005</i> (i.e. constructed in a way	At all times.

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	that prevents the breeding of mosquitos).	
Forecourt Stormwater and Surface Runoff		
63.	Fuel dispensing areas must be graded to a containment vessel that is compatible with petroleum products and other likely chemicals. The containment vessel must not have any connections to stormwater (i.e. a blind sump (below ground) or a blind tank (above ground) and must be designed and constructed to ensure stormwater does not ingress the fuel dispensing areas.	Prior to the commencement of use, and to be maintained thereafter.
64.	Containment vessels servicing fuel dispensing areas must maintain adequate capacity to contain a volume equivalent to at least the volume of the following: <ul style="list-style-type: none"> i. The largest tanker compartment likely to be delivering fuel to the subject land; and ii. A nominal allowance for windblown rain capable of entering the fuel dispensing areas following a significant rainfall event. 	Prior to the commencement of use, and to be maintained thereafter.
65.	Containment vessels must be fitted with high level alarms to notify operators that the tank requires emptying. All liquid and sludge waste held within the containment vessel must either be recycled on the subject land, transported from the subject land and recycled offsite or transported from the subject land and disposed of in accordance with the requirements of the <i>Environmental Protection Regulation 2008</i> .	Prior to the commencement of use, and to be maintained thereafter.
66.	Stormwater treatment systems, stormwater quality improvement devices and drains must be inspected and maintained in accordance with the manufacturer's recommendations. Records of regular inspections, oil and sediment checks and contractor receipts must maintained for inspection by Council at any time.	Prior to the commencement of use, and to be maintained thereafter.
67.	Contaminated water from forecourt areas outside of fuel dispensing areas must be treated with an appropriate and approved stormwater quality improvement device (SQID) to remove all water contaminants, particularly hydrocarbons, prior to releasing stormwater from the subject land.	Prior to the commencement of use, and to be maintained thereafter.
68.	Leakage and spills of oil and/or other fluids from cars entering forecourt areas must be cleaned up as soon as practicable to prevent access of contaminants to stormwater drains.	At all times.
Fuel Dispensing and Bulk Transfer		
69.	All fuel bowzers and dispensers must be designed to comply with <i>Australian Standard / New Zealand Standard AS/NZ 2299 Fuel dispensing equipment for explosive atmospheres</i> and be located to comply with <i>Australian Standard AS1940 The storage and handling of flammable and combustible liquids</i> .	Prior to the commencement of use, and to be maintained thereafter.
Underground Bulk Fuel Storage System		
70.	All underground bulk fuel storage tanks utilised for the storage system must be manufactured to comply with <i>Australian Standard AS 1692 Steel Tanks for Flammable and Combustible Liquids</i>	Prior to the commencement of use, and to be

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	and be located to comply with <i>Australian Standard AS1940 The storage and handling of flammable and combustible liquids</i> .	maintained thereafter.
Development Permit for Operational Work (Advertising Devices)		
No.	Condition	Timing
General		
1.	Undertake the development generally in accordance with the approved plans. These plans will form part of the approval, unless otherwise amended by conditions of this approval.	At all times.
Advertising Devices		
2.	<p>This development permit is for:</p> <ul style="list-style-type: none"> three (3) pylon signs as shown on Approved Plan A204, <i>Elevations</i>, prepared by Aspect Architects as amended; and a maximum total of 75m² of wall signage over a maximum of ten (10) separate signs for the development as a whole. <p>Any additional signage will require further approval.</p>	At all times.
3.	The advertising devices are approved to advertise the service station and associated food and drink outlets on the subject land only.	At all times.
4.	The advertising devices must be wholly located within the boundary of the premises.	At all times.
5.	Should a pylon sign contain a LED change component, the sign is subject to a separate application and must comply with the Department of Transport and Main Roads, Roadside Advertising Manual 2017 or equivalent.	At all times.
6.	<p>The maximum luminance levels for the signs must not exceed:</p> <ul style="list-style-type: none"> a. 2,000cd/m² during the day; and b. 300cd/m² during the night. <p>The final luminance levels are to be certified by a lighting engineer with a minimum of 5 years' experience, in accordance with Department of Transport and Main Roads, Roadside Advertising Manual 2017, Appendix D.</p>	At all times.
7.	The advertising devices must not exceed 8m in height above ground level.	At all times.
8.	Building approval is required for the construction of the pylon signs.	Prior to construction.
ADVISORY NOTES		
<p>(i) Council will issue an Infrastructure Charges Notice. These charges are required to be paid prior to the commencement of the use.</p> <p>(ii) All works associated with this approval may not start until all subsequent approvals have been obtained, and its conditions complied with.</p>		

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- (iii) Any additions or modifications to the approved use (not covered in this approval) may be subject to further application for development approval.
- (iv) An Environmentally Relevant Activity 63 must be obtained for Sewerage Treatment from the Department of Environment and Science prior to the commencement of use.
- (v) Biosecurity Queensland should be notified on 13 25 23 of proposed development(s) occurring in the Fire Ant Restricted Area before earthworks commence. It should be noted that works involving movements of soil associated with earthworks may be subject to movement controls and failure to obtain necessary approvals from Biosecurity Queensland is an offence.

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

The Fire Ant Restricted Area as well as general information can be viewed on the DAF website www.daf.qld.gov.au/fireants

- (vi) 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.
- (vii) The land owner must comply with *Local Law No. 1 (Administration) and Subordinate Local Law 1.4 (Installation of Advertising Devices)*.
- (viii) 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 accordance with gazetted cultural heritage duty of care guidelines and the *Cultural Heritage Act 2003*.
- (ix) The Workplace Health and Safety Act 1995 and Australian Standard - AS 1742 Manual of Uniform Traffic Control Devices must be complied with in carrying out any construction works, and to ensure safe traffic control and safe public access in respect of works being constructed on a road.
- (x) Hours of construction work must be strictly in accordance with all relevant State legislation and policies in force at the time of the construction work.
- (xi) Any noise or air pollution during construction must be strictly in accordance with all relevant State legislation and policies in force at the time of the construction work.

Advice for Queensland Urban Utilities

On 1 July 2014, Queensland Urban Utilities became the assessment manager for the water and wastewater aspects of development applications. An application will need to be made directly to Queensland Urban Utilities for water supply connections for the proposed development.

Report

1. Introduction

The applicant seeks a Development Permit for Material Change of Use for a Service Station and Catering Shop; and Operational Works for Advertising Devices on Lot 60 CH31894 at Warrego Highway, Helidon Spa. An application for the proposed uses within the Rural Zone requires impact assessment against the planning scheme.

2. Background

The application was received by Council on 27 March 2017 and accepted as 'properly made' on 28 March 2017. At this time the *Sustainable Planning Act 2009* (SPA) was still in force and therefore the application has been assessed under the SPA provisions.

An Information Request was issued by Council on 18 April 2017 requesting additional information regarding a number of items including on-site effluent disposal, stormwater management, flooding and access. The applicant responded on 14 July 2017. A review of the information provided established that further clarification from the applicant was required in relation to stormwater management/flooding. Officers have had subsequent discussions with the applicant relating to these items. A third party review of the Stormwater Management Report was undertaken. The review found that further detailed modelling will be required at the Operational Works stage to ensure no worsening is achieved for downstream properties and/or infrastructure.

The application required referral to the Department of State Development, Infrastructure and Planning (DSDIP) and the Department of Transport and Main Roads (DTMR) via the State Assessment and Referral Agency (SARA). No formal Information Request was issued by either department, however extensive discussions have occurred between the Applicant and DTMR regarding the issues in relation to traffic interactions with the Warrego Highway and stormwater/flooding in the area. A final response which included a set of conditions was received from SARA on 3 October 2018.

3. Proposed Development

The proposed Highway Service Centre (HSC) development comprises the following:

- One (1) building containing a service station and catering shop with a Gross Floor Area (GFA) of 224m² (tenancy A) and five (5) food and drink outlets with a combined GFA of 678.5m²;
- Indoor seating area shared by all tenancies, amenities and truckers' lounge with a combined GFA of 1,072m²;
- Outdoor seating and play areas of 655m²;
- Three (3) drive-through service points associated with tenancies B, C and D including waiting and queuing areas;
- Car refueling forecourt with 16 bowzers;
- Separate truck refueling area with 6 bowzers and six (6) AV parking spaces;
- Two (2) vehicle entry and exit points;

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- 115 car parking spaces, 8 caravan/trailer parking spaces, 6 motorcycles parking spaces, 2 SRV parking space and 2 refueling truck spaces;
- Bin storage and collection area;
- A 7.0m wide landscaping strip along road frontage, and landscaping throughout the carpark;
- Stormwater detention basin;
- Sewerage treatment plant; and
- Advertising signage (three pylon signs and wall signage).

The development is to be located within the front portion of the subject site nearest the Warrego Highway. The building will be setback a minimum of 35m from the front boundary and at least 78m from either side boundary. The rear half of the site remains vacant.

The proposed building will be a maximum of 8.2m in height and have an overall GFA of 1,974m² and a total footprint of 2,695m². The five food and drink outlets and the service station are located around a central shared seating area. Patrons are also able to utilise the outdoor grassed or seating areas and an outdoor plaza area containing children's play equipment. The development is to operate on a 24/7 basis. A refuse storage and collection point is located to the south-west of the building in an enclosed structure.

Access to the subject land will be via a new roundabout located at the north-western corner of the site. Traffic from the east will exit the highway via a new exit ramp and onto the roundabout. Travelers from the west will be able to safely exit the highway via a 'jug handle' construction and onto the roundabout. Traffic leaving the area in a western direction will also utilise the roundabout and re-enter the highway via a new acceleration lane. The current arrangement for travellers utilising Twidales Road will change. The existing highway entry/exit will close and Twidales Road will be extended eastward to the roundabout.

Generally, traffic will enter and exit the site via the roundabout or via a second vehicle cross-over in the north-west corner of the lot. The large-vehicle traffic is directed to the rear of the building to where the truck refueling bowlers and parking spaces are located, and from there access is had directly into the truckers' lounge area. Small vehicles are directed into the service station forecourt or to either side of the forecourt into the parking area to the front of the building or the drive-through facilities for tenancies C and D along the rear. The drive-through for tenancy B is accessed through the car park to the front.

The subject site is currently not serviced by a reticulated water supply or sewer; however, it is expected that a water connection will be able to be made available via Nans Road to the east of the subject land. The site is not sewered, therefore the proposed development will require a sewer treatment plant. Given the size of the treatment plant, an Environmental Authority must be obtained under the *Environmental Protection Act 1994* as a separate process through the Department of Environment and Science.

Three (3) pylon advertising signs are located evenly spaced along the road frontage. The signs are proposed to be 12.5m in height and 5.1m wide, and allow a space for advertising of each tenancy, with the service station sign at the top. Further signage consists of seven (7) wall signs ranging from 2.3m² to 5.6m² on the building façade.

Bulk earthworks will be required to construct a building platform for the development. The extent of the earthworks (including the need for and extent of retaining walls and cut and fill)

It is noted that the Department of Transport and Main Roads (DTMR) is undertaking works to construct the access to the Toowoomba Second Range Crossing (TSRC) from the Warrego Highway in the vicinity of the subject site. It is proposed that the works for the development are to be integrated with the works currently being undertaken by DTMR.



Figure 1 – Location Plan



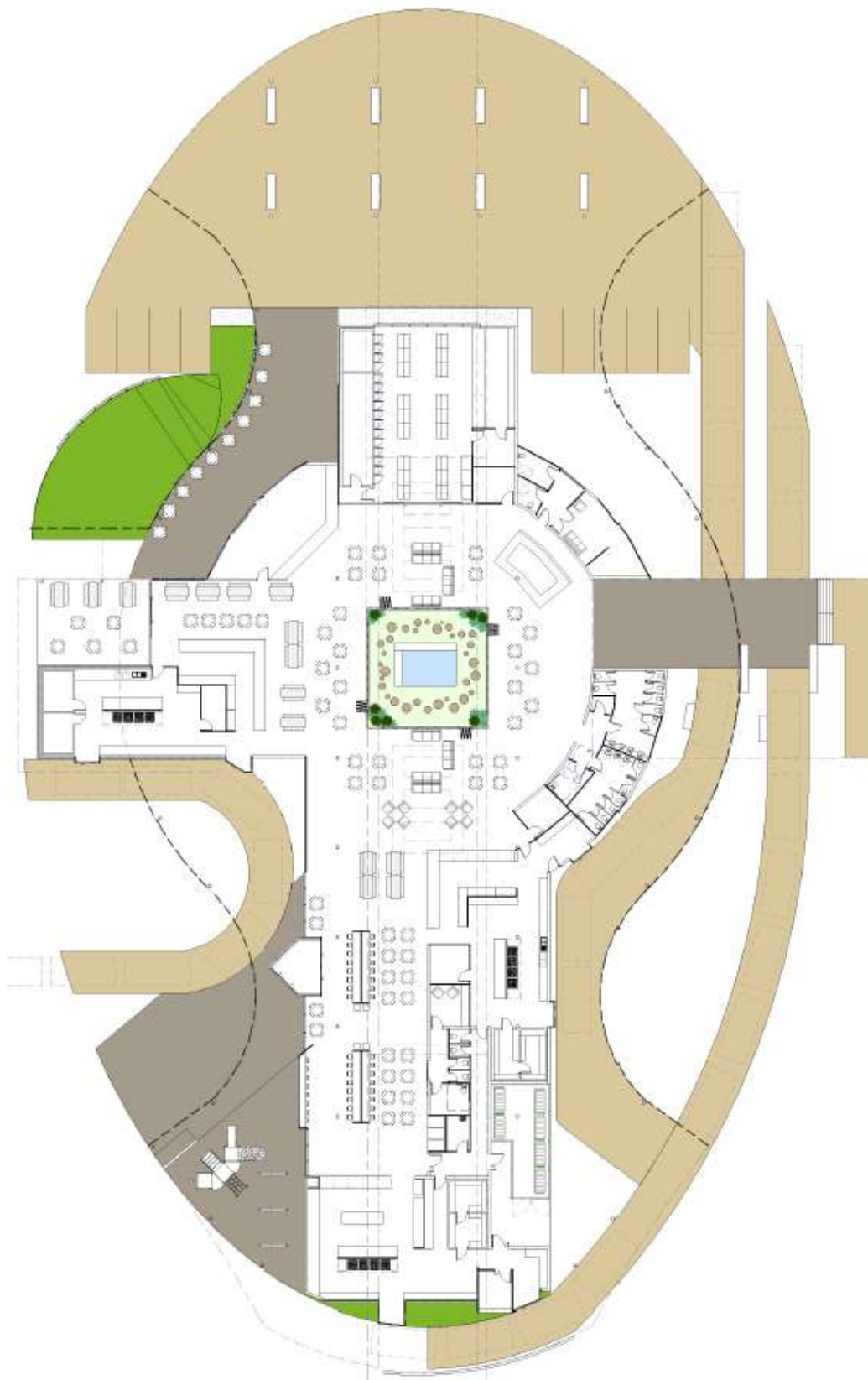
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Figure 2 – Proposed Site Plan Part A



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Figure 3 – Proposed Site Plan Part



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Figure 4 – Floor Plan

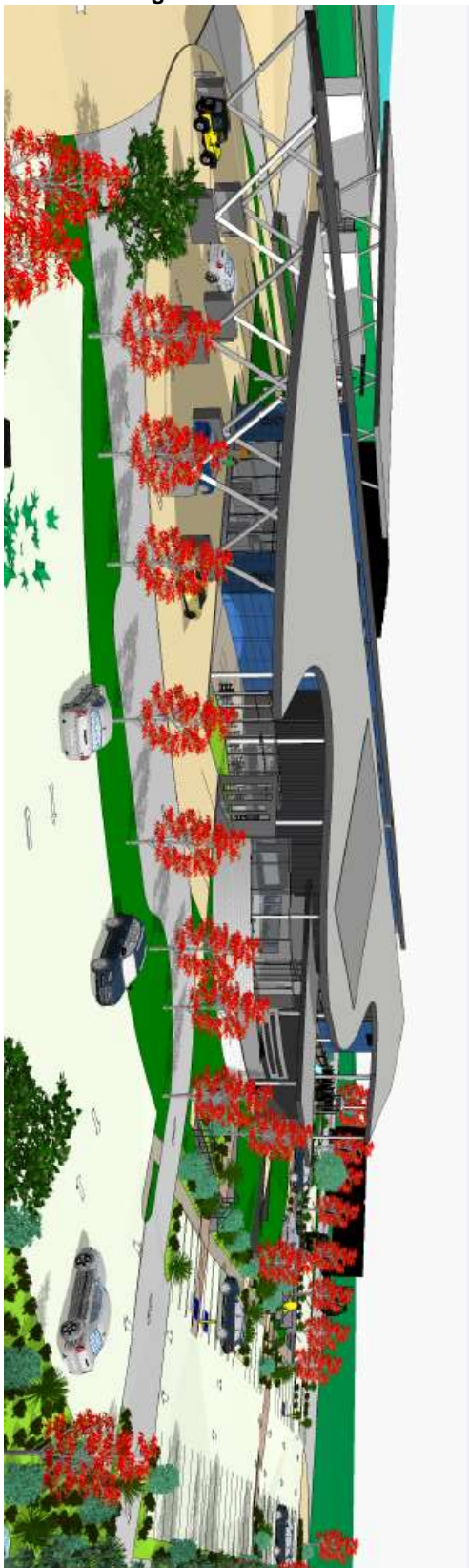


Figure 5 – 3D View

3.1 Subject Land

The subject site is located along the Warrego Highway at Helidon Spa (Lot 60 CH31894) and is unimproved.



Figure 6 – Aerial photo of subject site

The majority of the site is covered with mature trees and shrubs, which is mapped by the Department of Natural Resources, Mines and Energy as Regulated Vegetation – Category C (High Value Regrowth) and contains Of Concern Regional Ecosystems.

The site falls towards the highway with a relatively level section at the front of the site. This front portion of the site is subject to flooding (low, medium and high hazard, flood investigation and overland flow paths).

Currently, the site is accessed from the Warrego Highway via Twidales Road. Twidales Road is constructed to a rural standard in this location. Twidales Road is located within the DTMR road reserve and is under a maintenance agreement with LVRC.

Surrounding land uses are varied. The area to the south predominantly consists of agricultural uses (grazing), with the nearest rural dwelling located approximately 480m to the south-west. Land uses to the east are industrial (along Nans Road), rural dwellings and a golf driving range. The area to the north across the Warrego Highway is predominantly rural residential. The land to the west contains a caravan park and rural uses, an outdoor adventure centre and boarding kennels.

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The subject site is not serviced by reticulated water or sewer.

4. Assessment

4.1 Legislative Requirements

The application was made at a time that the *Sustainable Planning Act 2009* (SPA) was in place and therefore assessment of the development is required to be under SPA as well. As such, the following statutory planning instruments apply to the extent they are relevant to the development:

- (a) a matter prescribed under *Sustainable Planning Regulation 2009*
- (b) a State planning regulatory provision
- (c) a State planning policy
- (d) a planning scheme
- (e) a temporary local planning instrument

Assessment of this application against the relevant planning instruments is provided in the following sections.

4.2 State Planning Regulatory Provisions

South East Queensland Regional Plan 2009-2031 (SEQRP)

The subject site is located within the Regional Landscape and Rural Production Area of the SEQRP. Given that the proposed development is for an urban use with a Gross Floor Area greater than 1,000m², the proposal triggered referral to the Department of State Development, Infrastructure and Planning (DSDIP) as per the *Sustainable Planning Regulation*, Schedule 7, Table 3, Item 12. It is therefore required that the Applicant demonstrate that the locational requirements or environmental impacts of the development necessitate its location outside of the Urban Footprint and that there is an overriding need for the development in the public interest.

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Figure 7 – SEQR land use category
(extract from SPP Interactive Mapping System)

The Applicant has provided an Economic Needs Assessment, which concludes that *“there is an economic, social and planning need for the proposed HSC that far outweighs the benefits of retaining the site as a rural property within the regional landscape and rural production area”*. This statement is based on the following:

- The location of the proposed HSC on the highway is considered essential as it provides an opportunity for refuelling, food and rest prior to accessing the Toowoomba Second Range Crossing (TSRC). The nearest HSCs are located at Hatton Vale and Haigslea approximately 45km and 58km respectively from the TSRC. The next closest HSC travelling in a western direction on the TSRC is not until Charlton (approx. 30km).
- A number of alternative sites have been considered, all of which were unsuitable for the proposed development.
- In absence of the proposed HSC, more traffic would continue on to Withcott to make use of the refuelling option there, which means that they would have to backtrack to access the TSRC or stay on their current route. This would in part negate the benefits of the bypass at a significant cost (fuel, time, environmental impacts).
- Expenditure and market analysis has indicated that the proposed HSC will be viable given the expected number of vehicles per day (upwards of 400,000 for 2017).
- The development will provide approximately 25-30 FTE jobs, which could be filled by local residents.
- The HSC caters specifically for the travelling public and would therefore not have an economic impact on the existing commercial/retail activities in the surrounding towns.
- Although the site is located within the Rural Zone, the development does not fragment rural land as the need for the use is defined by the location of the highway.
- The development is conveniently located at the start of the TSRC which reduces anxiety in drivers that are unfamiliar with the area.

It is considered that the above demonstrates that the locational requirements necessitate its location outside of the Urban Footprint and that there is an economic, social and planning benefit to the community from the proposed development.

DSDIP had no objections to the proposal and provided a concurrence agency response with conditions relating to the gross floor area of the development, car parking provisions and the heavy vehicle driver rest area.

4.3 State Planning Policy April 2016 (SPP)

The *State Planning Policy* is yet to be incorporated within Council's planning scheme. While there are some elements that align with the SPP there are others to be considered. The SPP interactive mapping system identifies the subject site as being located within:

- Water Resource Planning Area
- Climatic regions – stormwater management design objectives
- Important Agricultural Area
- Flood hazard area - Level 1 – Local Government flood mapping area
- Bushfire Hazard Area

State Interest – Agriculture

There is no applicable assessment benchmark for Agriculture in the SPP 2016.

The proposed development location adjacent to the Warrego Highway is the only part of the site that is identified as an important agricultural area. The land is not considered suitable for any significant rural purpose. On this basis no further assessment has been undertaken.

State Interest – Water Quality

The site is mapped within a water resource catchment. The assessment benchmarks for Water Quality state:

Development:

- (1) *avoids or otherwise minimises adverse impacts on environmental values of receiving waters, arising from:*
 - (a) *altered stormwater quality or flows, and*
 - (b) *waste water (other than contaminated stormwater and sewage), and*
 - (c) *the creation or expansion of non-tidal artificial waterways, and*
- (2) *by demonstrating it complies with the SPP Code: Water quality (Appendix 3).*

To meet the assessment benchmark for Water Quality, the applicant has indicated that best practice management techniques will be adopted for the development, including a separate water quality treatment system for the fuel bowser/apron treatments. However, to ensure that water quality is addressed in full, a condition is recommended that an updated Stormwater Management Plan is provided which addresses the SPP.

State Interest – Natural Hazards, Risk and Resilience

The majority of the site is mapped within the Bushfire Hazard Area. The relevant assessment benchmarks for this application are as follows:

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For all natural hazards:

Development:

- (1) *avoids natural hazard areas or mitigates the risks of the natural hazard to an acceptable or tolerable level, and*
- (2) *supports, and does not unduly burden, disaster management response or recovery capacity and capabilities, and*
- (3) *directly, indirectly and cumulatively avoids an increase in the severity of the natural hazard and the potential for damage on the site or to other properties, and*
- (4) *avoids risks to public safety and the environment from the location of hazardous materials and the release of these materials as a result of a natural hazard, and*
- (5) *maintains or enhances natural processes and the protective function of landforms and vegetation that can mitigate risks associated with the natural hazard*

The location of the proposed development is on the northern portion of the site that is covered by the Potential Impact Buffer of the Bushfire Hazard Area. Mature vegetation is located on the balance of the subject site and continues onto adjacent properties. As the portion of the site where the development is proposed is located outside of Medium and High Potential Bushfire Intensity and is generally clear of vegetation, it is considered that the use will not increase risk to persons or public safety.

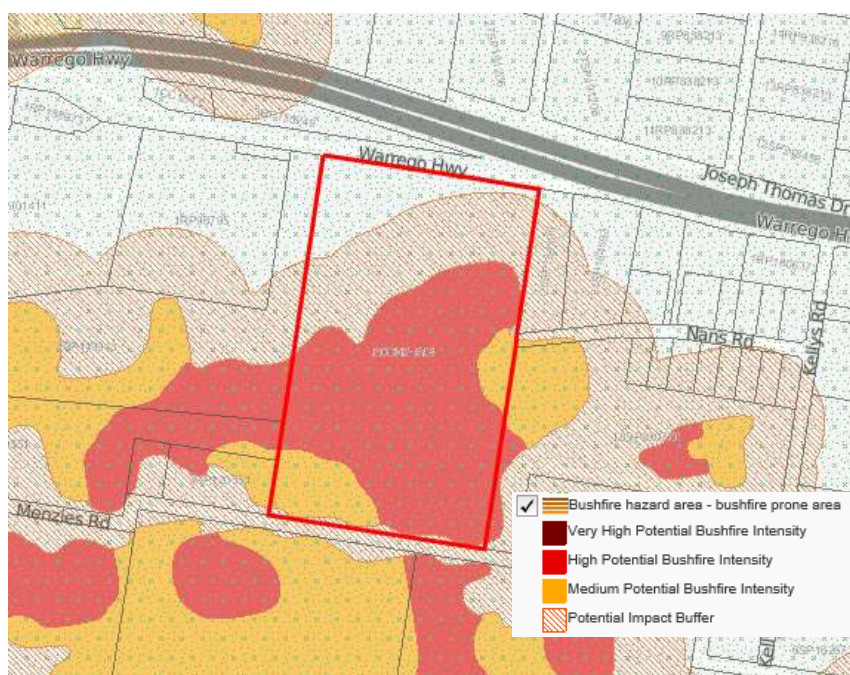


Figure 8 – Bushfire Hazard
(extract from SPP Interactive Mapping System)

The SPP also shows the subject site as being mapped within the Local Government flood hazard area. The development triggers assessment against the TLPI, which is discussed below.

Regional Planning Interests Act 2014

A ***priority living area*** is an area—

- (a) shown on a map in a regional plan as a priority living area; and
- (b) that includes the existing settled area of a city, town or other community and other areas necessary or desirable—
 - (i) for the future growth of the existing settled area; and
 - (ii) as a buffer between the existing or a future settled area and resource activities.

Required outcome

The location, nature and conduct of the activity is compatible with the planned future for the priority living area stated in a planning instrument under the *Sustainable Planning Act 2009*.

Prescribed solution

The application demonstrates each of the following—

- (a) the activity is unlikely to adversely impact on development certainty—
 - (i) for land in the immediate vicinity of the activity; and
 - (ii) in the priority living area generally;
- (b) carrying out the activity in the priority living area, and in the location stated in the application, is likely to result in community benefits and opportunities, including, for example, financial and social benefits and opportunities.

The subject site is located in a Priority Living Area under the *Regional Planning Interests Act 2014*. It is considered that the proposed development is compatible with the planned future for the area, in particular given its proximity to the TSRC and the various non-rural land uses in the surrounding area.

4.4 Gatton Shire Planning Scheme 2007

Desired Environmental Outcomes (DEO's)

Environment

- (a) *Gatton Shire's natural environment is protected, so that biodiversity, ecological processes and air, land and water quality are maintained.*
- (b) *The disposal of wastes is effectively and sustainability managed.*
- (c) *Sustainable land management practices are promoted.*
- (d) *Places, areas or sites identified as being susceptible to land degradation, including erosion, landslip and contamination are protected and further degradation minimised.*

The subject site is in an area that has limited ecological and agricultural value. The front portion of the site where the development is to be located is predominantly cleared of vegetation and the proposed development does not require significant further removal of trees. The development site is currently not subject to or susceptible to land degradation and the proposal does not increase the risk of land degradation. The proposal includes a sewerage treatment plant to appropriately deal with wastewater; stormwater management practices will include water quality measures; and all waste from the development will be collected and disposed of in accordance with environmental guidelines to ensure the risk of contamination of the land is sufficiently mitigated. Overall, the development is not considered to have a detrimental impact on the natural environment.

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Character and Landscape Quality

- (e) The rural character, significant natural features, cultural heritage and landscape values of the Shire are protected and enhanced.*

The subject site is located in an area that contains a variety of land uses (including a number of non-rural uses) and adjoins the Warrego Highway. The existing character of the area is therefore not specifically rural. Neither the subject land nor the surrounding area contains any significant natural features, cultural heritage or landscape values. Therefore, it is considered that the proposed development does not detract from the existing character or affect any significant values.

Settlement Pattern, Amenity and Safety

- (f) The town of Gatton retains its role as the primary centre in the Shire for retail services, employment opportunities and higher order community services and facilities, with Helidon, Withcott and Grantham serving as secondary centres.*
- (g) Urban and rural residential development in Gatton Shire occurs in discrete centres or localities that provide a sense of place and community identity, and process a high level of safety, convenience and amenity for residents.*
- (i) Planning and design takes into account the potential adverse effects from natural hazards such as bushfire, landslide and flooding and is consistent with the performance criteria in section 5.71 complies with the Flood Inundation Overlay Code.*

The proposed development is specifically targeting travellers on the Warrego Highway that will be using the TSRC. The Economic Impact Assessment that was provided with the application indicates that the proposed development is unlikely to produce any significant negative economic impact on the existing centres of Gatton, Helidon and Withcott. Further, the proposed development will provide additional employment opportunities that would also suit locals. In the proposed location it can be seen as an 'entry statement' to the TSRC, which provides a sense of place and locals can identify with. The proposed development is not subject to any natural hazards with the exception of flooding. The applicant provided a Stormwater Management Plan which has been assessed by a third party. The review found that further detailed modelling is required to establish the exact extent of the potential for impacts on downstream properties and infrastructure. This modelling can occur at the time of an Operational Works application. The *Temporary Local Planning Instrument 01/2017 – Flood Regulation* section below provides a further assessment.

Access to Services, Facilities and Employment Opportunities

- (i) Convenient and efficient access to services, facilities and employment opportunities is promoted.*

The proposed HSC is located conveniently for travellers along the highway (which is the main target market). It can be accessed readily and safely via the proposed highway exit ramp and roundabout. The HSC provides a range of facilities and services that are relevant to highway travellers together in one location. Further, the HSC provides employment opportunities for locals.

Cultural Heritage

- (j) Gatton Shire's areas or places of cultural heritage significance such as those of indigenous cultural significance, or aesthetic, architectural, historical, scientific, social or technological significant, to the present generation of future generations are managed and their ongoing significance for the community is maintained or enhanced.*

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The subject site is not located on the Register of Heritage Places and Precincts under Schedule 2 of the Scheme.

Economic Development and Natural Resource Management

- (k) *A strong and diverse economic base is promoted that builds upon the Shire's established rural strengths, its natural resources, its landscape character, and its location on strategic transport routes; and provides a broad range of employment opportunities.*
- (l) *Sustainable industrial development is promoted with the concentration of industry activities encouraged in the centres of Gatton and Withcott achieving benefits of colocation, infrastructure availability and protection from inappropriate development.*
- (m) *Low impact tourism activities based on the scenic and rural values of the Shire are encouraged to contribute to the economic growth of the Shire.*
- (n) *Development is encouraged to have regard to the function and effects of existing infrastructure.*

The proposed HSC adds to the economic base of the region, providing services and facilities in a strategic and prominent location on an existing major transport route for west-bound traffic and at the start of the soon to be completed TSRC. The Economic Need analysis provided with the application indicates that there is an economic, social and planning benefit to the community as a whole for the development to be located here.

The road network infrastructure in the vicinity of the subject site as existing, and as proposed by DTMR as a result of the TSRC works, needed to be scrutinised closely to ensure the proposed development would not compromise its function. The proposed accesses to and from the site have been amended from that in the initial application as a result of discussions between the applicant and DTMR. The current proposed access (including the roundabout configuration and closure of the existing intersection between the Warrego Highway and Twidales Road) as an overall concept has been determined by DTMR to be the safest and most appropriate solution in terms of access.

The development as proposed could have an effect on the surrounding road network in terms of flooding. The applicant provided a Stormwater Management Plan which has been assessed by a third party. The review found that further detailed modelling is required to establish the exact extent of the potential for impacts on downstream properties and infrastructure. This modelling can occur at the time of an Operational Works application. The *Temporary Local Planning Instrument 01/2017 – Flood Regulation* section below provides a further assessment.

Applicable Planning Scheme Codes

The codes contained in the *Gatton Shire Planning Scheme 2007* that are relevant to assessment of the application are as follows:

- Rural General Zone Code
- Service Station and Car Wash Code
- Commercial Premises and Shops Code
- Advertising Devices Code
- Building Works Code
- Earthworks Code
- Landscaping Code

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- Lighting Code
- Services and Infrastructure Code
- Vehicle Access, Parking and On Site Movement Code
- Temporary Local Planning Instrument 01/2017 – Flood Regulation

Rural General Zone Code

The subject site is located within the Rural General Zone of the *Gatton Shire Planning Scheme 2007*. The overall outcomes sought for the Rural General Zone are the following-

- (a) *The zone is to provide for agricultural production, other rural activities and the maintenance of the Shire's landscape quality that is important to the overall character of the Shire.*
- (b) *Closer settlement, particularly urban and rural residential development, is not consistent with the zone, in accordance with the SEQ Regional Plan.*

The relevant specific outcomes are:

- (a) *Downstream water quality is protected from impacts resulting from the development.*
- (b) *New uses and works associated with new development are located, designed and managed to minimise adverse effects on environmental values.*
- (c) *Access arrangements required to service new development are designed to accommodate the type and volume of traffic likely to be generated.*
- (d) *Development achieves effective separation or buffering from existing incompatible uses or those that may establish in the future.*
- (k) *All other defined uses and other not defined uses, not specifically identified in Table 1 are not consistent with the purpose of the zone.*

Although the subject site is located within the Regional Landscape and Rural Production Area under the SEQRP and the Rural General Zone under the Planning Scheme, the use of the site for a viable rural activity is limited. Given that the surrounding area consists of a variety of uses, it is considered that the proposed development would not have a detrimental impact on the overall character of the area. Further, the majority of the site is not recognised as being Important Agricultural Land.

The application has demonstrated that there is an overriding need for the development to be located at the subject site and provides economic and social benefits to the overall community. It is considered that the proposed development satisfies the requirements of the code.

Service Station and Car Wash Code

The proposed development generally satisfies the Specific Outcomes and Probable Solutions. Specific Outcome P3 states that safe and convenient access is to be provided that is not from the Warrego Highway. In this instance, given that the site is located along the Warrego Highway, the application was assessed by the Department of Transport and Main Roads. DTMR has determined that as a result of the development access to the site needs to be provided via a new round-about to ensure safety for road users. It is considered that the proposal satisfies the requirements of the code.

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Commercial Premises and Shops Code

The proposed development generally satisfies the purpose of the Code and the Specific Outcomes and Probable Solutions, with the exception of Specific Outcome P4, and Probable Solution A3.1. These criteria require that development on land that is not located within the Commercial Zone is limited in size (maximum of 100m²) and that they are within convenient walking distance of most of the population it serves.

Although the proposed development is to be located on a site outside of any existing retail centres in the area and not within a Commercial Zone, it has been sufficiently demonstrated that there is an overriding need for the development to be located here and for the extent of the development to be greater than 100m². Further, the proposed shop is specifically related to the service station use and will have no more than conveniences available for a specific target market (highway travellers) rather than serve as a main retail point for local residents. Walkability is therefore not considered to be an issue. It is considered that the proposed development satisfies the requirements of the code.

Advertising Devices Code

The proposed development generally satisfies the Specific Outcomes and Probable Solutions, with the exception of Probable Solutions A3.2 and A3.6. These require a maximum height for free-standing signs of 4m above ground level and that the signs are not illuminated.

The proposal includes three (3) double-sided pylon signs and a number of wall signs with a total area of 48m². The initial proposal included three (3) pylon signs each with a height of 7m and a width of 2.12m. Recently submitted amended plans for the development include proposed pylon signs that are 12.5m in height and 5.1m wide and illuminated. Given the type and size of the overall development it is considered reasonable that the pylon signs will need to be visible from a distance and therefore require some additional height and illumination. However, it is considered that a height of 12.5m is excessive, in particular where there is more than one sign of this size within 300m of frontage. This is visually highly dominant and detracts from the quality of the streetscape. Previously approved signs of a similar nature have all been a maximum height of 8m. To ensure consistency, it is recommended that the signs are limited to a maximum height of 8m.

Further, it has been requested that Council approve a total area of 75m² for wall signage rather than each individual sign (with a total proposed surface area of 47m²), which would allow for a more flexible arrangement of signage. As the individual tenancies may be filled by a variety of food and drink outlets, it is appropriate to allow some flexibility in associated signage. It is considered that the additional area is not going to have a detrimental effect on the visual impact of the overall development.

Building Works Code

The proposed building has a maximum height of 8.134m above natural ground level and is setback more than 20m from the front boundary and 10m from the side and rear boundaries. Therefore, the proposal complies with the code.

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Earthworks Code

The proposed development generally satisfies the requirements of the code and can be conditioned to comply.

Services and Infrastructure Code

The proposed development generally satisfies the requirements of the code and can be conditioned to comply.

Vehicle Access, Parking and On Site Movement Code

The proposed development generally satisfies the Specific Outcomes and Probable Solutions, with the exception of Probable Solution A10.1.

A10.1 The number of on-site car parking spaces provided is not less than indicated for the use in table 6.29.1 below.

<i>Catering Shop</i>	<i>1 space for each 15m² or part thereof of gfa plus room for 8 vehicles to queue if the premises includes a drive through facility</i>	<i>Where part of a shopping centre AV, SRV otherwise</i>
<i>Service station</i>	<i>4 spaces for each service bay plus 1 space for each 30m² or part thereof of gfa of any shop component of the use</i>	<i>AV</i>

The following table indicates the car spaces required and proposed:

Use	Required	Proposed
Catering Shop	678m ² of GFA and 3 drive-throughs = 46 spaces + 24 queuing spaces	123 spaces plus 24 queuing spaces
Service station	1,296m ² of GFA plus 16 bowlers = 44 + 64 spaces = 108 spaces	
	<i>Total = 154 + 24 queuing spaces</i>	

The above stated requirement is for each use in isolation. However, it is reasonable to expect that some of the service station customers will also utilise the food outlets. Therefore, there is some overlap between the parking requirements for the uses. Also, some patrons may not need a space at all by only using a drive-through facility. Further, the proposed number of spaces is commensurate with other similar developments in South East Queensland. It is considered reasonable that the proposed number of car parking spaces will be sufficient for the overall development.

Temporary Local Planning Instrument 01/2017 – Flood Regulation

The front portion of the subject site and the access to the site are located within the Flood Investigation Area and the Low, Medium and High Flood Hazard under the *Temporary Local Planning Instrument 01/2017 – Flood Regulation* (refer Figure 9).

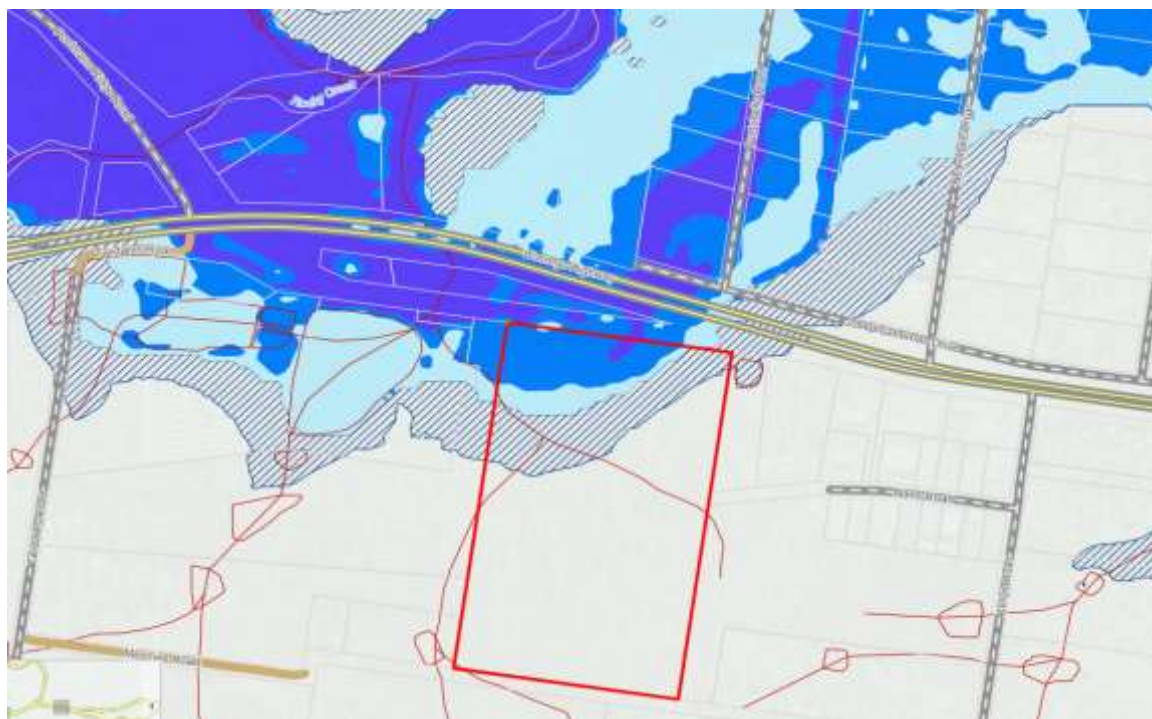


Figure 9 – Temporary Local Planning Instrument 01/2017
Flood Regulation Mapping

Development Site

The northern portion of the site is located within Council's Defined Flood Event (DFE). To ensure that the proposed development is able to achieve flood immunity, it is proposed to fill this portion of the site to the mapped DFE level of between RL151.03 and RL105.88. This will mean a loss of flood storage volume within the site. However, compensatory earthworks will be undertaken where required on the western side of the service centre within the property boundaries to maintain existing flooding characteristics for the subject site.

Potential flood impacts external to the subject site

The applicant was requested to provide a flood assessment to address any potential risk for flooding and any changes as a result of the development for the subject site and surrounding properties and infrastructure. An initial report was provided and reviewed by Council. A request for further information was made. The applicant provided an updated Stormwater Management Plan, which was reviewed by a third party engineering firm.

The amended plan addresses management of stormwater discharge and potential impacts of local and regional flooding, however it was not sufficiently demonstrated that the proposed development can provide a no-worsening situation for all surrounding and/or downstream properties and infrastructure. Although there likely is an overall benefit for the downstream property owners in the Portobello Road area to the north of the Warrego Highway, adjoining downstream properties and infrastructure would be impacted in case of flooding (e.g. Twidales Road). Given the relatively large regional stormwater catchment, on-site detention of stormwater will not be sufficient to be able to ensure no-worsening, and the surrounding area is therefore to be considered for additional storage of flood volume. This storage may need to occur on adjoining properties with the consent of those land owners. Further detailed

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modelling is required to determine the extent of potential impacts downstream and potentially owners' consent obtained to discharge floodwaters to their property. However, it is considered that it is not reasonable to require the applicant to provide this information at this stage. Therefore, conditions have been recommended to require an updated Stormwater Management Plan to be provided at the Operational Works stage of the development that includes detailed modelling to determine the extent of any potential flood impacts on adjoining downstream properties and infrastructure including owners' consent where required.

4.5 Public Notification

The application was publicly notified between 20 July 2017 and 11 August 2017 for a total of seventeen (17) business days. Three (3) properly made submissions were received during the notification period and two (2) not properly made submissions after the notification period closed. It is noted that one (1) submission was in support of the proposed development. The concerns raised within the submissions are provided below.

ISSUES	COMMENTS
A submitter states that given the proximity of the development to their rural residential property they have concerns regarding the potential noise impacts from a service station that operates 24/7.	The subject site is located along an existing major road that carries traffic 24/7 including large trucks. The proposed service station is unlikely to generate a significant amount of additional noise that would have a detrimental impact on nearby residences. The nearest sensitive receiver is a residence located approximately 120m to the east of the proposed development on a property that adjoins the highway and in close proximity to industrial uses at Nans Road. The second nearest dwelling is located approximately 450m to the south-west of the development and is elevated approximately 14m above the proposed service centre. The distance between the proposed development and this dwelling is fully vegetated. The distance, the difference in elevation and the vegetation cover are considered to provide sufficient noise attenuation in this instance. Properties on the northern side of the Warrego Highway are considered to be more affected by vehicles travelling on the highway than by the proposed development.
A submitter has expressed concerns regarding the security of their property as they have experienced trespassing in the past which would potentially increase with more people being in the area to utilise the proposed development.	The applicant proposes to fence the development along the rear, which would significantly reduce the opportunity for people to leave the HSC and access adjoining sites via the rear of the subject land. Further, as security is the responsibility of the owner of the development, they propose to utilise security cameras to survey the area.
A submitter states that they have concerns that the proposed development will devalue their property.	It has been determined previously by the Planning and Environment Court that property values are not a consideration in planning matters.
A submitter states that they consider the scale of the proposed development to be inconsistent with the Planning Scheme and the SEQRP in terms of scale and demand. The submitter refers to five (5) already existing service stations between	As noted above, the application contains an Economic Needs Assessment, which establishes an overriding need for the development in the public interest and supports the choice of location.

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the subject land and Bundamba (approximately 60km to the east). Further, <i>“due to the size of the food offer, the proposal will directly compete with and undermine the designated commercial hub and the small businesses of Withcott”</i> .	
Submitters have raised concerns regarding the potential impacts to local traffic, in particular the intersection with Kellys Road to the east where service station users coming from the direction of Toowoomba would turn to access the development site, and in relation to reduced access to properties along Twidales Road from the Warrego Highway.	<p>The issue raised was in response to the plans provided when the application was made. Access between the subject site and the Warrego Highway has been addressed and resolved by DTMR and the issue raised is no longer relevant. Traffic from both east and west will be able to enter and exit the subject site in a safe manner utilising the proposed jug-handle facility and the round-about.</p> <p>DTMR requires that the existing intersection between the Warrego Highway and Twidales Road is closed as a result of this development. This means that Twidales Road is to be upgraded to connect to the new round-about. In this case, DTMR has transferred the responsibility for the maintenance and any upgrade of Twidales Road to Council via a maintenance agreement. Therefore, Council can impose a standard for the upgrade of Twidales Road. Council requires the Twidales Road to be constructed between the round-about and 20m past the current intersection and with a 7m wide sealed surface. Conditions have been recommended accordingly.</p>
A submitter has expressed concerns regarding the fact that the development is proposed on land that is subject to flooding, and the increased risk to people and property (in particular locally) that the proposed development may cause.	As outlined above, the applicant has undertaken initial modelling of flooding in the area and the potential risks associated with the proposed development. For the full extent of the flooding potential to be known, the applicant is required to undertake further modelling at the detailed design stage of the development. Any stormwater management solution will need to ensure that no worsening to the existing situation occurs for surrounding and downstream properties and infrastructure.

4.5 Referral Agencies

The application required referral in accordance with the *Sustainable Planning Regulations 2009* as follows:

- Schedule 7, Table 3, Item 1 – State-controlled Road
- Schedule 7, Table 3, Item 12 – South East Queensland Regional Plan Provisions

The applicant referred the proposed development to the Department of Transport and Main Roads (DTMR) and the Department of State Development, Infrastructure and Planning (DSDIP) via the State Assessment and Referral Agency (SARA) on 12 April 2017. Council received a Referral Agency Response on 3 October 2018 with conditions.

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The conditions relate to required road works and access arrangements, stormwater management, and the operation of the use (GFA, car parking and the truckers' lounge area).

4.6 Further Approvals Required

If approved, the proposed development is subject to further permits:

- Operational Works (roadworks, stormwater drainage, earthworks, landscaping)
- Building Works
- Plumbing and Drainage

4.7 Adopted Infrastructure Charges Resolution No.2/2018

If approved, the development would attract Infrastructure Charges. The proposed use is for a Service Station and Catering Shop, and Food and Drink Outlets. These uses are categorised in the Adopted Infrastructure Charges Resolution No.2/2018 as 'Commercial (retail)', which are charged as follows:

LOCKYER VALLEY REGIONAL COUNCIL				
Charge Type	Description	Demand Units	Rate	TOTAL
PROPOSED DEMAND				
Charge	Service Station, Catering Shop and Food and Drink Outlets (GFA)	1,974m ²	\$109.00	\$215,166.00
	Service Station, Catering Shop and Food and Drink Outlets (Impervious)	16,481m ²	\$10.00	\$164,810.00
TOTAL PROPOSED DEMAND				\$379,976.00
EXISTING DEMAND				
Credit	Existing Allotment		\$12,500.00	-\$12,500.00
TOTAL EXISTING DEMAND CREDIT				\$12,500.00
TOTAL PAYABLE				\$367,476.00

It is noted that the proposal also includes Advertising Devices, however these do not attract Infrastructure Charges.

5. Policy and Legal Implications

The legal implications arising from the recommendation provided in this report are that submitter/s may choose to appeal the decision in the Planning and Environment Court.

6. Financial and Resource Implications

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

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7. Delegations/Authorisations

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

8. Communication and Engagement

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

9. Conclusion

The proposed development is recommended for approval subject to conditions.

10. Action/s

That the application for a Development Permit for Material Change of Use for a Service Station & Catering Shop, and Operational Work for Advertising Devices be approved.

Attachments

1↓	Referral Agency response with conditions	9 Pages
2↓	Enlarged Site Plan A	1 Page
3↓	Enlarged Site Plan B	1 Page
4↓	Master Site Plan	1 Page
5↓	Proposed Elevations East	1 Page
6↓	Proposed Elevations North	
7↓	Proposed Elevations South	1 Page
8↓	Proposed Elevations Truck Canopy & Pylon Signs	1 Page
9↓	Proposed Elevations West	1 Page
10↓	Proposed Ground Floor Plan	1 Page
11↓	Site Locality Plan	1 Page



Department of
**State Development,
Manufacturing,
Infrastructure and Planning**

Our reference: SDA-0417-038299
Council reference: CMB2017/0001

20 SEP 2018

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

Attention: Mr Nick Cooper

Dear Mr Cooper

Referral agency response—with conditions

(Given under section 285 of the *Sustainable Planning Act 2009*)

The development application described below was properly referred to the Department of State Development, Manufacturing, Infrastructure and Planning on 12 April 2017.

Applicant details

Applicant name:	Reed Property Group Pty Ltd
Applicant contact details:	C/- RPS Australia East Pty Ltd PO Box 1559, Fortitude Valley QLD 4006

Location details

Street address:	Warrego Highway, Helidon Spa
Real property description:	Lot 60 on CH31894
Local government area:	Lockyer Valley Regional Council

Application details

Development permit	Material change of use for Service station, Catering shop and Advertising devices
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Referral triggers

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

- Schedule 7, table 3, item 1 State-controlled road
- Schedule 7, table 3, item 12 Regional plans

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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 provide reasons for the decision to impose conditions. These reasons are set out in Attachment 2.

Advice to the applicant

The department offers advice about the application to the applicant—see Attachment 3.

Approved plans and specifications


The department requires that the plans and specifications set out below and enclosed must be attached to any development approval.

Drawing/report title	Prepared by	Date	Reference no.	Version /issue
Helidon Spa Road Functional Layout Sketch Plan (Ultimate)	Reed Property Group	Amended in red by DSDMIP on 7 September 2018	C-SK0001	D
Master Site Plan	Aspect Architects and Project Managers	Amended in red by DSDMIP on 7 September 2018	16-0810 A.000	F
Proposed Ground Floor Plan	Aspect Architects and Project Managers	Amended in red by DSDMIP on 7 September 2018	16-0810 A.100	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, on 3432 2404 or via email at IpswichSARA@dsdmip.qld.gov.au, who will be pleased to assist.

Yours sincerely



Rachel Hunter
Director-General

enc Attachment 1—Conditions to be imposed
 Attachment 2—Reasons for decision to impose conditions
 Attachment 3—Advice to the applicant
 Approved plans and specifications

cc Reed Property Group c/- RPS Australia East, cameron.hoffmann@rpsgroup.com.au

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Attachment 1—Conditions to be imposed

No.	Conditions	Condition timing
Development permit for material change of use for Service station, Catering shop and Advertising devices		
Sustainable Planning Regulation 2009, Schedule 7, Table 3, Item 1 State-controlled road—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 the Department of Transport and Main Roads to be the assessing authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
1.	<p>(a) Road works comprising the following must be provided generally in accordance with the Helidon Spa Road Functional Layout Sketch Plan (Ultimate), reference C-SK0001-D, prepared by Reed Property Group as amended in red by DSDMIP dated 7 September 2018.</p> <ul style="list-style-type: none"> closure of the existing Twidales Road (left-in/left-out) intersection with the Warrego Highway; construction of a new left-in / left-out intersection with the Warrego Highway comprising a westbound off-ramp directly from the Warrego Highway; westbound on and off-ramps to / from the acceleration lane for the U-turn jug handle facility; a new five-arm roundabout for all the required movements to/from the Warrego Highway, Twidales Road and the proposed development; and an extension to the Warrego Highway westbound acceleration lane from the U-turn jug handle. <p>(b) The road works must be designed and constructed in accordance with the Department of Transport and Main Roads Road Planning and Design Manual and any material referenced therein.</p>	<p>(a) and (b) At all times</p>
2.	<p>(a) Stormwater management of the development must ensure no worsening or actionable nuisance to the state-controlled road.</p> <p>(b) Any works on the land must not:</p> <ul style="list-style-type: none"> (i) create any new discharge points for stormwater runoff onto the state-controlled road; (ii) interfere with and/or cause damage to the existing stormwater drainage on the state-controlled road; (iii) surcharge any existing culvert or drain on the state-controlled road; (iv) reduce the quality of stormwater discharge onto the state-controlled road. <p>(c) RPEQ certification with supporting documentation must be provided to the Darling Downs District within the Department of Transport and Main Roads at downs.south.west.idas@tmr.qld.gov.au, confirming that the development has been constructed in accordance with part/s (a) and (b) of this condition.</p>	<p>(a) and (b) At all times</p> <p>(c) Prior to the commencement of use</p>

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No.	Conditions	Condition timing
3.	<p>(a) Any excavation, filling/backfilling/compaction, retaining structures and stormwater management measures and other works involving ground disturbance must not encroach or de-stabilise the state-controlled road or cause similar adverse impacts.</p> <p>(b) RPEQ certification must be provided to the Darling Downs District within the Department of Transport and Main Roads at downs.south.west.idas@tmr.qld.gov.au, confirming that the development has been constructed in accordance with part (a) of this condition.</p>	<p>(a) At all times</p> <p>(b) Prior to the commencement of use</p>
4.	<p>(a) The applicant must register an access easement on the title of existing Lot 60 on CH31894 between the road frontage and Lots 20-21 on SP184593 for vehicular access.</p> <p>(b) The applicant must provide to the Department of Transport and Main Roads at downs.south.west.idas@tmr.qld.gov.au a copy of the Registration Confirmation Statement/s and easement registration dealing number/s as evidence of the registration of the easement/s referred to in part (a) of this condition.</p>	<p>(a) At the time of survey plan registration</p> <p>(b) Within 20 business days of registration of the easements</p>
<p>Sustainable Planning Regulation 2009, Schedule 7, Table 3, Item 12 Regional Plans—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 the Department of State Development, Manufacturing, Infrastructure and Planning 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):</p>		
5.	The total gross floor area of the development must be generally in accordance with the total gross floor area shown on Master Site Plan, reference 16-0810 A.000 revision F, prepared by Aspect Architects and Project Managers as amended in red by DSDMIP dated 7 September 2018.	Prior to the commencement of use and to be maintained at all times
6.	The development must include a minimum of: <ul style="list-style-type: none"> (i) 117 parking spaces for non-articulated vehicles; (ii) six parking spaces for articulated vehicles; and (iii) six refuelling bays and diesel bowsters for trucks and heavy vehicles. 	Prior to the commencement of use and to be maintained at all times
7.	The heavy vehicle driver rest and shower area must be provided generally in accordance with Proposed Ground Floor Plan, reference 16-0810 A.100 revision D, prepared by Aspect Architects and Project Managers as amended in red by DSDMIP dated 7 September 2018.	Prior to the commencement of use and to be maintained at all times

SDA-0417-038299

Attachment 2—Reasons for decision to impose conditions

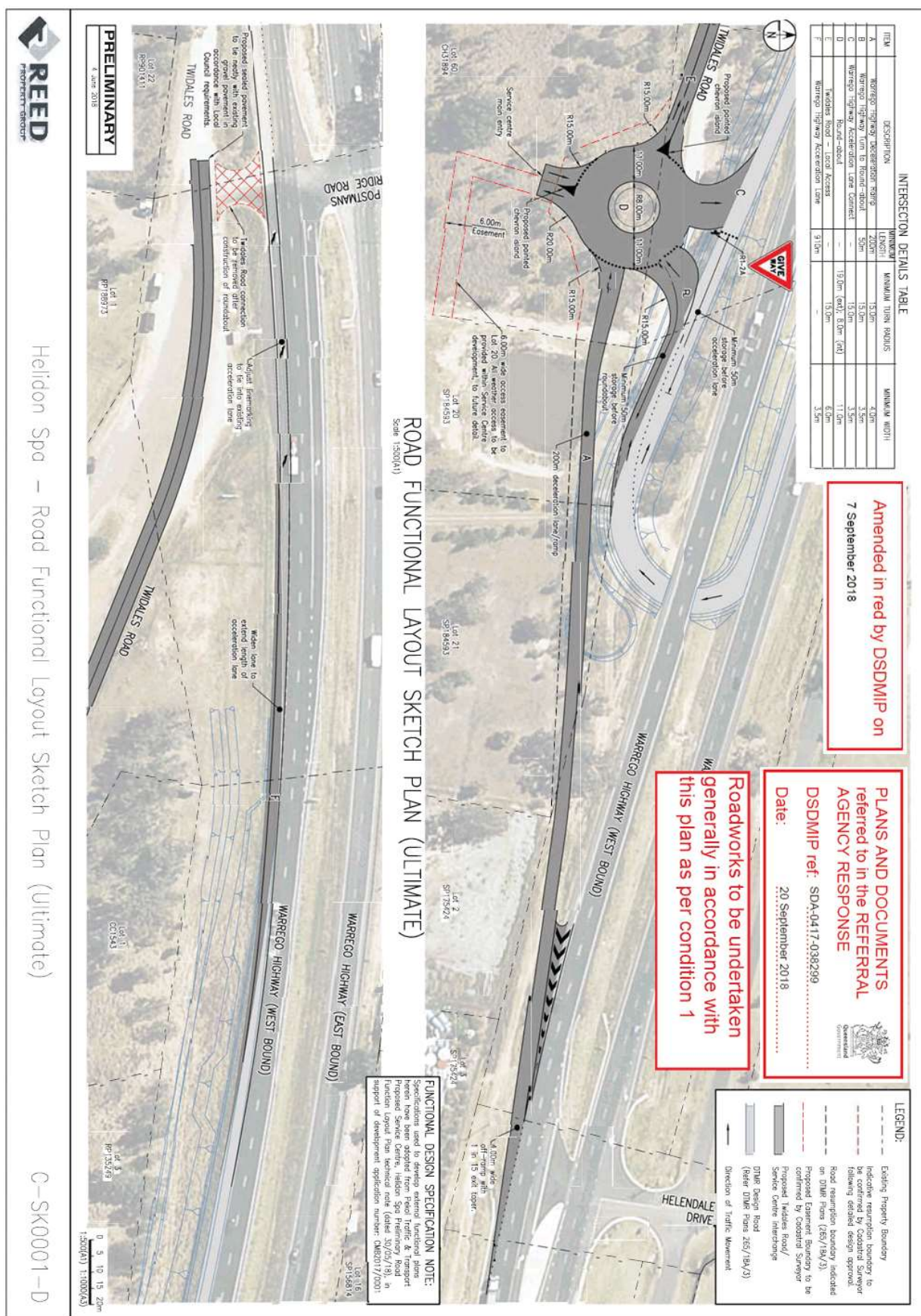
The reasons for this decision are:

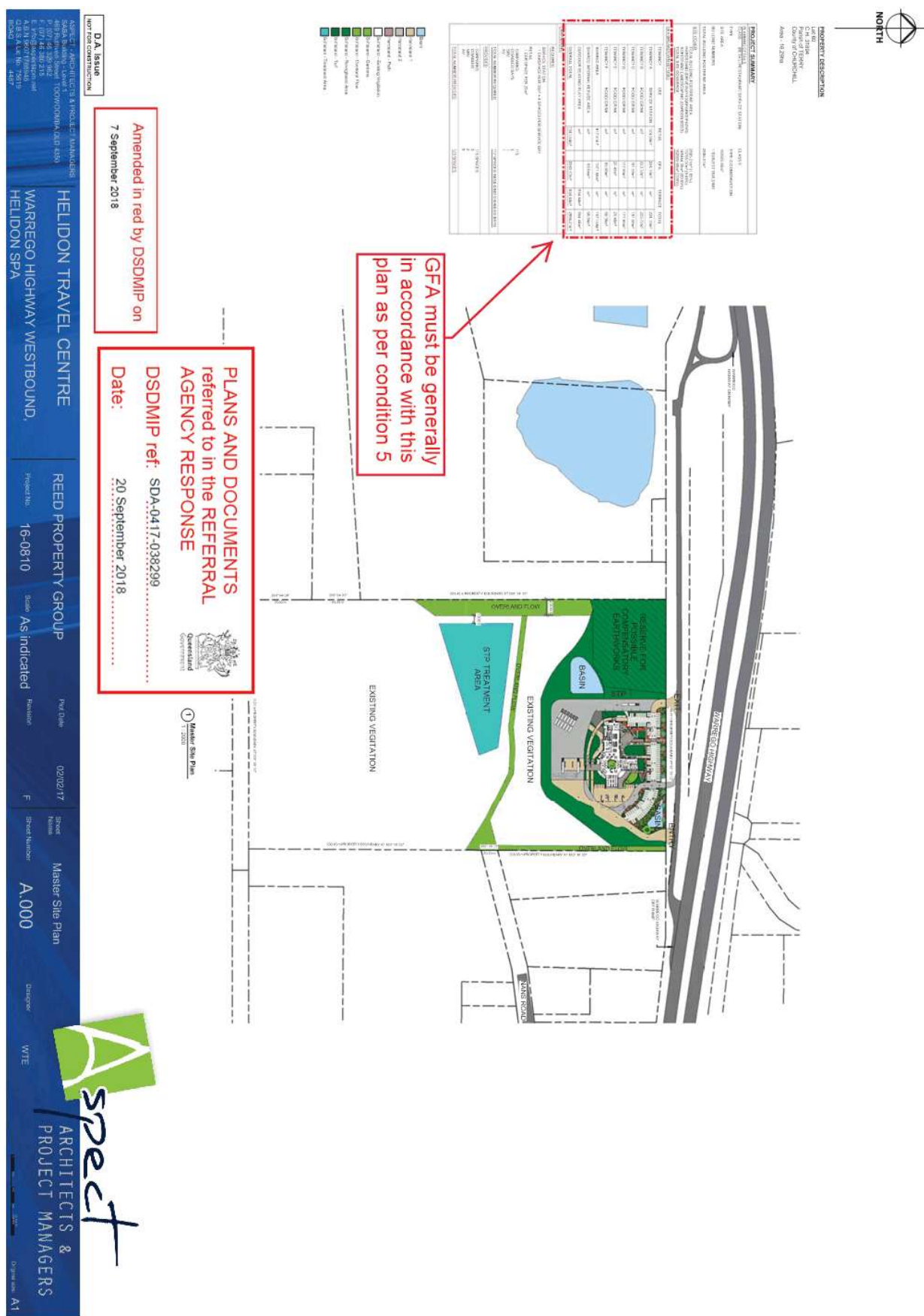
- To offset the impacts of development on the safety and efficiency of the state-controlled road.
- To ensure the road works on, or associated with, the state-controlled road network are undertaken in accordance with applicable standards.
- To ensure that the impacts of stormwater events associated with development are minimised and managed to avoid creating any adverse impacts on the state-transport corridor.
- To ensure the development and its construction does not cause adverse structural impacts on state-transport infrastructure.
- To ensure the development includes those facilities and services that significantly contribute to satisfying the requirements of the South East Queensland Regional Plan 2009-2031 State planning regulatory provisions.

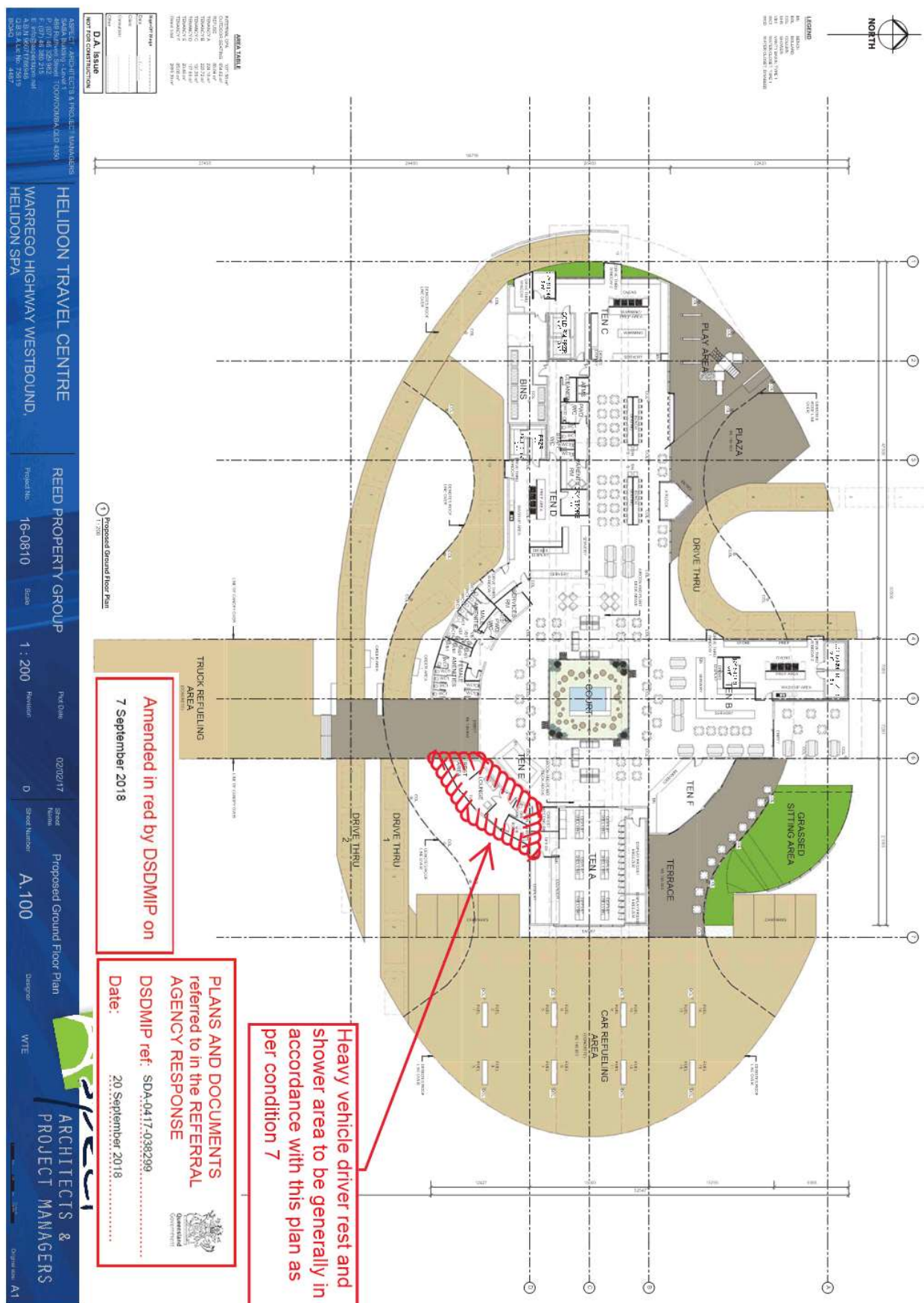
SDA-0417-038299

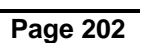
Attachment 3—Advice to the applicant

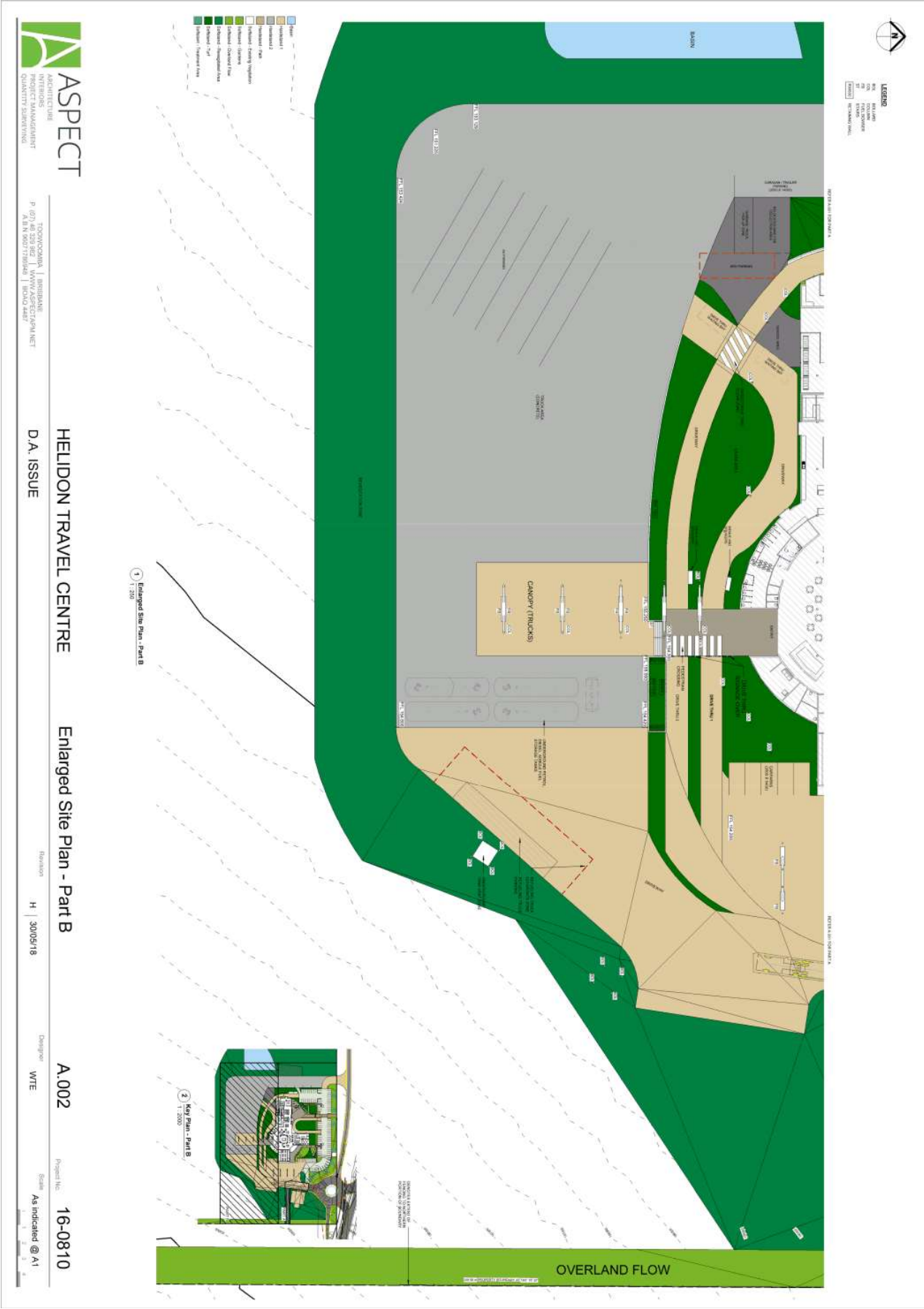
General advice	
Ref.	State-controlled roads
1.	<p>The extension of the Warrego Highway westbound acceleration lane from the U-turn requires the closure of the existing Twidales Road intersection. The applicant is advised to consult with the Lockyer Valley Regional Council regarding the closure.</p> <p>The design plans showing the interaction of the U-turn treatment with the proposed roundabout indicates that the line marking directs traffic from the U-turn treatment into the roundabout. The Department of Transport and Main Roads prefers that the flow of traffic from the U-turn treatment continues along the acceleration lane running parallel to the Warrego Highway. This matter must be addressed at the roadworks approval stage and the road works approval process under section 33 of the <i>Transport Infrastructure Act 1994</i>.</p>
2.	<p>Road works approval: Under sections 33 and 62 of the <i>Transport Infrastructure Act 1994</i>, written approval is required from the Department of Transport and Main Roads to carry out road works that are road access works and road works on a state-controlled road.</p> <p>Please contact the Department of Transport and Main Roads Darling Downs District on (07) 4639 0828 to make an application for road works approval. This approval must be obtained prior to commencing any works on the state-controlled road reserve. The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ). The road access works approval process takes time – please contact the Department of Transport and Main Roads as soon as possible to ensure that gaining approval does not delay construction.</p>
3.	<p>Any advertising devices visible from a state-controlled road are to be located and designed in accordance with the <i>Roadside Advertising Guide, 2nd Edition</i>, Department of Transport and Main Roads, 2017.</p>

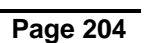


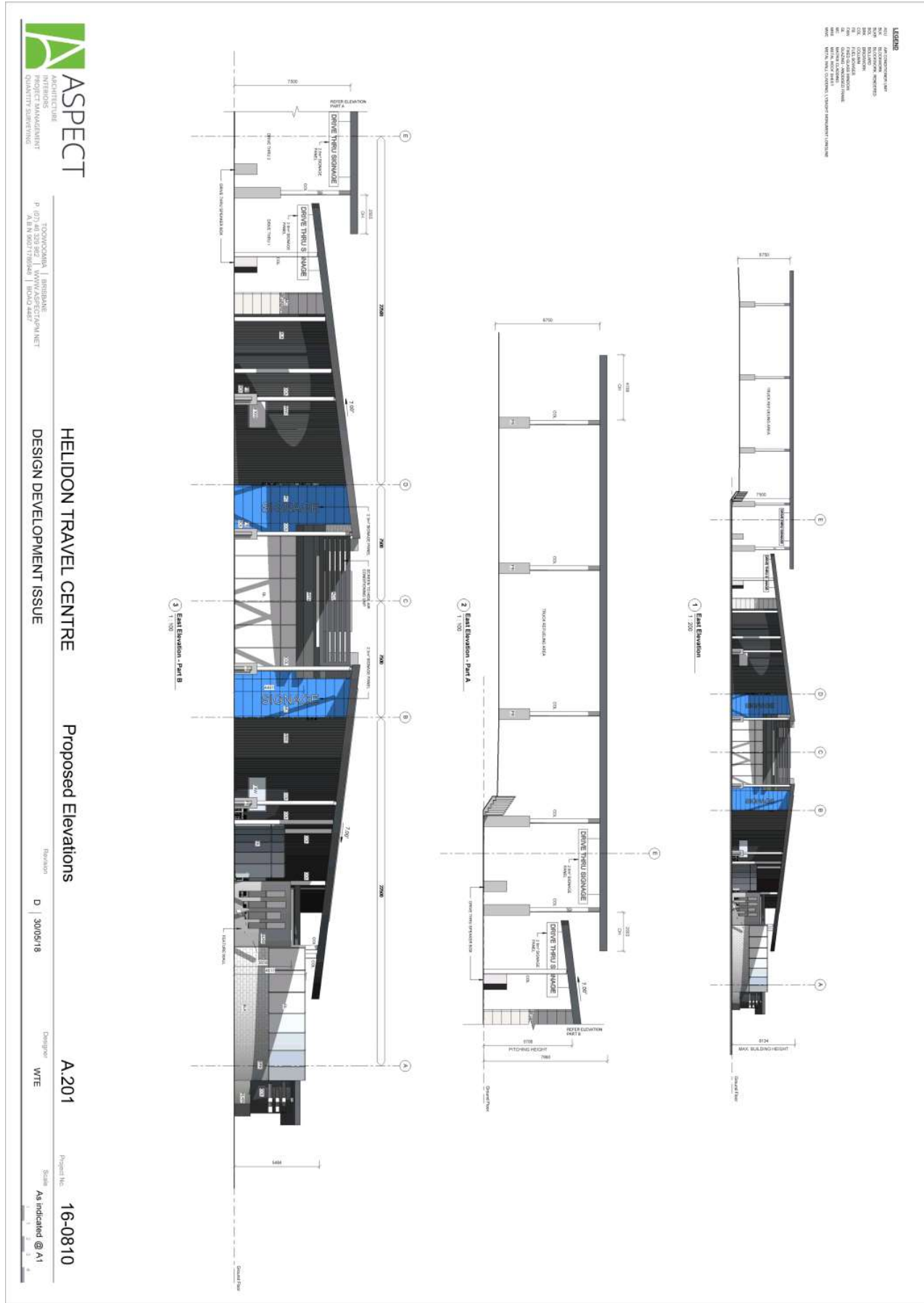


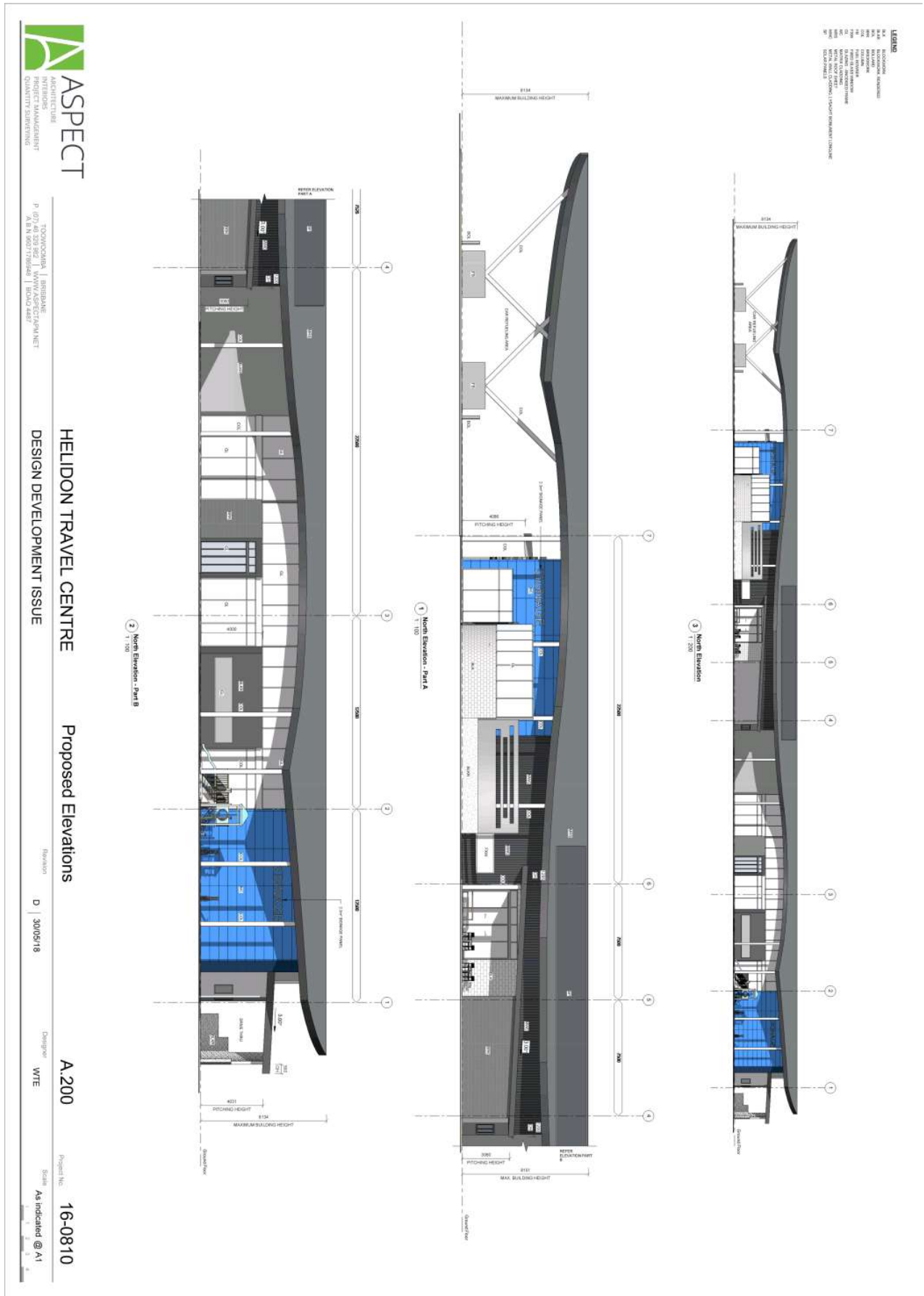


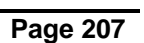


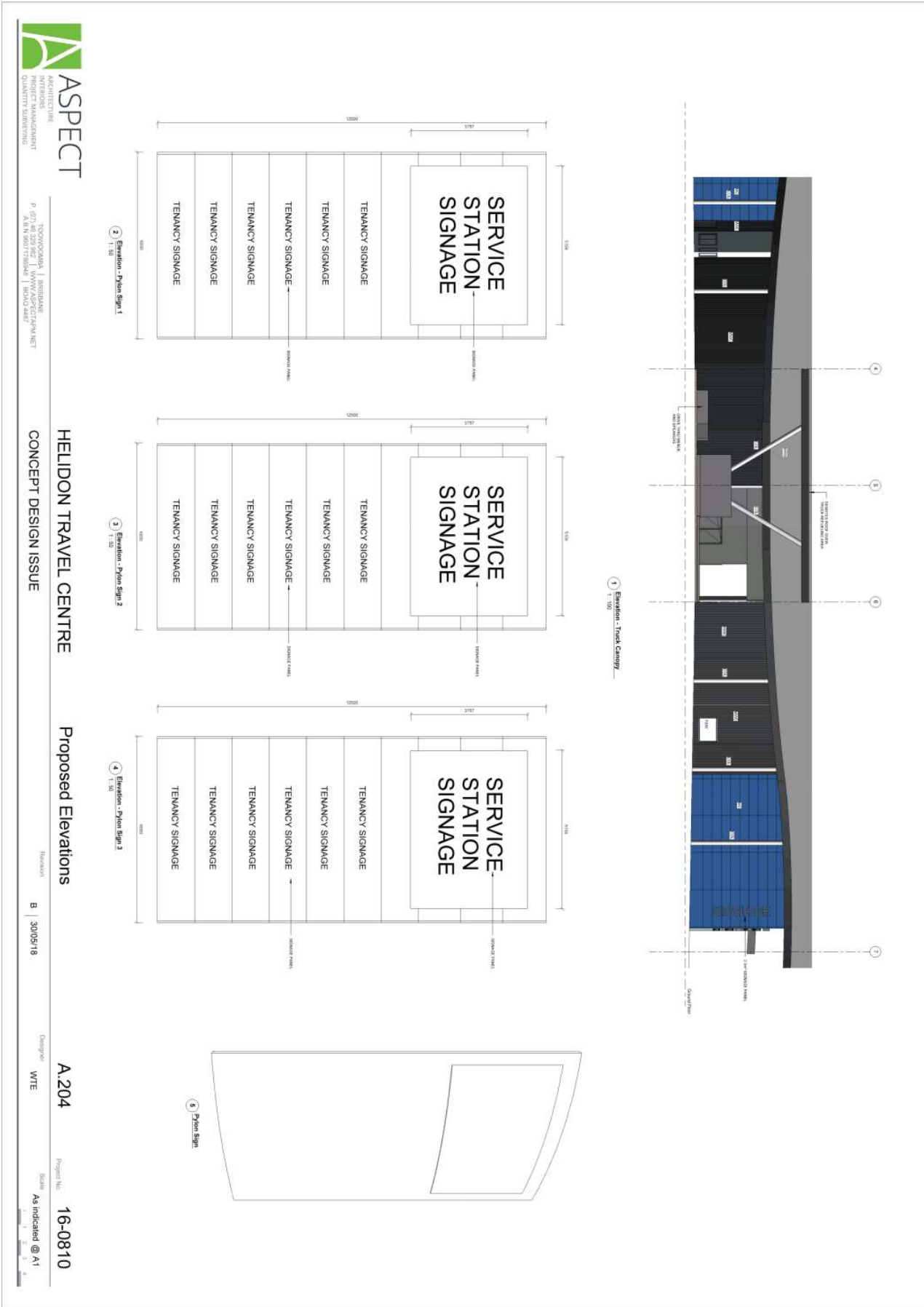


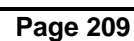


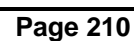


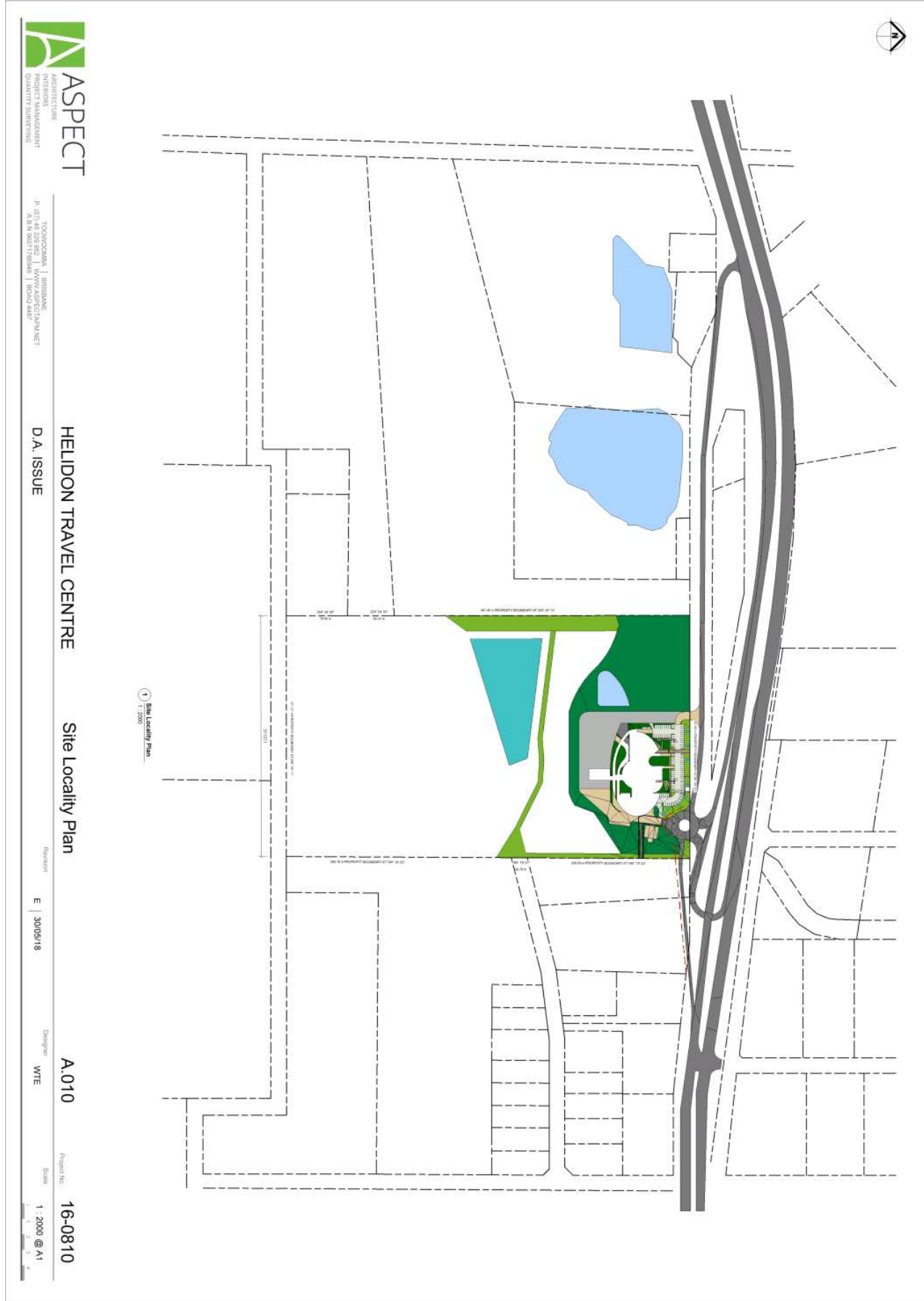














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11.6 Power FM Financial Assistance Request

Date: 06 March 2019
Author: Trent Nibbs, Sports, Recreation & Community Grants Officer
Responsible Officer: Dan McPherson, Executive Manager Organisational Development & Planning Services

Summary:

Power FM, a commercial entity operating out of Toowoomba is in the process of establishing a not-for-profit organisation.

Toowoomba Rugby League (TRL) approached Power FM to broadcast from their community radio station the weekend rugby league fixtures. Power FM and TRL are seeking financial assistance from council to install the required infrastructure to enable broadcasting ability throughout Gatton and Grantham.

Officer's Recommendation:

THAT Council decline the request received from Power FM and Toowoomba Rugby League (TRL) for financial support to establish a FM radio antenna in the Gatton area.

Report

1. Introduction

Power FM and Toowoomba Rugby League (TRL) have requested financial support from Council to establish a FM radio antenna in the Gatton area to broadcast a community radio station throughout Gatton and Grantham. This station will include the broadcasting of the TRL fixtures and other forms of entertainment and advertisement.

2. Background

TRL approached Power FM to broadcast their weekend fixtures to parts of the Lockyer Valley. Whilst Power FM currently holds the broadcasting license for the Gatton, Grantham and Helidon areas; they do not have the infrastructure in place to utilise these licenses.

Council received correspondence from Power FM and TRL on 30 January 2019, requesting financial assistance to establish a FM radio antenna in the Lockyer Valley. Power FM and TRL met with the Deputy Mayor and council's Sports, Recreation and Community Grants Officer on 14 February to discuss the request made to council. At this meeting, Power FM informed council that as well as broadcasting the rugby league fixtures to the Gatton and Grantham areas, there would also be other forms of entertainment and advertisement broadcasted.

Power FM were quoted \$4,280 plus GST to install the required infrastructure and were seeking financial support from council. Power FM and TRL proposed that for council's

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financial assistance towards the project, they would be able to provide council with advertising to an equal amount of the assistance provided.

Power FM are not only a traditional radio station, but also hold an online platform which reaches up to 55,000 listeners mainly from South East Queensland, however they have listeners as wide as Newcastle and Sydney.

3. Report

Power FM and TRL's proposal to install the required infrastructure will only provide coverage to a small area of the Lockyer Valley including Gatton and Grantham. Power FM currently do not hold the broadcasting licence for other areas such as Forest Hill, Laidley, Plainland etc.

After discussions with Power FM and TRL, council's Manager Marketing Communication and Engagement determined that the proposal would not provide the Return on Investment (RoI) required for the outlay. This outcome was made in consideration of the audience numbers and RoI achievable through commercial outlets for the same financial outlay and inconsideration of the limited reach the station would have in the Lockyer Valley in comparison with the reach of commercial media outlets.

Therefore, it would be more suitable for this organisation to apply for financial assistance through council's current avenues such as the Community Grants Program.

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

Budget implications will continue to be addressed through existing allocations.

6. Delegations/Authorisations

No further delegations are required to manage issues raised in this report. The Chief Executive Officer will manage the requirements in line with existing delegations.

7. Communication and Engagement

Council will advise Power FM and Toowoomba Rugby League of the outcome of this report.

8. Conclusion

Due to the minimal Return on Investment for council, the limited broadcasting coverage and council's current avenues of support available to community groups; it is recommended that this request is declined and Power FM and TRL are encouraged to apply through the Community Grants Program for financial assistance.

9. Action/s

Inform Power FM and Toowoomba Rugby League of the outcome of this report.

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12. CORPORATE AND COMMUNITY SERVICES REPORTS

12.1 Executive Manager Corporate and Community Services Monthly Report for February 2019

Date: 04 March 2019

Author: David Lewis, Executive Manager Corporate & Community Services

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

Summary:

This report provides Council with a summary of key operational activities undertaken by Corporate and Community Services during February 2019.

Officer's Recommendation:

THAT Council receive and note the Executive Manager Corporate and Community Services Monthly Report for February 2019.

Report

1. Introduction

This report provides Council with a summary of key operational activities undertaken by Corporate and Community Services during February 2019.

2. Background

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

3. Report

A summary of the key outcomes for Corporate and Community Services during February 2019 by functional grouping follows.

FINANCE AND CUSTOMER SERVICES

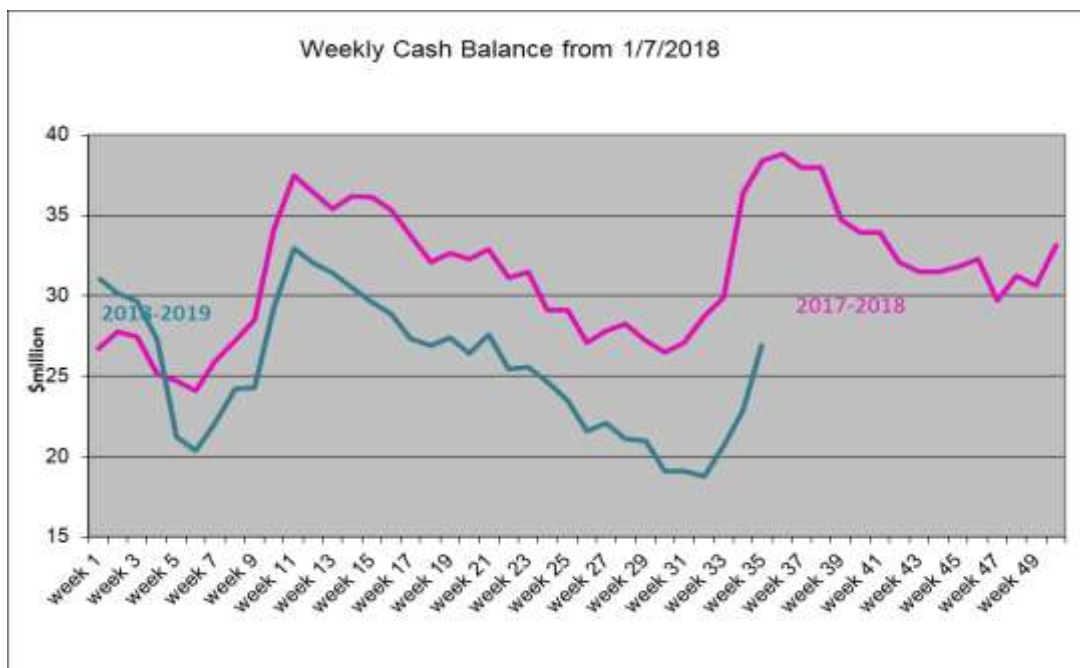
Finance

- As of 28 February, 67.69% of the second 2018/19 rates levy had been collected. The due date for the levy has been extended by Council Resolution to 4 March.
- The pre-released land valuations have been received and are being evaluated in the rates modelling system. Significant increases in valuations have occurred across the Region which will impact on Council's rating policy for 2019/2020.
- Initial modelling has commenced in preparation for the budget workshop on 12 March.

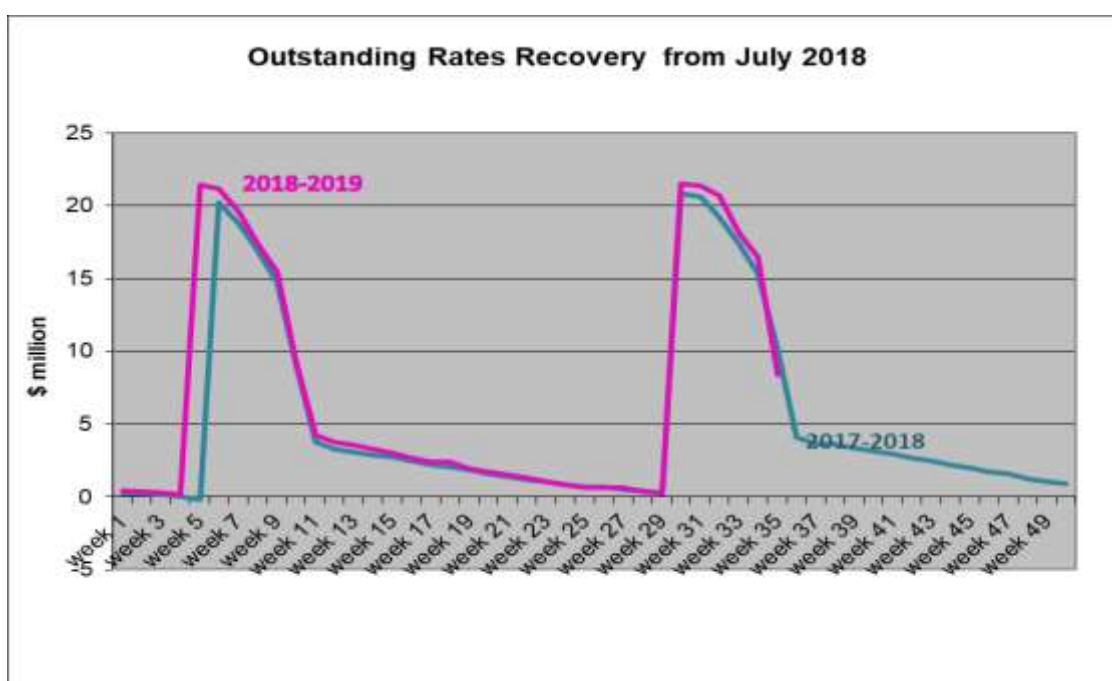
ORDINARY MEETING OF COUNCIL AGENDA 13 MARCH 2019

Accounting Services

- The second quarter budget review has been completed, approved by the Executive Leadership Team and will be presented to Council on 13 March for adoption.
- The Weekly cash balance as at 28 February 2019 was \$27,004,312.00



- Outstanding rates at 28 February 2019 were \$8,384,261.88. The following table shows a comparative recent history of Council's outstanding weekly rates balances.















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Customer Services

This section of the report breaks down February 2019 activity within the Customer Services Branch by service type.

Service Requests

Details of February 2019 customer service requests and recent trends in relation to same for the Customer Services Unit and Council are detailed in the following table.

For the Month of February						
	Received Calls	Answered Calls	Callbacks	Abandoned Calls	Service Level	Maximum Call Wait Time
YTD	18,382	17,518	419	445	84.01%	0:16:10
Current Month	2,443	2,319	60	64	83.07%	0:14:40
▲ to previous	↑ 816	↑ 765	↑ 26	↑ 25	↑ 0.09%	↑ 0:03:08
YTD Trend						
	Calls Transferred	Enquiries Answered in Call Centre	Average Call time Inc Post Processing	Total Web Chats	Average Web Chat Session Duration	Online Service Requests Received
YTD	3,597	79.47%	0:04:30	390	0:09:57	283
Current Month	585	74.77%	0:04:39	54	0:09:13	49
▲ to previous	↑ 289	↓ 6.18%	↑ 0:00:13	↑ 18	↓ 0:02:40	↑ 13
YTD Trend						

Councillor requests

There were 15 new Councillor Requests in February 2019, with 38 Councillor Requests remaining open at 28 February 2019.

QGAP

There were 445 QGAP transactions processed by Council during the month of February.

BUILDING AND FACILITIES

Gatton Depot Facilities Shed

- Contract issued to the builder and submitted by 20 February
- Initial works commenced to disconnect services ready for demolition.

Gatton Depot Workshop Switchboard Upgrade

- Defect works to the pit collars and the bubbler at the rear of the main switchboard were completed
- Outstanding works to install hat sections and cable tray lids to be done in March 2019
- Request for variation works to relocate the Infrastructure Works & Services staff switchboard to the external wall due to its size and inconvenience.

Laidley Recreational Reserve Change Rooms

- All building works were completed by 20 February 2019.

Gatton Showground's Energy Reduction

- Contract still with ERM for signing

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- Application for large generation certificates under way for 200kW solar plant
- ERM submitted Energex application.

Separate Metering (Gatton Showground's)

- Contract has been signed by Arnolds Electrical
- Onsite handover completed
- Purchase of equipment required now underway.

Gatton Showgrounds Washbay

- Internal roadworks to reduce the height of the gravel access road in front of the wash-bay were completed by 20 February 2019
- Building & Plumbing Certification was issued in mid-February.

Withcott Toilet Block

- Received an e-mail response from Translink on 22 February 2019 advising "no objection" regarding the carpark line marking design
- Council is still awaiting a 'No Objection' response from Transport and Main Roads.

Gatton Showgrounds Masterplan

- Council Workshop has been booked for the 5 March 2019
- Broad community consultation was closed in mid-February with a successful result of 90+ responses.

Gatton Shire Hall

- Received preliminary design for review on 28 February 2019
- Detailed drawings will be completed for release to tender by the end of March 2019.

Cahill Park Amenities

- Tender design drawings have been received
- Awaiting engineering and specifications documentation to complete the tender package.

Cahill Park Lighting

- Grant Funding Guidelines have been received
- Project will commence once agreements have been signed by both parties.

Gatton Cemetery Outdoor Gazebo

- Received Architectural tender drawings on 27 February 2019
- Issued for tender will occur on 5 March 2019.

LG Levy Ready Program Gatton & Laidley

- Tender phase for the Laidley weighbridge is underway with an evaluation due on 7 March 2019
- Finalised the specification for the fencing works
- Issued fencing specification to tender with a mandatory site inspection held on 26 February 2019
- Contractor engaged to purchase long lead time security items
- Meet with the fauna spotter to identify affected trees and provide a report which was submitted on 15 February 2019.

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Springbrook Park Irrigation

- Issued a Request for Quote (RFQ) to three local contractors for submission by 25 February 2019
- Draft specification/scope of works for the pump and connecting services to be release to market in March.

Laidley Veterans Support Centre

- Tender submissions received on 12 February
- Tender submission prices are higher than remaining budget and works are to be placed on hold for further consideration
- Completed building certification items and awaiting final engineer certificates for structural and energy efficiency.

Laidley Pioneer Village

- Roof replacement works to the kitchen building were completed in late January.

Gatton Childcare Playground

- Arranged a meeting with landscape architect and childcare Director on 14 February 2019 to finalise the design
- Detailed drawings received on 28 February 2019.

Laidley Cultural Centre Refurbishment

- Received official confirmation for works to be completed to the kitchen flooring and external louvre replacement
- Procurement process underway to engage a primary contractor.

Gatton Shire Hall Amenities (Drought Funding)






- Received the detailed design drawings
- Issued for tender is scheduled for 5 March 2019.

Initial meeting held with Peak Services to commence the tender process for the Lockyer Valley Indoor Sports and Aquatic centre and the Dal Ryan Memorial pool at Laidley.

LIBRARIES

Key performance criteria for Council's libraries for February 2019 are outlined in the following table.

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Lockyer Valley Libraries – Monthly Performance						
70,083  Items in our collection (physical and eResources)	LOANS		10,069	633	88.2%	Physical Loans 10,702
			Items issued	Items renewed	of items issued via Self-Service	
			441	557		
			Acquisitions	Withdrawals		
 EVENTS	60	993	13,690 LIBRARY VISITS		Gatton Library 6,876 visits	
	Programs and Events	Attendees			Laidley Library 6,814 visits	
234 Clients @ Gatton	155 Clients @ Laidley	 Total WiFi Sessions 378	Computer Bookings 1,047	Active Members 15,506		
Total Data Transferred 202.12 GB				New Members 173		

Libraries

- Spydus Upgrade – Selected staff participated in Spydus upgrade training with further on-training and testing to follow in March with a Go-live in early April.
- Our Computer lessons for Seniors have commenced with one session per week at each library. These are funded by State Library of Queensland and will run until the end of June 2019.
- Our children's services programmes for the year have commenced with several outreach programmes being organised for the coming months.

Art Gallery

Seasons of Reflections, by Maddie Tyler, is due to close on 3 March.

All you Need is Love, and Other Things, by Pam Finlay is due to open on Friday, 8 March.

CHILDCARE

Average occupancy rates for the month of February 2019 were Gatton 66% and Kensington Grove 26%.

Recent milestones events included:

- 25 February - Queensland Kindergarten Funding Scheme audit.
- 26 February - Spot Assessment Visit by Department of Education focusing on children's sleeping arrangements.

HEALTH, WASTE AND REGULATORY SERVICES

The total number of CRM's received for February was 375, with 129 of these remaining open at 28 February 2019.

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Waste

- Operational handover of Telemetry– monitoring Leachate & Sediment Dam – Weather station.
- Landscaping undertaken at Lockyer Waters Transfer Station.
- Waste management presentation delivered to the Laidley Women's Group.
- Recycling education delivered at the Laidley Kindergarten.
- Subsequent to Council approval, in relation to asbestos, the Gatton Landfill will now cease acceptance of non Lockyer Valley Regional Council waste, accept up to 250kg only, and cease landfilling.
- Environmental Authority for Council was reviewed with conditions streamlined with a draft submitted to Department of Environment and Science.

Regulatory Services

- Environmental Health Officers conducted a drug destruction burn in conjunction with the Queensland Police Service.
- 10 annual food business licence inspections undertaken
- One (1) Design Approval and Licence for a Food Business Licence issued.
- Three (3) Enforcement inspections and one (1) Warrant inspection undertaken.
- The Environmental Health Coordinator attended the Environmental Health Steering Committee for SEQ Local Government Toolbox.
- The Environmental Health Officer attended Food Safety and Public Health group meeting and Environmental Protection group meeting for SEQ Local Government Toolbox.

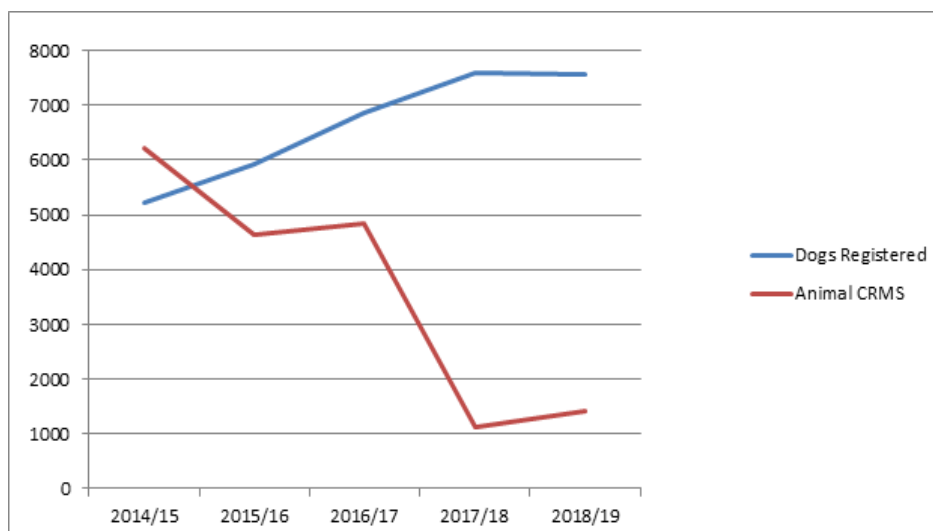
Local Laws

- At 28 February 7,561 dogs were registered with 154 dogs outstanding in registration.
- 12 dog attacks were reported to Council during the month of February with two (2) attacks being on humans.
- 99 Warning Notices were issued to animal owners by Local Laws Compliance Officers; 51 of these were in relation to outstanding dog registrations.
- 38 Infringement Notices were issued to animal owners / others by Local Laws Compliance Officers.

Dog Registrations 2018/19

The number of Animal Related CRM's received in comparison to Dog Registrations is outlined in the following table.

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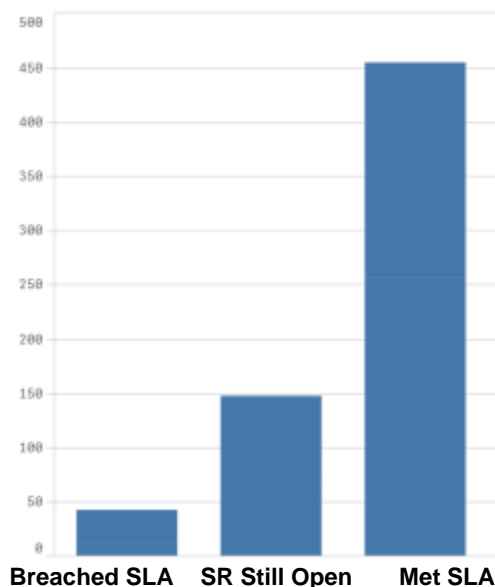
INFORMATION SERVICES

- Technology One have approached Council with an aggressive offer to incentivise us to move to their Software as a Service (Cloud) solution prior to implementing the Property and Rating CiA Upgrade. The offer is being considered with a briefing note being developed to present to the Executive Leadership Team (ELT) on 4 March.
- Large network configuration changes are going to commence over March to prepare our network for improvements in connectivity that will come with additional high-speed data links between our key sites. This work will reduce the reliance on one high speed link and provide business continuity benefits as well as prepare us for the increase uptake of cloud-based services in the future.
- Secured Signing has been successfully implemented to replace CoSign as the organisations digital signature solution. CoSign will now be decommissioned. CoSign support ceased two years ago, and the implementation of Secured Signing removes the risk of using an unsupported product as well as being cloud based which improves the ability for digital signatures to be used across Council. Use of digital signatures will reduce the risk of lost physical papers, improve overall information security, improve customer experience (with faster turnaround times on letters and other documentation traditionally sent via Australia Post to obtain a signature) and improve staff efficiencies (staff will be able to sign letters and other documentation while out of the office).

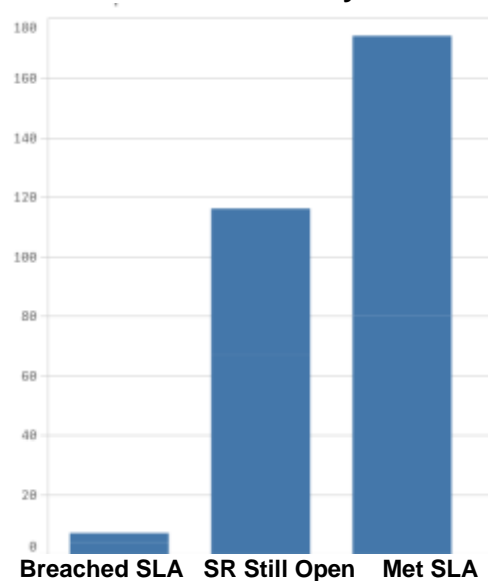
The following table highlights the performance of the Information Services Unit in relation to its service delivery standards to Council, with the second table showing service requests by type. These graphs will be further refined over the coming months.

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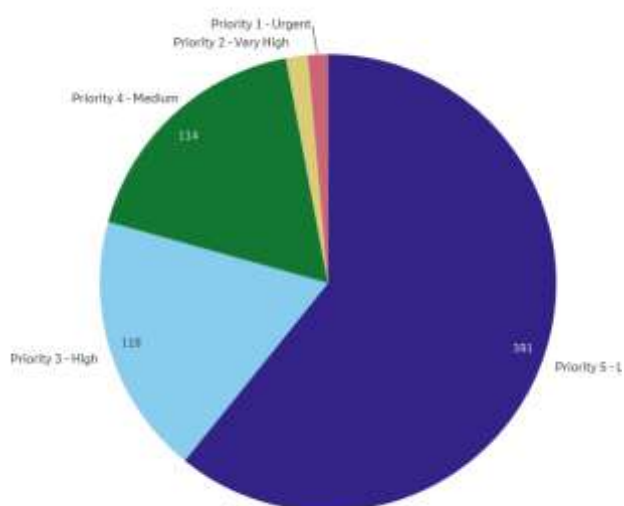
Number of Service Requests that Met SLA – YTD



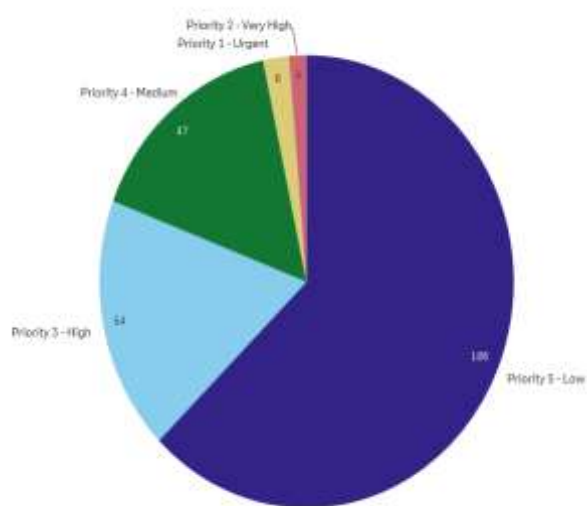
Number of Service Requests that Met SLA – February



Number of Service Requests by Priority - YTD



Number of Service Requests by Priority - February



DISASTER MANAGEMENT

Additional flood monitoring cameras have now been installed at Grantham and Helidon which will add to the Disaster Management flood intelligence network. Selected still frame images will be available to the public via the Disaster Dashboard early in 2019 once reliability has been sufficiently tested. Grantham images are now available on the Disaster Dashboard.

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The SES Townsville Task Force Report is attached.

BUSINESS IMPROVEMENT COORDINATOR

Connected Council and Voice of the Customer surveys

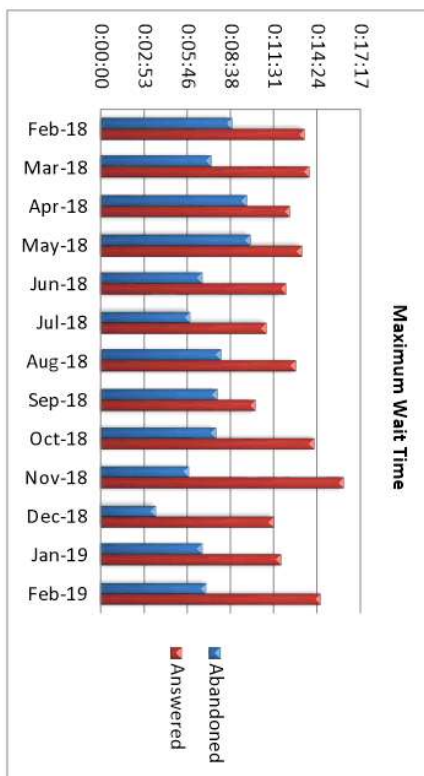
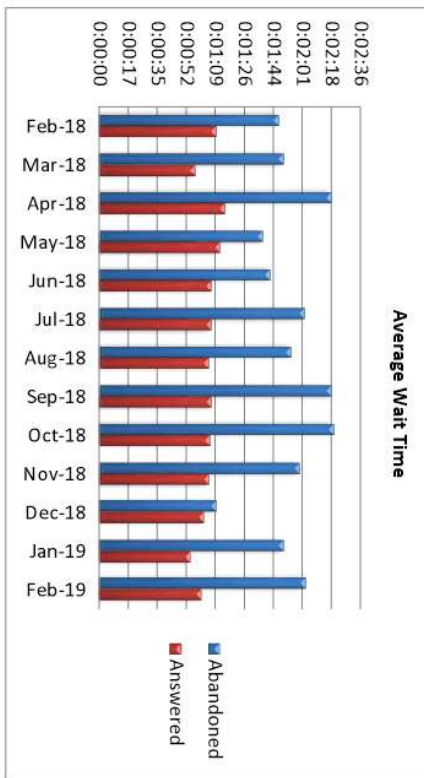
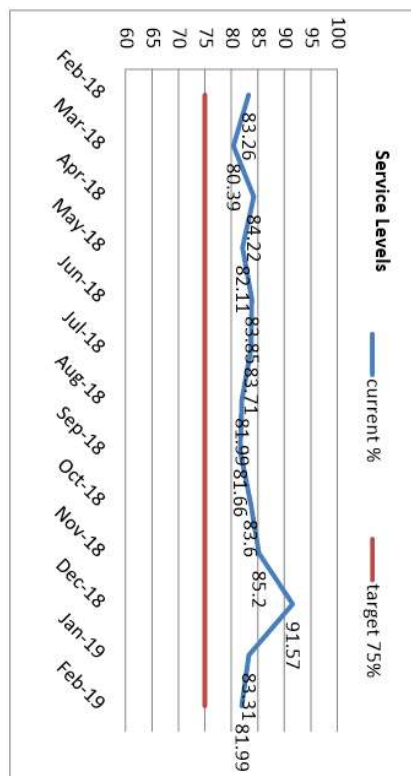
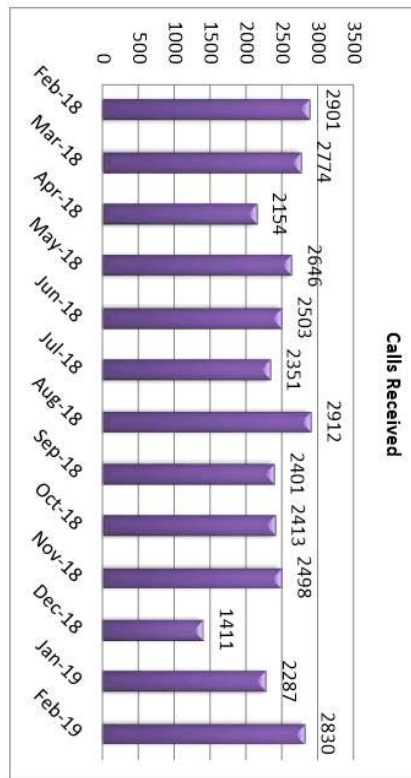
- These groups are all employee-driven and are engaged in identifying and implementing actions that ultimately contribute to service effectiveness and customer experience.
- Progress groups that are up and running or will continue to run for 2019/2020 are:
 - Waste Management
 - Local Laws
 - Environmental Health
 - Planning
 - Infrastructure Planning and Design
 - Infrastructure Delivery

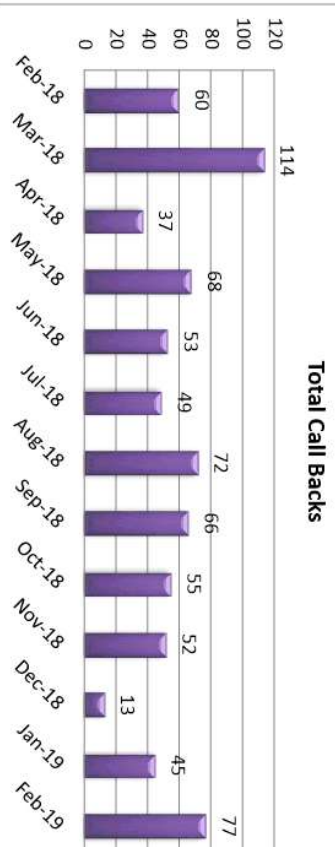
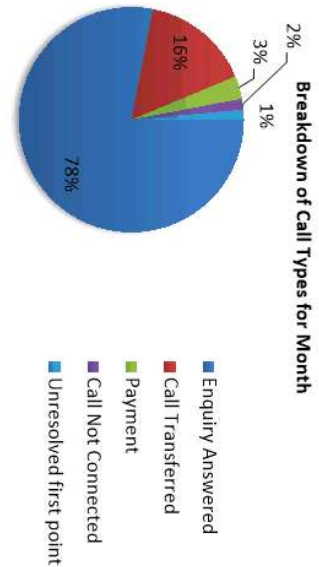
Attachments

- | | | |
|---------------------|---|---------|
| 1 ↓ | Customer Service Monthly Report - February 2019 | 6 Pages |
| 2 ↓ | SES Townsville Task Force Report | 3 Pages |

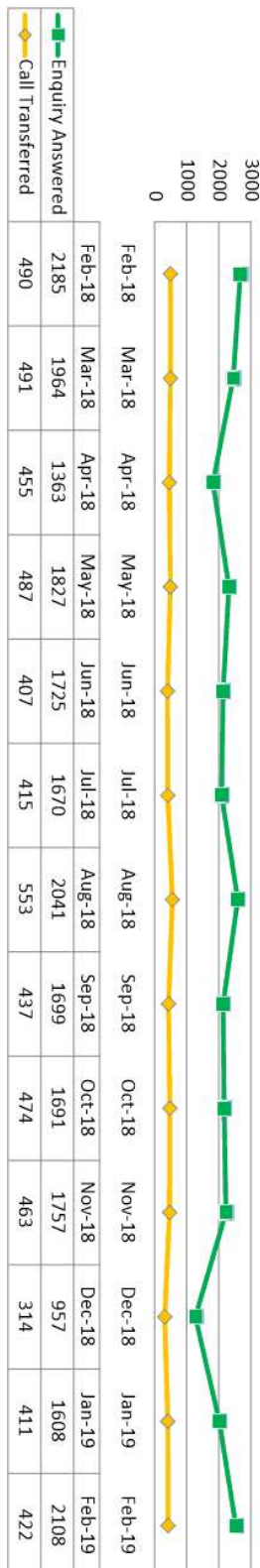
Lockyer Valley Regional Council – Customer Service Monthly Statistics – February 2019

Telephone

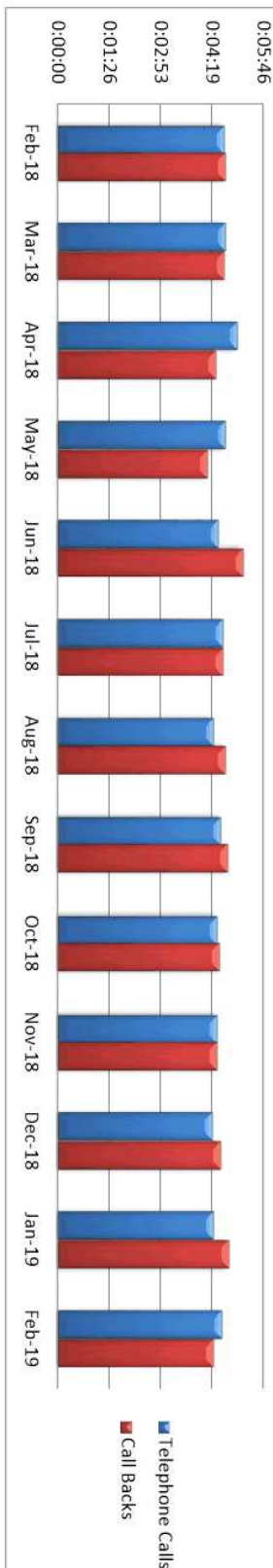




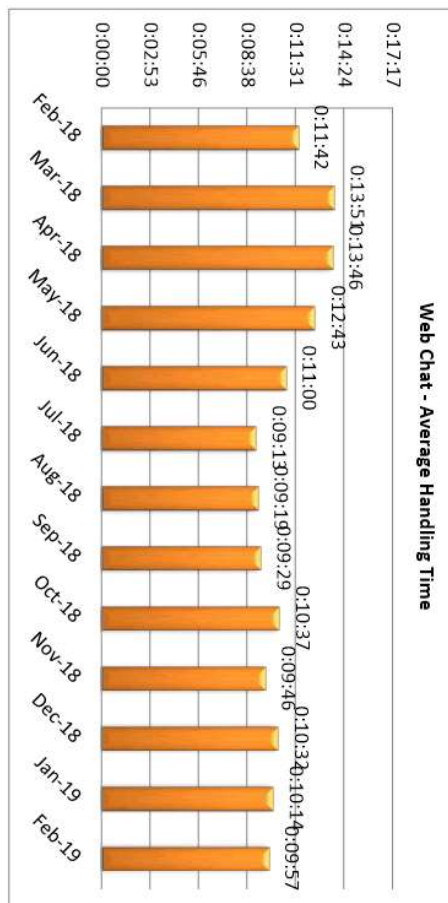
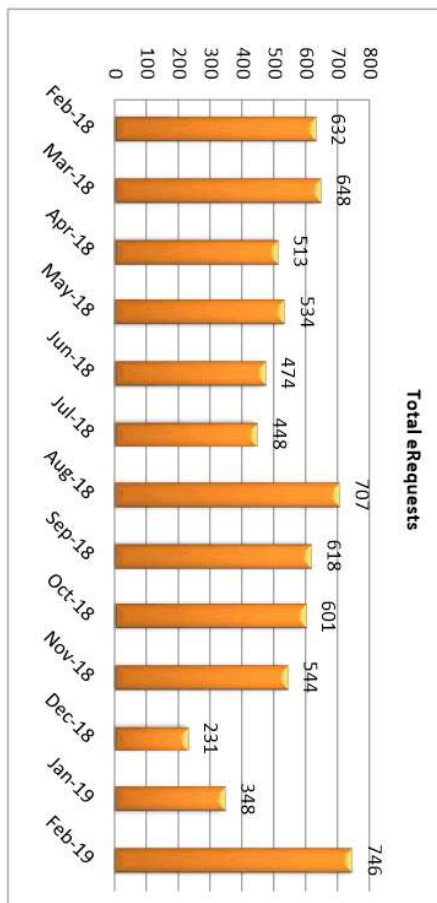
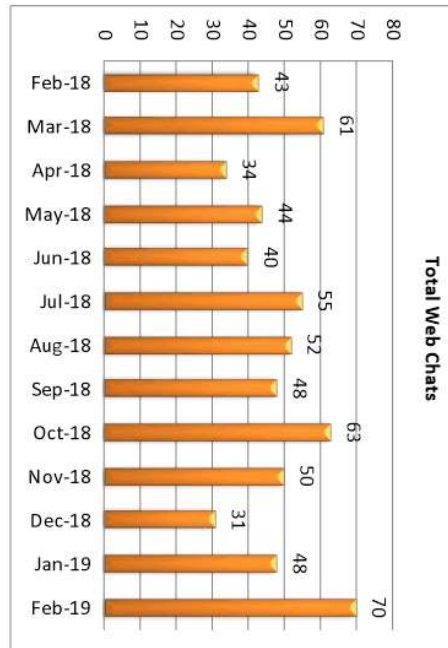
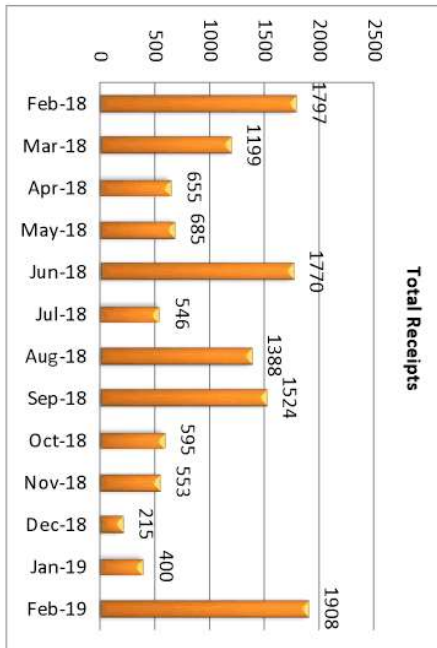
Calls handled by Month



Average Handling Time

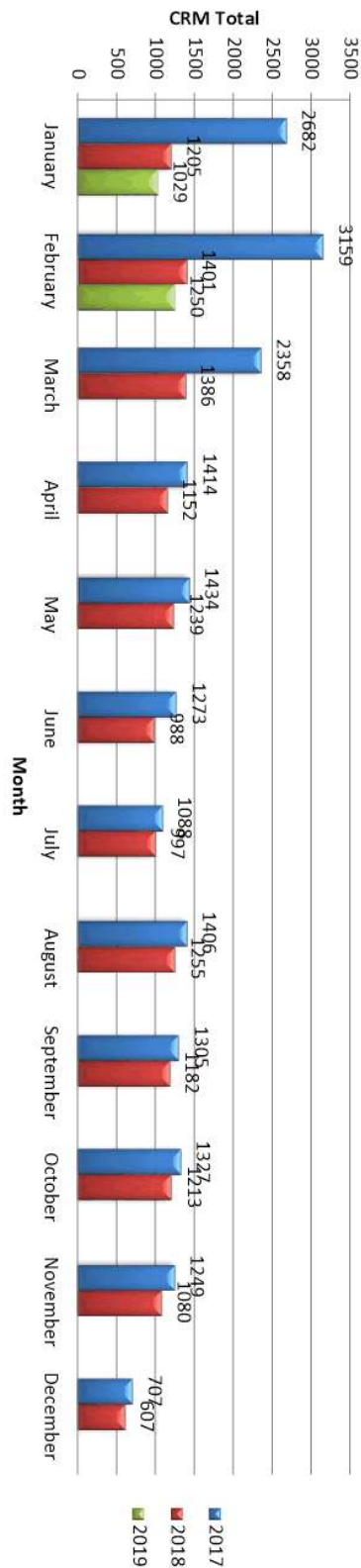


Live Chat, ERequests & Receipts

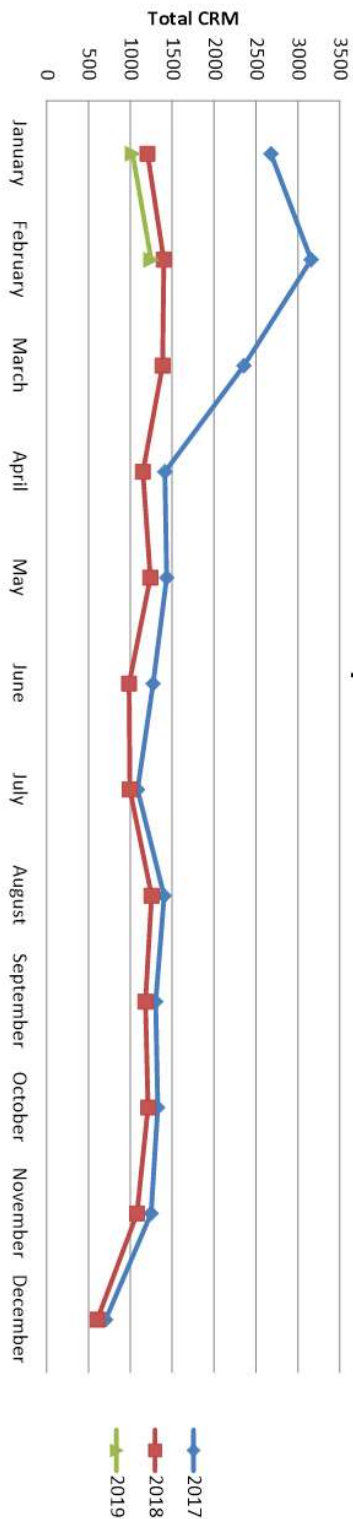


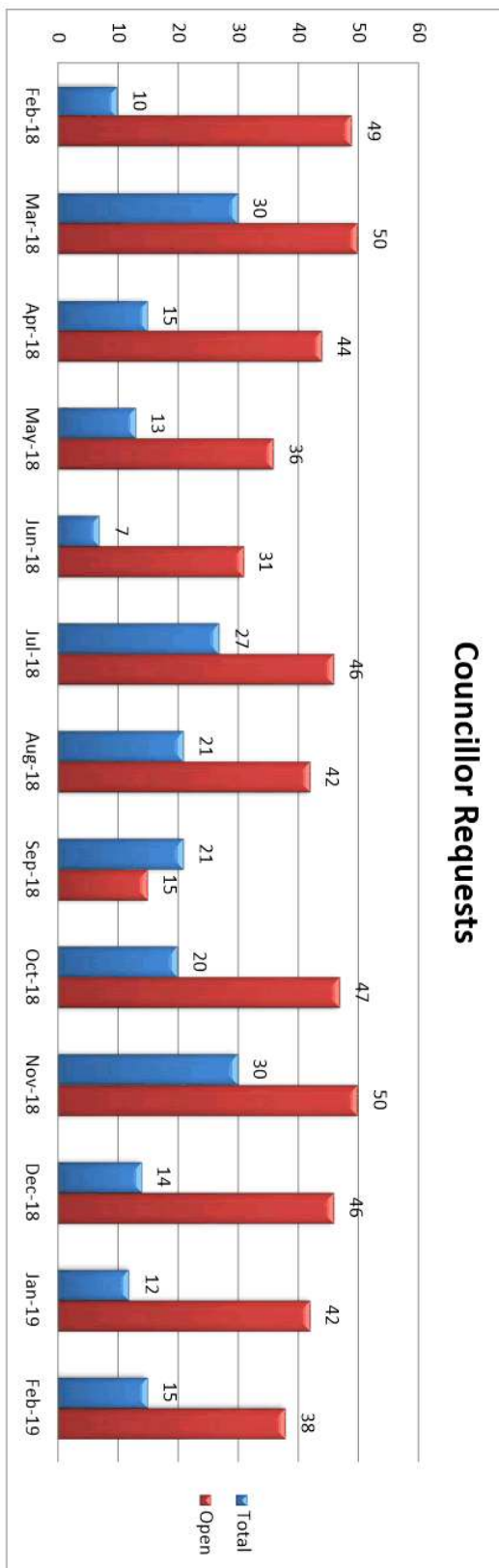
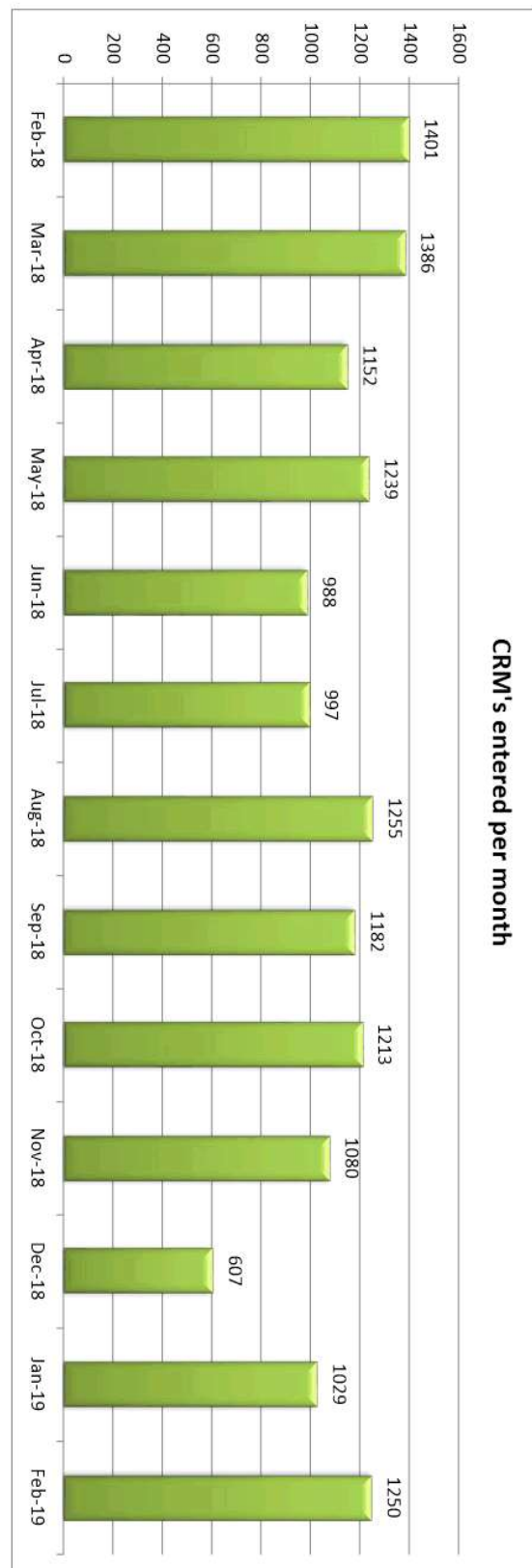
Customer Requests

CRM Month Comparison 2017-2018-2019

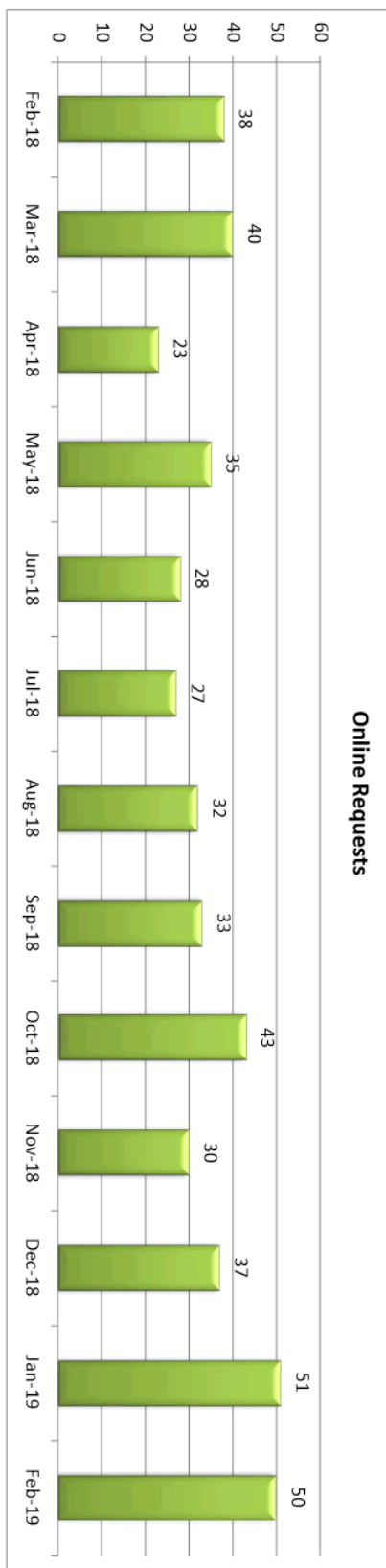


CRM Month Comparison 2017-2018-2019






Online Requests



QGAP Performance Report

Total time taken for all transactions	79.75 hrs
Total number of transactions	445
Total average time for all transactions	10.75

LOCKYER VALLEY SES TASK FORCE DEPLOYMENT REPORT		
Event: Townsville Flood Disaster		
Update No: 3		Date: 26-02-2019
From: Local Controller Ryan Beaumont		
Phone:	Mobile:	0409 677 820

Key & Accronyms

VCE - Volunteer Community Engagement (Officer)

ICC - Incident Control Centre

RFS - Rural Fire Service

SES – State Emergency Service

QFES – Queensland Fire & Emergency Services

SES Request

The 6th Feb 2019, Lockyer Valley Unit was requested to form a Task Force to respond and assist with the devastating floods in Townsville. QFES made the request in which Lockyer Valley SES Unit responded immediately with 9 SES members to deploy after receiving movement orders and instructions. These Instructions were given to SES 1 day prior to flights to Townsville.

Members on Task Force Team - Townsville

Deployed 11 Feb 2019 to 15 Feb 2019 Returned

Graham Wade,- Gatton
Taran Evans, -Gatton
Nicholas Carlsen,- Gatton
Alison Janssens, - Gatton
Karen Cosby,- Laidley
Michael Whatnall,- Laidley
Richard Stanley,-Forest Hill
Natalie Millar- Forest Hill.
Annette Briggs-Laidley

SES Engagement, Logistics & Other agencies

Upon arrival to Townsville it was evident and reported that there was minimal or little organisation in way of induction for incoming support agencies i.e. – SES, RFS and QFES personnel.

There was no induction properly performed, however the members brief on arrival to the ICC at Read Park was extremely brief and offered very little understanding and direction. There was no instruction as to how the emergency organisational chart would be adhered too. The Incident Control Centre gave little direction or instruction to Lockyer SES members as to their functions, roles and tasking.

The daily objectives were finally delivered to the SES members after long waiting periods and the Deputy Local Controller from Lockyer Valley was then able to assign tasking to the members. Some of the tasks mainly performed were of assisting community in way of – Removing furniture, personal belongings to the median strips of the local roads, clearing, cleaning and fire hosing out houses that had been devastated by the flood waters. It is reported that Lockyer Valley SES assisted between 20-25 residential homes/occupants, Operated RFS Fire trucks with pump systems and were engaged with joining other agencies in their efforts also.

Our members were housed at James Cook University for the duration of their deployment, they were also well provisioned with meals and bottled water.

Members from other agencies – RFS & SES units – Toowoomba, Warwick, Dalby & Stanthorpe were also working and transported alongside of Lockyer Valley SES in Townsville.

Experiences – Lessons – Continuous Improvement

The members were honoured and appreciated highly by the community of Townsville as some of the members reflected on the Lockyer Valley's own tragedies and losses in years past. True empathy and courage was displayed by our members having being in the SES at the time of similar disaster circumstances. This was also evident when some of the local residents conversed with our members and reflected upon their experiences in comparative events.

Because the command structure changed so readily with the ICC it appeared that one lesson learnt was "Hurry up and Wait" for the next orders or tasking. Frustration was felt from the members because they wanted to do more than what they were being utilised for. Our members have a vast knowledge and skill base in way of flood boat operation (Nil utilised); Community engagement VCE could have also been a strong utilisation. The members learnt operations on RFS equipment and enjoyed assisting in these areas.

The deployment re enforced our own requirements to keep our training of members current and relevant for our future readiness in the Lockyer Valley and to aim for continuous improvement in all facets of SES operations and training requirements.

Our members enjoyed the relationships built with not only our own members but that of other agencies and organisations. The main downfall that was noticed from members was that of lack of organisation and command, Logistics had no structure or control/command, and some of the time members felt helpless to assist without authorisation or directives being issued. To date we are still unsure of the chain of command which took place whilst on deployment.

Based on previous activations that Lockyer Valley Unit has been employed in the past, we are confident that our own Disaster Management arrangements and control functions could be offered to the Townsville Region for their own resources and benefit. The Lockyer Valley Regional Council has committed to the readiness for disaster events within our region. It was noted that some other agencies were not at the same level of readiness, possibly due to having not encountered these types of disasters before.





**ORDINARY MEETING OF
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12.2 Budget Review and Updated Long Term Financial Forecast

Date: 26 February 2019
Author: Tony Brett, Manager Finance and Customer Services
Responsible Officer: David Lewis, Executive Manager Corporate & Community Services

Summary:

This report recommends amendments to Council's 2018/2019 Original Budget resulting from changes to key assumptions since the budget was adopted. The changes include adjustments to operating income and expenditure, and capital works.

Attached to the report is the updated Long Term Financial Forecast which incorporates the recommended budget changes for Council's adoption.

Officer's Recommendation:

THAT Council adopt the amended 2018/2019 Budget and Long Term Financial Forecast as set out in Attachment 1.

Report

1. Introduction

In adopting its budget, assumptions are used by Council which should be updated periodically based on changes in actual results. Where Council amends its budget, its Long Term Financial Forecast must also be updated.

2. Background

To maintain sound financial management practices, a periodic review of financial performance is required. Council's Management Team has carried out a review of operating actual results for income and expenditure and progress of the capital works program for the year to the end of January 2019. As a result of this review, it is recommended that Council amend its 2018/2019 Budget and associated Long Term Financial Forecast to better reflect the current forecasted position at 30 June 2019.

3. Report

At the end of the January 2019, a review of actual financial performance against the budget was conducted. The review has focussed on balancing out over and under expenditure within Council's various business units as well as the timing of contractor and consultant expenses. The review also looked at the capital works program including the timing of grant payments received.

Table 1 shows the operational income and expense items which now require amending.

**ORDINARY MEETING OF
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TABLE 1 – OPERATING BUDGET AMENDMENTS

Item	Income/ Expenditure	Description	Amount Increase/ (Decrease)	Comment
1	Income	Fees & Charges	(\$170k)	Decreases in: <ul style="list-style-type: none"> \$200k Developer Applications \$50k Plumbing Applications Partially offset by increases in: <ul style="list-style-type: none"> \$50k Tip Fees \$30k additional Change of Ownership fees
2	Income	Interest Revenue	\$90k	Increase in expected interest revenue due to higher cash balances and higher interest rates.
3	Income	Operational Grants	\$412k	Increase in revenue for: <ul style="list-style-type: none"> \$105k additional funding for Trainees \$296k Drought Communities Program \$11k Drought Relief Support Grant
4	Income	Other Revenue	\$125k	Additional revenue for: <ul style="list-style-type: none"> \$30k insurance refunds \$25k reimbursements \$50k QUU Investment Revenue \$20k Scrap Metal Sales
5	Income	Contract Works	\$331k	Additional RMPC works.
6	Income	Profit from Investments	\$350k	Increase in equity earnings from QUU shareholding.
	Total Income		\$1,138k	Net Increase in Revenues.
7	Expenditure	Employee Costs	\$450k	Net increase to employee costs from IWS transfers from the capital program, plus other additional payments such as an additional trainee and increased recruitment costs. Partially offset by a reduction of \$60k in the worker's compensation premium.
8	Expenditure	Materials & Services	1,010K	Net adjustment to various costs including increases in materials and plant for transfers from capital program, Drought Communities and other Grant Funding, RMPC works, and other minor adjustments.
9	Expenditure	Depreciation	(\$390k)	Reductions in infrastructure and intangibles depreciation offset by increase in building depreciation.
	Total Expenditure		\$1,070k	Net increase in Expenditure.
	Net Total		\$68k	Overall net increase in Revenue.

ORDINARY MEETING OF COUNCIL AGENDA 13 MARCH 2019

The changes to the operational budget will increase the projected surplus by \$0.07M. Most of the large adjustments are one-off changes with a collective minimal impact on the Long Term Financial Forecast; however, \$0.50M of the \$0.80M transfer of capital day labour costs to operational costs is now budgeted as an ongoing adjustment. Council's amended budgeted surplus for 2018/2019 is now \$2.25M.

The Management Team are monitoring their budgets to risk manage variances within their respective branch budgets with monthly reporting to the Executive Leadership Team on variances also occurring.

Table 2 shows the changes to capital income and expense items which also require amendment in this budget review.

TABLE 2 – CAPITAL BUDGET AMENDMENTS

Item	Income/ Expenditure	Description	Amount Increase/ (Decrease)	Comment
1	Income	Capital Grants	\$1.17M	Additional Grants Received: <ul style="list-style-type: none"> \$0.70M – Drought Communities Funding. \$0.35M – Local Government Ready Program. \$0.02M – Gatton Long Distance Coach Project. \$0.10M – Gatton Railway Street Lighting
	Total Income		\$1.17M	Net increase in Revenues.
2	Expenditure	Capital Program Delivery	\$0.24M	Drought Communities Program: <ul style="list-style-type: none"> \$0.26M improved footpaths for pedestrian mobility & access Project increases: <ul style="list-style-type: none"> \$0.60M Old College Road \$0.50M Thallon Road \$0.10M Bitumen reseal program \$0.10M Railway Street Lighting \$0.44M various adjustments to a number of minor projects Offset by rescheduling/reduction in costs: <ul style="list-style-type: none"> \$0.35M Hickey Street Gatton \$0.35M Head Street Laidley \$0.32M Hayes Street Laidley \$0.23M Airforce Road \$0.20M Edward Street Laidley \$0.15M Stormwater Gatton \$0.12M Kerb and Channel Rehab \$0.04M Centenary Park Lighting

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Item	Income/ Expenditure	Description	Amount Increase/ (Decrease)	Comment
3	Expenditure	Facilities	\$0.28M	Drought Communities Program: <ul style="list-style-type: none"> \$0.10M Amenities refurbishment \$0.05M Laidley Cultural Centre upgrades \$0.05M Springbrook Park bore & irrigation New project - \$0.08M – new meeting room at the Depot.
4	Expenditure	Parks & Open Spaces, Cemeteries	\$0.26M	Drought Communities Program: <ul style="list-style-type: none"> \$0.14M park asset renewals (various) \$0.05M Koffal Park shade & playground \$0.07M Outdoor Chapel Offset – reschedule Springbrook Park bollards to renew carpark at Dawson Phipps Park.
5	Expenditure	Fleet	\$0.04M	Additional vehicle for Facilities staff
6	Expenditure	Transfer Stations	\$0.33M	Local Government Ready Program: <ul style="list-style-type: none"> \$0.11M Gatton Waste Facility site security & software upgrades \$0.32M Laidley Waste Facility weighbridge, fencing & security Offset by deferred works: <ul style="list-style-type: none"> \$0.11M – various minor projects to allow completion of Ready Grant program within required timeframe.
	Total Expenditure		\$1.15M	Net Increase in Expenditure.

There have also been some internal transfers between projects to reflect updated costings and scopes; these have not impacted upon the 2018/2019 budget.

The total capital works budget for 2018/2019 is now \$26.78M; however, a further review of projects that are not likely to be completed by the end of the financial year will be undertaken in May.

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

In addition to the changes to the current budget outlined above, the assumptions about future parameters have been updated to reflect those that will be used in the development of the 2019/2020 budget. These changes include updates to assumptions around the Consumer Price Index (CPI), Council Cost Index (CCI), interest rates, and other cost drivers. The one-off adjustment to revenue in 2019/2020 due to changes in the Australian Accounting Standards is

ORDINARY MEETING OF COUNCIL AGENDA 13 MARCH 2019

yet to be included. It is anticipated that this will reduce the 2019/2020 surplus by \$1.80M as the timing of the recognition of revenue from pre-paid rates is adjusted to the 2020/2021 year.

The updated Relevant Measures of Financial Sustainability which reflect all the amendments incorporated into this review are shown in the following table.

Lockyer Valley Regional Council 2018/2019 Budget and Long Term Financial Forecast 2019 to 2028 Relevant Measures of Financial Sustainability												
	Target	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	Average
Operating Surplus Ratio (Net Operating Surplus / Total Operating Revenue) (%)	Between 0% and 10%	3.8%	4.4%	4.8%	4.5%	4.9%	7.9%	8.7%	9.5%	9.5%	9.3%	6.7%
Net Financial Asset / Liability Ratio (Total Liabilities - Current Assets) / Total Operating Revenue	<= 60%	67.3%	64.6%	64.3%	59.3%	51.1%	44.0%	38.8%	30.0%	20.0%	9.2%	44.9%
Asset Sustainability Ratio (Capital Expenditure on the Replacement of Assets (renewals) / Depreciation Expense)	>90%	187.1%	92.2%	108.9%	98.1%	85.9%	95.8%	96.9%	94.6%	89.9%	82.5%	103.2%

The key changes to the long-term forecast are:

Operating Service Ratio – Long term average decreased slightly from 6.8% to 6.7%. Operating surpluses are maintained for the life of the plan. The reduction is mainly because of changes to the operating and capital mix for day labour within IWS which assumes an ongoing increase in operational day labour costs of \$0.50M per year (as increased by the parameters for labour costs).

Net Financial Asset/Liability Ratio – Long term average increased from 40.8% to 44.9% and the ratio temporarily exceeds the recommended level for the 2019, 2020 and 2021 financial years. This ratio is highly dependent on calculations relating to the rehabilitation provisions, and Council's cash balances. The main reason for the change is the reduction in cash for the increase in operational day labour costs not being offset by a reduction in the capital program.

Asset Sustainability Ratio – Long term average increased from 99.3% to 103.2% mainly due to the adjustments in depreciation due to the changes in values from 2018. The level of renewal works is dependent upon Council's Service Management Plans which may suggest a lower level than the recommended ratio. The future works are also subject to change depending on the capital works approved and completed each year and the further refinement of Council's asset management plans.

Cash Expense Cover Ratio – In addition to the legislated measures of financial sustainability, Council has also been monitoring its Cash Expense Coverage Ratio. This ratio is an indication of how many months of operations are supported by the cash balance, with a recommended target of greater than three months.

The updated ratio shows that Council is maintaining adequate cash to undertake its operations, however it has reduced from a long-term average of 5.7 to 4.9 times. Once again, this is due to a reduction in cash from the increase in operational day labour costs not being offset by a reduction in the capital program

	Target	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	Average
Cash Expense Cover Ratio Number of months of operations supported by cash balance	>3	4.7	4.5	3.7	3.7	4.3	4.6	4.6	5.4	6.3	7.3	4.9

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6. Delegations/Authorisations

No further delegations are required to manage the issues raised in this report. The Executive Manager Corporate and Community Service will manage the requirements in line with existing delegations.

7. Communication and Engagement

The matters arising from this report that require further communication will be addressed through existing communication channels.

8. Conclusion

The second budget review for 2018/2019 has identified the changes that need to be made to the budget and long-term forecast. These changes include adjustments to operational income and expenditure, capital revenue, capital works and future assumptions.

9. Action/s

1. Update the Long Term Financial Forecast and publish it on Council's website.
2. Update the budgets in the One Council financial system.

Attachments

- 1 [↓](#) Amended 2018/2019 Budget and Long Term Financial Forecast 5 Pages

Lockyer Valley Regional Council
2018/2019 Budget and Long Term Financial Forecast 2019 to 2028
Statement of Income and Expenditure

	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Revenue	Budget	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
Recurrent revenue:										
Rates & Utility Charges	41.55M	43.24M	44.88M	46.55M	48.28M	50.08M	51.94M	53.88M	55.89M	57.97M
Less Discounts	(1.63M)	(1.69M)	(1.75M)	(1.82M)	(1.88M)	(1.95M)	(2.02M)	(2.09M)	(2.16M)	(2.24M)
Net rates and utility charges	39.92M	41.54M	43.13M	44.74M	46.40M	48.13M	49.93M	51.79M	53.73M	55.73M
Fees and charges	4.98M	5.31M	5.46M	5.62M	5.79M	5.96M	6.14M	6.32M	6.51M	6.70M
Sales, contract and recoverable works	1.18M	0.87M	0.89M	0.92M	0.94M	0.96M	0.99M	1.01M	1.04M	1.06M
Operational Grants & subsidies	5.99M	6.07M	6.20M	6.33M	6.46M	6.60M	6.75M	6.90M	7.06M	7.22M
Interest received	1.55M	1.50M	1.48M	1.48M	1.56M	1.67M	1.75M	1.86M	2.02M	2.22M
Other recurrent income	5.31M	4.83M	4.96M	5.09M	5.23M	5.37M	5.51M	5.66M	5.81M	5.96M
Total recurrent revenue	58.92M	60.12M	62.13M	64.18M	66.38M	68.69M	71.06M	73.55M	76.16M	78.90M
Capital revenue:										
Capital Grants	4.77M	0.63M	0.44M	0.44M	0.44M	0.44M	0.60M	0.60M	0.60M	0.60M
Developer Contributions	0.19M	0.50M	0.50M	0.50M	0.50M	0.50M	0.50M	0.50M	0.50M	0.50M
Gain/(loss) on sale of property, plant & equipment	0.23M	(0.04M)	0.49M	0.29M	0.31M	0.25M	0.23M	0.19M	0.09M	0.09M
Total capital revenue	5.19M	1.09M	1.43M	1.23M	1.24M	1.19M	1.33M	1.29M	1.19M	1.19M
Total income	64.11M	61.22M	63.55M	65.41M	67.63M	69.88M	72.38M	74.84M	77.35M	80.09M
Expenses										
Recurrent expenses:										
Employee costs	24.46M	25.17M	26.10M	26.75M	27.80M	29.05M	30.51M	31.42M	32.97M	34.26M
Materials and services	18.29M	17.64M	18.03M	18.44M	18.85M	19.30M	19.75M	20.24M	20.73M	21.24M
Depreciation and amortisation	12.61M	13.40M	13.86M	15.00M	15.42M	14.00M	13.77M	14.17M	14.53M	15.53M
Finance costs	1.32M	1.25M	1.18M	1.10M	1.02M	0.94M	0.85M	0.76M	0.66M	0.56M
Total expenses	56.67M	57.46M	59.17M	61.28M	63.10M	63.29M	64.88M	66.58M	68.90M	71.59M
Result from ordinary activities	7.44M	3.76M	4.38M	4.13M	4.52M	6.59M	7.50M	8.26M	8.45M	8.50M
Operating Result										
Adj for Capital Income	2.25M	2.67M	2.96M	2.90M	3.28M	5.40M	6.17M	6.96M	7.26M	7.31M

Lockyer Valley Regional Council
2018/2019 Budget and Long Term Financial Forecast 2019 to 2028
Statement of Financial Position

	2019 \$	2020 \$	2021 \$	2022 \$	2023 \$	2024 \$	2025 \$	2026 \$	2027 \$	2028 \$
Current assets										
Cash assets and cash equivalents	16.88M	16.19M	13.63M	14.05M	16.58M	18.61M	19.51M	23.16M	28.08M	33.97M
Other inventory	2.86M	2.86M	2.86M	2.86M	2.86M	2.86M	2.86M	2.86M	2.86M	2.86M
Receivables	3.02M	3.09M	3.21M	3.32M	3.43M	3.54M	3.67M	3.80M	3.93M	4.05M
Prepayments	0.51M	0.51M	0.51M	0.51M	0.51M	0.51M	0.51M	0.51M	0.51M	0.51M
Total current assets	23.26M	22.66M	20.21M	20.74M	23.38M	25.52M	26.55M	30.32M	35.38M	41.39M
Non-current assets										
Land held for development or sale	1.85M	1.85M	1.85M	1.85M	1.85M	1.85M	1.85M	1.85M	1.85M	1.85M
Joint Ventures & Associates	31.78M	32.98M	34.21M	35.47M	36.76M	38.08M	39.43M	40.82M	42.25M	43.71M
Property, plant and equipment	582.02M	584.23M	626.46M	628.32M	628.55M	670.19M	672.05M	673.44M	716.27M	721.83M
Intangible assets	6.55M	6.56M	6.43M	5.52M	4.41M	4.14M	5.79M	5.76M	5.22M	4.71M
Capital works in progress	6.55M	6.08M	6.03M	6.03M	6.03M	6.03M	6.03M	6.03M	5.96M	-
Other non-current assets	14.74M	14.74M	14.74M	14.74M	14.74M	14.74M	14.74M	14.74M	14.74M	14.74M
Total non-current assets	643.49M	646.43M	689.72M	691.92M	692.32M	735.03M	739.89M	742.64M	786.28M	786.83M
Total assets	666.75M	669.09M	709.93M	712.65M	715.71M	760.55M	766.44M	772.96M	821.66M	828.23M
Current liabilities										
Trade and other payables	3.95M	3.86M	3.98M	4.07M	4.18M	4.29M	4.43M	4.54M	4.68M	4.80M
Borrowings	1.54M	1.62M	1.69M	1.78M	1.86M	1.95M	2.05M	2.15M	2.25M	2.36M
Employee payables/provisions	5.02M	5.20M	5.39M	5.58M	5.77M	5.96M	6.15M	6.34M	6.53M	6.72M
Other provisions	0.11M	0.11M	0.11M	0.11M	0.11M	0.11M	0.11M	0.11M	0.11M	0.11M
Total current liabilities	10.62M	10.80M	11.17M	11.54M	11.92M	12.31M	12.74M	13.14M	13.57M	13.99M
Non-current liabilities										
Borrowings	23.31M	21.70M	20.00M	18.23M	16.37M	14.41M	12.37M	10.22M	7.98M	5.62M
Employee payables/provisions	0.28M	0.30M	0.31M	0.32M	0.33M	0.34M	0.35M	0.36M	0.37M	0.38M
Other provisions	28.70M	28.70M	28.70M	28.70M	28.70M	28.70M	28.70M	28.70M	28.70M	28.70M
Total non-current liabilities	52.30M	50.69M	49.01M	47.24M	45.39M	43.45M	41.41M	39.28M	37.04M	34.70M
Total liabilities	62.91M	61.49M	60.18M	58.78M	57.31M	55.76M	54.15M	52.42M	50.62M	48.69M
Net community assets	603.84M	607.60M	649.75M	653.87M	658.40M	704.79M	712.29M	720.54M	771.04M	779.54M
Community equity										
Asset revaluation reserve	213.04M	213.04M	250.81M	250.81M	250.81M	290.61M	290.61M	290.61M	332.66M	332.66M
Retained surplus (deficiency)	390.80M	394.56M	398.94M	403.07M	407.59M	414.18M	421.68M	429.93M	438.38M	446.87M
Total community equity	603.84M	607.60M	649.75M	653.87M	658.40M	704.79M	712.29M	720.54M	771.04M	779.54M

Lockyer Valley Regional Council
2018/2019 Budget and Long Term Financial Forecast 2019 to 2028
Statement of Cash Flows

	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Cash flows from operating activities:										
Receipts from customers	57.24M	56.49M	58.42M	60.42M	62.49M	64.65M	66.85M	69.17M	71.56M	74.05M
Payment to suppliers and employees	(45.41M)	(42.80M)	(43.93M)	(45.00M)	(46.46M)	(48.15M)	(50.03M)	(51.46M)	(53.49M)	(55.30M)
Interest received	1.55M	1.50M	1.48M	1.48M	1.56M	1.67M	1.75M	1.86M	2.02M	2.22M
Finance costs	(1.22M)	(1.15M)	(1.07M)	(0.99M)	(0.91M)	(0.83M)	(0.73M)	(0.64M)	(0.54M)	(0.44M)
Net cash inflow (outflow) from operating activities	12.17M	14.04M	14.90M	15.91M	16.68M	17.33M	17.83M	18.93M	19.56M	20.53M
Cash flows from investing activities:										
Payments for property, plant and equipment	(26.61M)	(15.01M)	(17.87M)	(15.78M)	(14.19M)	(15.22M)	(16.92M)	(15.17M)	(14.34M)	(14.26M)
Subsidies, donations and contributions for new capital expenditure	4.77M	0.63M	0.44M	0.44M	0.44M	0.44M	0.60M	0.60M	0.60M	0.60M
Proceeds from sale of property, plant and equipment	1.24M	0.34M	0.70M	0.64M	0.45M	0.39M	0.37M	0.33M	0.23M	0.23M
Net transfer (to) from cash investments	0.84M	0.86M	0.88M	0.90M	0.93M	0.95M	0.97M	1.00M	1.02M	1.05M
Net cash inflow (outflow) from investing activities	(19.76M)	(13.18M)	(15.85M)	(13.81M)	(12.37M)	(13.44M)	(14.98M)	(13.24M)	(12.49M)	(12.38M)
Cash flows from financing activities										
Proceeds from borrowings	-	-	-	-	-	-	-	-	-	-
Repayment of borrowings	(1.48M)	(1.54M)	(1.62M)	(1.69M)	(1.78M)	(1.86M)	(1.95M)	(2.05M)	(2.15M)	(2.25M)
Net cash inflow (outflow) from financing activities	(1.48M)	(1.54M)	(1.62M)	(1.69M)	(1.78M)	(1.86M)	(1.95M)	(2.05M)	(2.15M)	(2.25M)
Net increase (decrease) in cash held	(9.07M)	(0.68M)	(2.56M)	0.42M	2.53M	2.03M	0.90M	3.65M	4.92M	5.89M
Cash at beginning of reporting period	25.94M	16.88M	16.19M	13.63M	14.05M	16.58M	16.58M	18.61M	19.51M	23.16M
Cash Balance	16.88M	16.19M	13.63M	14.05M	16.58M	18.61M	19.51M	23.16M	28.08M	33.97M

**Lockyer Valley Regional Council
2018/2019 Budget and Long Term Financial Forecast 2019 to 2028
Statement of Changes in Equity**

	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Asset revaluation surplus										
Opening balance	213.04M	213.04M	213.04M	250.81M	250.81M	250.81M	250.81M	290.61M	290.61M	332.66M
Increase in asset revaluation surplus	-	-	37.76M	-	-	-	39.80M	-	42.05M	-
Closing balance	213.04M	213.04M	250.81M	250.81M	250.81M	290.61M	290.61M	290.61M	332.66M	332.66M
Retained surplus										
Opening balance	383.35M	390.80M	394.56M	398.94M	403.07M	407.59M	414.18M	421.68M	429.93M	438.38M
Net result	7.44M	3.76M	4.38M	4.13M	4.52M	6.59M	7.50M	8.25M	8.45M	8.50M
Closing balance	390.80M	394.56M	398.94M	403.07M	407.59M	414.18M	421.68M	429.93M	438.38M	446.87M
Total										
Opening balance	596.40M	603.84M	607.60M	649.75M	653.87M	658.40M	704.79M	712.29M	720.54M	771.04M
Net result	7.44M	3.76M	4.38M	4.13M	4.52M	6.59M	7.50M	8.25M	8.45M	8.50M
Increase in asset revaluation surplus	-	-	37.76M	-	-	39.80M	-	-	42.05M	-
Closing balance	603.84M	607.60M	649.75M	653.87M	658.40M	704.79M	712.29M	720.54M	771.04M	779.54M

Lockyer Valley Regional Council
2018/2019 Budget and Long Term Financial Forecast 2019 to 2028

Relevant Measures of Financial Sustainability

	Target	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	Average
1 Operating Surplus Ratio (Net Operating Surplus / Total Operating Revenue) (%)	Between 0% and 10%	3.8%	4.4%	4.8%	4.5%	4.9%	7.9%	8.7%	9.5%	9.5%	9.3%	6.7%
2 Net Financial Asset / Liability Ratio ((Total Liabilities - Current Assets) / Total Operating Revenue)	<= 60%	67.3%	64.6%	64.3%	59.3%	51.1%	44.0%	38.8%	30.0%	20.0%	9.2%	44.9%
3 Asset Sustainability Ratio (Capital Expenditure on the Replacement of Assets (renewals) / Depreciation Expense)	>90%	187.1%	92.2%	108.9%	98.1%	85.9%	95.8%	96.9%	94.6%	89.9%	82.5%	103.2%



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**12.3 Lockyer Valley Sports and Aquatic Centre, Gatton
Lease Variation**

Date: 07 February 2019
Author: Kerry Wicks, Buildings and Facilities Business Coordinator
Responsible Officer: David Lewis, Executive Manager Corporate & Community Services

Summary:

The purpose of this report is to seek Council's approval to vary the Management Agreement terms of the Lockyer Valley Sports and Aquatic Centre, Gatton with the current operator, due to considerations surrounding the future management of the facility and the Dal Ryan Memorial Pool, Laidley. The variation to the agreement is for an extension of one (1) month with the revised expiry date being 31 July 2019.

Officer's Recommendation:

THAT Council endorse a variation of the current Management Agreement terms of the Lockyer Valley Sports and Aquatic Centre to extend the Management Agreement by one (1) month with the revised expiry date being 31 July 2019.

Report

1. Introduction

The purpose of this report is to seek Council approval to vary the Management Agreement of the Lockyer Valley Sports and Aquatic Centre with the current operator until 31 July 2019.

2. Background

The current operator manages the Lockyer Valley Sports and Aquatic Centre, Gatton on behalf of Council; this agreement is due to expire on 30 June 2019.

At the Council Workshop held on 22 January 2019 a presentation was made to Council seeking an understating of future requirements regarding the future management of the Lockyer Valley Sports and Aquatic Centre, Gatton and the Dal Ryan Memorial Pool, Laidley with both agreements expiring in 2019.

Due to the ongoing complexities surrounding the future management of the two pool facilities it would be prudent to vary the current Management Agreement terms of the Lockyer Valley Sports and Aquatic Centre by modifying the expiry date to 31 July 2019.

3. Report

The variation of the Management Agreement sought by Council is for one month and has been agreed to in principal, all things remaining the same, by the current operator.

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The need to vary the Management Agreement term by modifying the current expiry date for one month will be beneficial to Council and the Community to ensure that the Lockyer Valley Sports and Aquatic Centre, Gatton has uninterrupted service levels during the transition period between managers and that officers are able to address issues associated with tile grouting in the 50-metre pool.

This variation will also allow time to complete the tender process and appoint new managers with an agreement that is cost effective and ensures that the facility continues to be operated for community benefit.

4. Policy and Legal Implications

There are no policy or legal implications associated with the recommendation of this report.

5. Financial and Resource Implications

The expected budget implications will include an extra \$6,124.60 (GST inclusive) paid to the managers under the current agreement.

Council will continue to be responsible for the electricity, water, sewerage, rates and charges, all maintenance costs (except for lawn and garden maintenance) and all costs for the supply of the chemicals for the operation of the pool. These costs which total approximately \$37,000 are included in current or envisaged operational budget allocations.

6. Delegations/Authorisations

Where further decisions are required with respect to varying the agreement, the Chief Executive Officer will be delegated the authority to make those decisions.

7. Communication and Engagement

Once the variation of the management arrangement is approved by Council, the current operator will be formally advised of Council's resolution.

8. Conclusion

The variation of the Management Agreement of the Lockyer Valley Indoor Sports and Aquatic centre, Gatton with the current operator until 31 July 2019 will enable Council to complete the tender process and appoint new managers with an agreement that is cost effective and ensures the ongoing operation of the facility.

9. Action/s

1. The current operator be notified in writing that Council will vary the Management Agreement until 31 July 2019.
2. Chief Executive Officer to sign the variation and return to the Community Facilities Business Coordinator for distribution.

13. INFRASTRUCTURE WORKS AND SERVICES REPORTS

13.1 Executive Manager Infrastructure Works and Services - February 2019 Update

Date: 04 March 2019
Author: Angelo Casagrande, Executive Manager Infrastructure Works & Services
Responsible Officer: Angelo Casagrande, Executive Manager Infrastructure Works & Services

Summary:

This report is to update Council on the emerging matters arising in regards to the Infrastructure Works and Services Group for February 2019.

Officer's Recommendation:

THAT Council receive and note the Executive Manager Infrastructure Works and Services Monthly report for February 2019.

Report

1. Introduction

This report is to provide an update to Council on activities and issues for the Infrastructure Works and Services Group during February 2019.

2. Background

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

3. Report

3.1 PARKS, GARDENS AND CEMETERIES UNIT

The Parks, Gardens and Cemeteries Unit has undertaken the following activities during February 2019:

Capital Works	
Project	Status
Plainland roundabout landscaping	Design has been approved by Department of Transport and Main Roads. Works being scheduled.
Laidley Recreation Reserve bollards	Installation continuing.
Rehabilitation of former livestock dip site at Lockrose	Waiting for comments from Auditor regarding Final Report

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Capital Works	
Project	Status
Gatton Cemetery extension - Stage 1	Design work continuing.
Laidley Cemetery ashes memorial garden	Contractor engaged to commence further block works.

Maintenance Works	
Activity	Description
Mowing	<ul style="list-style-type: none"> Mowing of parks, streets, sporting field and cemeteries in the region.
Playground maintenance	<ul style="list-style-type: none"> Playground repairs following on from recent audit
Furniture maintenance	<ul style="list-style-type: none"> Seat repairs in Laidley Installation of flood markers from the NDRRA program Timber footbridge works at Dawson Phipps park Steel bridge painting at William Kemp park Concrete works at Springbrook Park walk bridge
Landscaping	<ul style="list-style-type: none"> Tree lopping adjacent to Mahon Bridge Landscape works at Lockyer Waters Tip Railway Street Gatton landscape maintenance Lockyer Valley Cultural Centre garden maintenance Spraying of declared weeds at Lake Freeman Repairs to irrigation system due to vandalism in Centenary Gardens Watering of flower pots Laidley main street
Event assistance	<ul style="list-style-type: none"> Provided Council Event Unit assistance with 2 events
Funerals/Interments	<ul style="list-style-type: none"> 5 held during February 2019
General maintenance and business	<ul style="list-style-type: none"> Public Park Strategy review has commenced with keys stakeholders throughout Council being engaged. Community engagement commenced in late February. Capital budget planning for 2019/2020 financial year

3.2 INFRASTRUCTURE DELIVERY

The Infrastructure Delivery Unit has undertaken the following activities during February 2019:

Capital Works	
Project	Status
Jordan Street, Gatton (Road reconstruction)	Completed.
Culvert Renewal Program	Completed.
Feldhahn Street, Gatton (Pavement reconstruction and seal)	Asphalt remaining at the intersection with Old College Road. To be done when asphalt works are undertaken on the Old College Road Project.
Old College Road, Gatton (Road reconstruction)	Asphalt overlay and linemarking outstanding.

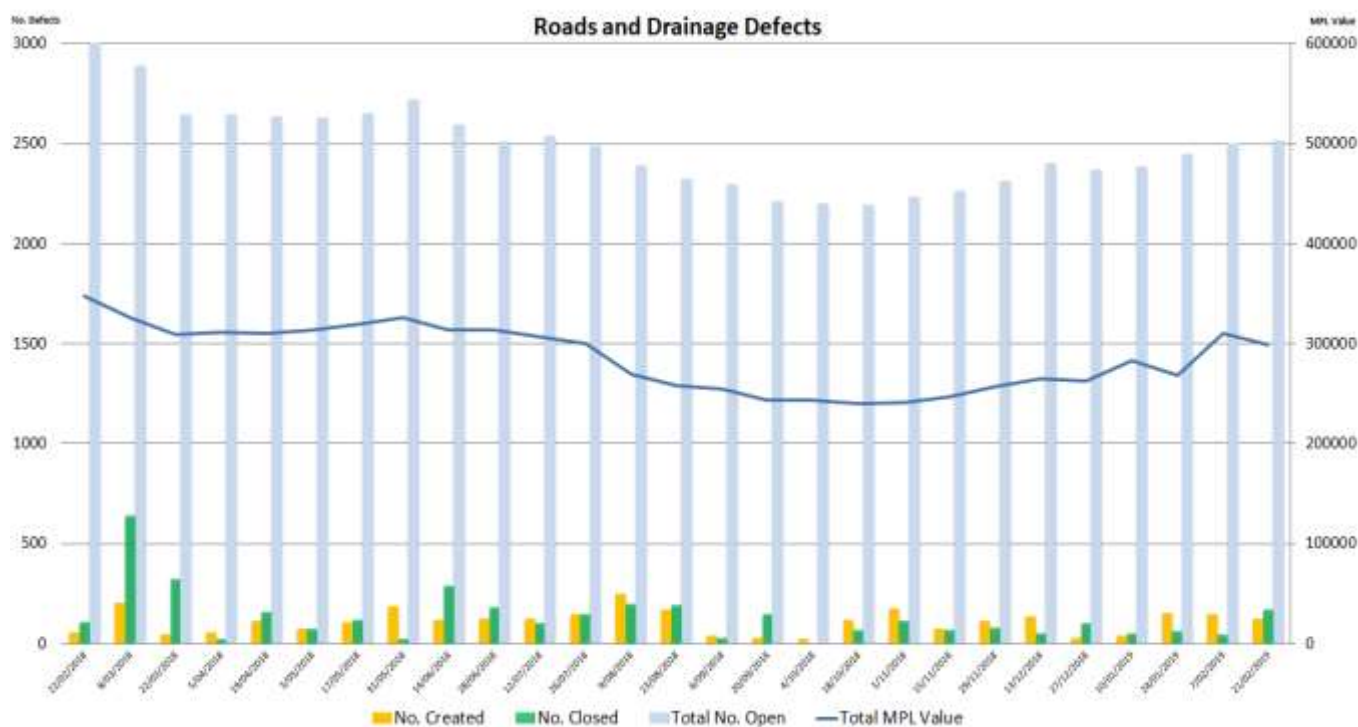
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Capital Works	
Project	Status
Princess Street, Gatton <i>(Road reconstruction)</i>	Asphalt overlay, final seal and linemarking outstanding.
Thallon Road, Kensington Grove <i>(Pavement widening and reconstruction in sections from Yellowwood Court to Aniseed Grove)</i>	Stage 1 (from Yellowwood Court to Aniseed Grove) Works generally completed. Stage 2 (Aniseed Grove to Challenge Avenue) works programmed to commence mid-March.
Tew Court, Gatton <i>(Drainage works)</i>	Works in progress.
Mountain Road, Summerholm <i>(Road reconstruction and widening)</i>	Works in progress.
Summerholm Road, Summerholm <i>(Safety batter works)</i>	Works in progress.
Reseal Program	60% of program completed. Reseals occurring on Costello Road, Koreelah Street and Boronia Court.

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Maintenance Works		
Activity	Suburb	
Road Grading	<ul style="list-style-type: none"> • Gatton • Hatton Vale • Helidon • Laidley South 	<ul style="list-style-type: none"> • Lower Tenthill • Mulgowie • Preston • Summerholm
Roadside spraying	<ul style="list-style-type: none"> • Blanchview • Brightview • Mulgowie 	<ul style="list-style-type: none"> • Summerholm • Spring Creek
Road pavement repairs	<ul style="list-style-type: none"> • Gatton • Grantham • Glenore Grove • Helidon 	<ul style="list-style-type: none"> • Laidley • Laidley Heights • Thornton
Vegetation control and slashing	<ul style="list-style-type: none"> • Gatton • Grantham • Helidon • Lower Tenthill • Ma Ma Creek 	
Drainage works	<ul style="list-style-type: none"> • Adare • Brightview • Blanchview • Glenore Grove • Hatton Vale • Kensington Grove 	<ul style="list-style-type: none"> • Laidley Heights • Lockyer Waters • Murphys Creek • Regency Downs • Upper Lockyer • Withcott
Road patching	<ul style="list-style-type: none"> • Gatton • Grantham • Glenore Grove • Helidon • Helidon Spa • Kentville • Laidley Heights 	<ul style="list-style-type: none"> • Lake Clarendon • Lockyer Waters • Morton Vale • Plainland • Spring Creek • Woodlands
Traffic signs and line-marking	<ul style="list-style-type: none"> • Blanchview • Helidon 	<ul style="list-style-type: none"> • Ringwood

3.2.1 Road and Drainage Defects



The above graph provides defect information from February 2018 until February 2019. The current Maintenance Priority Level is running at 299,451, down from 347,617 at the same time last year.

3.3 INFRASTRUCTURE PLANNING AND DESIGN

The Infrastructure Planning and Design Unit have undertaken the following activities during February 2019:

Project	Status
Toowoomba Second Range Crossing	Some defect works due to be completed on returned works in February/March. Other roads yet to be finalised as they are still in use for finalisation of works on the toll road.
Inland Rail Project	Awaiting 70% feasibility documents, including design, technical scoping of returned works, hydrology etc. Engineering consultant to be engaged to assist in project management and technical review. ARTC will reimburse this cost.
Gatton Revitalisation	Funding successful for Railway Street lights, Centenary Gardens lights and bus stop relocation. Progressing to construction design drawings for Centenary Gardens lighting and Railway Street lighting. Extension of time requested due to lead time of parts.

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3.4 INFRASTRUCTURE SUPPORT SERVICES

3.4.1 Asset Management Activities

- Long term capital renewal programming
 - 2019/2020 Reseal list has started to be formulated for the 2019/2020 Budget process.
 - Renewals lists have been developed for the next 10 years for culverts, floodways, footpaths, crash barriers and traffic islands.
 - A specific footpath inspection program has been completed for our highest hierarchy footpaths and defects have been forwarded to Infrastructure Delivery Branch for attention.
 - Culvert inspections are underway on both major and minor culverts. Reports being compiled from the major culvert inspections.
 - Stormwater assessment using CCTV for Laidley, Helidon and Withcott has begun. Likely to have Laidley data in early March for review, then collection of Helidon and Withcott data will commence which is expected to be completed by early April.
- Preparation was taken in light of possible flooding from Cyclone Oma. While the rainfall didn't occur the system was ready for costing and defect collection prior to the anticipated event date. This included import ready files for job cost numbers for Disaster Operations and Emergency Work, and readiness for Restoration Essential Public Asset (REPA) defect collection.

3.4.2 Plant and Fleet 2018/19 Capital Program

The table below lists the vehicles and plant that have been sold at auction and vehicles that have been purchased to replace existing plant or fleet.

	Replacement	Disposal	New
Motor vehicles	0	3	0
Light plant	0	0	0
Heavy plant	2	1	0
Miscellaneous	1	0	0

3.5 EXTERNAL FUNDING

3.5.1 Funding Applications

Funding Programme	Project Title	Status	Submission Date	Funding Amount (Exc GST)	Council Contribution (Exc GST)	Total Project cost (Exc GST)
Building Better Regions Fund Program	Replacement of Mahon Bridge	Submitted	15/11/2018	\$1,780,000	\$1,780,000	\$3,560,000

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Funding Programme	Project Title	Status	Submission Date	Funding Amount (Exc GST)	Council Contribution (Exc GST)	Total Project cost (Exc GST)
Local Government Grants and Subsidies Program	Installation of new LED Street Lighting in the Laidley Central Business District	Submitted	08/02/2019	\$150,000	\$100,000	\$250,000
Local Government Grants and Subsidies Program	Deterioration Modelling of Pavement and Seal Assets	Submitted	07/02/2019	\$36,000	\$24,000	\$60,000

3.5.2 2018/19 Cycle Network Local Government Grants Program

The following table provides an update on the 2018/19 Cycle Network Local Government Grants project:

Project	Funding Amount (Excl. GST)	Status
Gatton North South Connection – Stage 1 Design and Construction. (Lake Apex Drive on-road cycle facility and off-road facility along part of William Street, Gatton.)	\$225,000	Project under review.

3.5.3 Safer Communities Fund

The following table provides updates on the Safer Communities Fund projects:

Project	Funding Amount (Excl. GST)	Status
Railway Street, Gatton (Lighting improvements)	\$105,000	Tender evaluation. Extension of time requested due to lead time on lights.
Centenary Gardens, Gatton (Lighting improvements)	\$83,000	Tender evaluation. Extension of time requested due to lead time on lights.
Das Neumann Haus, Laidley (Installation of CCTV cameras)	\$4,528	Final report submitted

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3.5.4 Passenger Infrastructure Investment Program

The following table provides an update on the Passenger Infrastructure Investment project:

Project	Funding Amount (Excl. GST)	Status
Long Distance Coach Project	\$21,128	Funding successful, detail design.

3.5.5 2018/19 Black Spot Road Safety Program Projects

The following table provides updates on the 2018/19 Black Spot projects:

2018/19 Black Spot Projects		
Project	Funding Amount (Excl. GST)	Status
Gehrke Road / Rons Road intersection, Glenore Grove	\$167,000	Detail design. Lighting and power pole relocation design finalised by Energex who have programmed these works for completion by end March 2019.
Blanchview Road / O'Neills Road, Withcott	\$82,000	Detail design
Blanchview Road / Nuttals Road, Blanchview	\$67,300	Detail design
Rockmount Road / Walkers Road, Rockmount	\$67,500	Detail design
Rockmount Road / Sawpit Gully Road and Stockyard Creek Road, Rockmount	\$18,500	Construction commenced
Dolleys Road, From Knitters Road to 2.0km north, Blanchview	\$27,500	Construction commenced
Woodlands Road, Pitt Road and Forest Hill Blenheim Road, Blenheim	\$35,000	Construction commenced
Lake Clarendon Way / Lake Clarendon Road, Lake Clarendon	\$24,000	Construction commenced
William Street / Smith Street, Gatton	\$20,000	Construction commenced
Old Toowoomba Road, from Lachlan Way to Parklea Drive, Placid Hills	\$19,000	Construction commenced
Woodlands Road, from Rangeview Drive to Manteuffel Road, Woodlands	\$58,200	Construction works being programmed
Mountain View Drive, 900m section from western junction with Warrego Highway, Hatton Vale	\$14,500	Construction works being programmed.
Total for 2018/19	\$600,500	

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3.5.6 Drought Communities Programme

Project	Funding Amount (Excl. GST)	Status
Gatton Cemetery Gazebo (Installation of a gazebo)	\$72,521	Funding successful, detail design.
Koffal Park Plainland Upgrade (New Shade Sail for Playground and Irrigation System)	\$52,000	Funding successful. Tenders closed 22/02/2019.
Park Upgrades (Lions Park Laidley, Das Neumann Haus Park, Forest Hill Recreation Reserve, Rotary Park Gatton, Lake Apex Gatton, McGovern Park, Lions Park Grantham, Jeans Biggs Park, Murphys Creek grounds, Springbrook Park)	\$170,000	Funding successful. Tenders closed. Awarding of contracts to commence.
Footpaths (installation of approximately 1,100m of concrete footpaths across 2 areas, Fairway Drive and Allan Street, Gatton)	\$256,990	Survey being conducted at Allan Street.

3.5.7 Transport Infrastructure Development Scheme (TIDS)

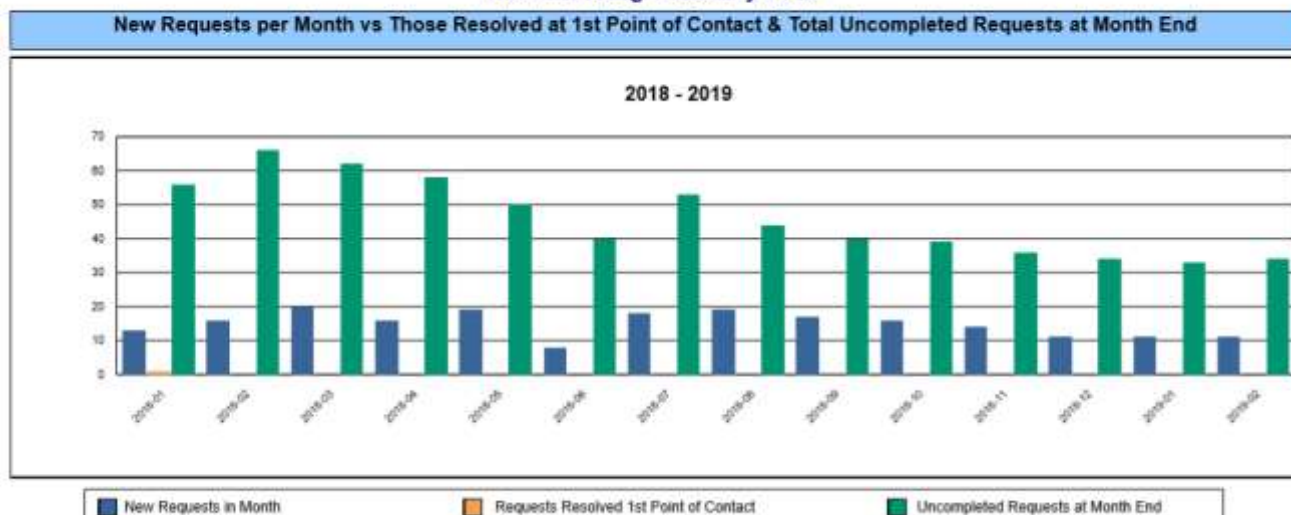
The following table provides updates on the 2018/19 TIDS projects:

2018/19 TIDS Projects		
Project	Total Project Costs	Status
Hannant Road and Fairway Drive, Hatton Vale (Construct footpaths)	\$100,000	Completed
Thallon Road, Kensington Grove (Reconstruct pavement)	\$450,892	Completed
Blanchview Road, Blanchview (Signage improvements)	\$20,000	Construction commenced
Laidley State High School (Parking improvements)	\$100,000	Construction commenced
Mountain Road (Laidley), Range Crescent - Clearidge Court	\$150,000	Construction commenced
Summerholm Road, Hatton Vale (Widening)	\$100,000	Construction commenced
Various Local Roads of Regional Significance (Culvert replacement)	\$120,000	Detail design
Lockyer District High School (Parking improvements)	\$100,000	Project deferred

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3.6 CUSTOMER SERVICE REQUESTS – MONTHLY MONITORING

Customer Requests Statistics for Workgroup - IWS_Infra Works and Servi
Month Ending :February 2019



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14. ITEMS FOR INFORMATION

14.1 Councillor Portfolio Report - February 2019

Date: 04 March 2019
Author: Kayla Gill, 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.

Officer's Recommendation:

THAT Council receive and note the Councillor Portfolio Update report for February 2019.

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.

- Attended Faith Lutheran College opening service
- Attended Glenore Grove Drought Relief Twilight Markets
- Present badges at Peace Lutheran Primary School
- International Women's Day breakfast discussion with Councillors
- Attended Councillor workshop
- Attended delegation with Shadow Minister for Environment and Water
- Meeting with Forest Hill representative
- Local Government Association Queensland Policy Executive brief with Officer
- Meeting with Officer's regarding 2019/2020 budget
- Meeting with Officer's regarding upcoming tourism events
- Meeting regarding irrigator submission and report

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- Meeting with local community member regarding development concept
- Agenda catch up with the Chief Executive Officer
- Meeting with representatives of Water Collaborative
- Attended meeting of the Water Collaborative
- Attended Local Government Association Queensland Policy Executive meeting
- Attended the Religious Instruction and Chaplains commissioning service
- Presented with Councillor, student badges at Mt Sylvia
- Presented badges at Lake Clarendon
- Participated in Chief Executive Officer's performance review
- Attended Special Planning workshop
- Met with community member regarding National Broadband Network Tower
- Met with community members regarding inappropriate messaging
- Attended farewell BBQ for retiring staff member
- Meeting with the Chief Executive Officer
- Meeting with community member
- Chair Ordinary meeting
- Attended Growers Group meeting
- Site visit with Officer to Spencer Street
- Interview with Gatton Star regarding South East Queensland Infrastructure
- Media regarding Ageo Cardiopulmonary Resuscitation kits
- Meeting with Officer regarding Local Government Association Queensland Policy Executive
- Attended Australian Rail Track Corporation Technical Working Group
- Presented school badges at Ma Ma Creek State School
- Interview regarding Resilience / Leadership
- Meeting with Officer's regarding bikeway
- Meeting with Manger of Infrastructure
- Meeting with Councillor and Chief Executive of West Moreton Hospital and Health Services
- Meeting with Planning Officer regarding National Broadband Network Tower
- Meeting with Officer regarding bridge
- Meeting with community member
- Attended Laidley Returned and Services League of Australia Annual General Meeting
- Attended Gatton Lions 50th Anniversary
- Attended the Glenore Grove Country Shindig
- Briefing with Officer regarding Council of Mayors South East Queensland
- Presented badges at Hatton Vale State School with Councillors
- Meeting with Disaster Manager
- Meeting with Personal Assistant and Executive Assistant
- Attended Lockyer Chamber meeting with Councillors
- Attended and presented at Lockyer Chamber of Commerce breakfast
- Attended Urban Development Institute of Australia Toowoomba Infrastructure Update breakfast
- Meeting with Officer's regarding development application
- Meeting with the Chief Executive Officer
- Meeting with Chief Executive Officer and business group regarding development
- Meeting with Minister for State Development of Queensland
- Attended Council of Mayors South East Queensland meeting

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- Attended Local Government Association Queensland Finance Summit
- On site meeting with Officer regarding neighbour
- Meeting with community member
- Meeting with community members and National Broadband Network representatives
- Meeting with Chief Executive Officer
- Discussion regarding icloud and devices
- Meeting with officer regarding Council of Mayors South East Queensland
- Meeting with Councillors and Gatton Show Society
- Attended Lockyer High School, School Council meeting

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

- Met with local producer and Officers regarding approvals process.
- Met with Manager of Buildings and Facilities for portfolio catch up.
- Attended Councillor workshop.
- Attended the Fire Ant Community Forum at the Shire Hall.
- Represented the Mayor at the Faith Lutheran College Year 12 Badging Ceremony.
- Attended the Lockyer Chamber of Commerce meeting.
- Met with representatives of Gatton Senior Citizens committee to discuss issues with trees.
- Attended the CEO's annual performance review.
- Attended the Special Planning Workshop.
- Attended the farewell BBQ for Infrastructure Works and Services long serving employee
- Attended the Recognition Dinner meeting.
- Attended the Ordinary Council Meeting.
- Spoke with ABC regarding the off-leash dog park at Lake Apex.
- Met with Sports Recreation and Community Grants Officer and Representatives of FM radio station.
- Attended the Hatton Vale State School Investiture Parade.
- Met with Manager of Buildings and Facilities to discuss Lockyer Indoor Equestrian Centre meeting agenda.
- Attended the Lockyer Chamber of Commerce catch up meeting.
- Attended the Lockyer Chamber of Commerce breakfast at Faith Lutheran College.
- Represented the Mayor at the Gatton State School Leaders Induction.
- Met with Officers and Lockyer Indoor Equestrian Centre Committee.
- Met Sports Recreation and Community Grants Officer, Gatton and Laidley Netball Association members to discuss upcoming carnival.
- Attended the Gatton Gem Show at the Shire Hall.

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

- 5/2 – Portfolio Update
- 5/2 – Councillor Workshop
- 12/2 – Attended Chief Executive Officer Performance Review
- 12/2 – Attended Special Planning Workshop
- 13/2 – Attended fare well BBQ for retiring staff member
- 13/2 – Attended the Ordinary Council meeting

ORDINARY MEETING OF COUNCIL AGENDA 13 MARCH 2019

- 19/2 – Attended the Hatton Vale State School 2019 Investiture Parade
- 19/2 – Attended meeting with Mayor, Manager Regional Development and the Lockyer Chamber of Commerce and Industry Committee
- 20/2 – Attended the Lockyer Chamber of Commerce Breakfast at Faith Lutheran College
- 26/2 – Attended the Local Government Association Queensland Finance Governance and Strategy Summit in Gladstone – Day one
- 27/2 - Attended the Local Government Association Queensland Finance Governance and Strategy Summit in Gladstone – Day Two
- 28/2 – Attended Gatton Show Society Committee meeting

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

- Attended function at Jimboomba to meet with Prime Minister Scott Morrison– After a quick chat with the Prime Minister regarding drought funding and the water collaborative, I presented him with a copy of Regional Development Australia Ipswich and West Moreton Agricultural Needs Analysis, information on the Water Collaborative and Lockyer Valley's concerns regarding the proposed Inland Rail.
- Attended the Lockyer Valley Regional Council and Toowoomba Regional Council Joint Working Group meeting regarding the escarpment
- Attended meeting with Mayor to discuss upcoming International Women's Day Breakfast
- Attended Council workshop
- Attended onsite meeting with Infrastructure Works and Services Executive Manager to meet with resident of Glenore Grove to discuss drainage issues
- Attended meeting with Infrastructure Works and Services Executive Manager and Manager of Parks and Gardens to discuss proposal for roundabouts
- Attended Institute of Public Works Engineering Australasia, Queensland Presidents breakfast in Brisbane with Executive Manager of Infrastructure Works and Services
- Onsite meeting in Withcott with resident to discuss road issues
- Attended Spring Bluff meeting in Toowoomba
- Attended Australian Football League Community Day at Cahill Park
- Attended Crime Stoppers meeting
- Attended Withcott-Helidon Lions Club meeting
- Attended performance review for Chief Executive Office
- Attended Planning Scheme workshop
- Attended onsite meeting at Pistol Club in Helidon regarding road maintenance
- Attended Depot farewell for long term employee
- Attended Ordinary Council meeting
- Attended Withcott Rural Fire Brigade meeting
- Attended onsite meeting at Steve Jones Community Shed with Lions Club executive members to discuss proposed car park works
- Attended meeting with Local Business, Chief Executive Officer and Executive Manager Infrastructure Works and Services
- Attended meeting with Manager Autopro to discuss Crime Stoppers event
- Attended Hatton Vale School leaders badge ceremony
- Attended meeting with Facilities regarding Shire Hall renovations
- Attended meeting with Lockyer Valley Chamber of Commerce members
- Attended Lockyer Valley Tourism meeting

**ORDINARY MEETING OF
COUNCIL AGENDA
13 MARCH 2019**

- Attended Lockyer Chamber of Commerce and Industry breakfast at Faith Lutheran College
- Attended and presented at Withcott State School leaders ceremony, and present badges
- Attended 'Beyond the Fence' book launch at Lockyer Valley Art Gallery
- Attended Interview with Gatton Star regarding Crime Stoppers
- Attended funeral for 101 year old Helidon resident
- Attended 'Turning the Screws on Crime' Crime Stoppers event in Gatton
- Attended Gem Show at Gatton Shire Hall
- Attended Withcott-Helidon Lions Club meeting
- Attended Consultants presentation around water submission
- Attended Regional Development Australia Ipswich and West Moreton committee meeting in Kilcoy and meet with Kilcoy Chamber of Commerce
- Update Facebook pages for Spring Bluff Railway Station, Darling Downs Moreton Rabbit Board and Lockyer Valley Tourism Association

Regional Development Australia Ipswich and West Moreton - February 2019 Activity update

Engagements

- Kilcoy Chamber of Commerce
- TAFE Bundamba
- Somerset Regional Council
- Ipswich City Council – Ipswich and West Moreton Jobs
- Inland Rail – update information
- Department of Regional Development
- Trade and Investment Queensland (TIQ) – Regional Business Workshop
- Regional Development Australia Fitzroy & Central West – data collection
- Tambourine Sports Complex
- Federal Member for Wright
- State Member for Scenic Rim
- CalFresh – Social impact statement data
- Ipswich City Council – funding
- Southbank TAFE
- Regional Development Australia Gold Coast, Food Innovation Australia Limited (FIAL) – Agricultural workshops

Activities

- Funding newsletter – 3,500 emails
- Regional Development Australia Ipswich and West Moreton newsletter – 3,500 emails
- National newsletter article
- Presented at the Trade and Investment Queensland (TIQ) 'Attract Funding' workshop at Beaudesert (31 attendees)
- Finalised Variation of Funding Agreement
- Development of Springfield Skills Alliance report
- Development of Project Status Report January – June 2019
- Regional Development Australia Ipswich and West Moreton Committee meeting
- Regional Development Australia Ipswich and West Moreton – Presentation to Kilcoy Chamber of Commerce and Somerset Regional Council

**ORDINARY MEETING OF
COUNCIL AGENDA
13 MARCH 2019**

Ipswich and West Moreton *Jobs* – February 2019
New Ipswich and West Moreton Job Seekers: 17
Total Ipswich and West Moreton Job Seekers: 964
Total Ipswich and West Moreton Job Employers: 46
Job Listings – February 2019: 481
Notice Views – February 2019: 505
Job Views – February 2019: 3,392

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

- Laidley Hospital Auxiliary
- International Women's Day Breakfast Discussion
- Councillor Workshop
- Spring Bluff Committee Meeting
- Chief Executive Officer Review
- Special Planning Meeting
- Farewell Barbeque for retiring staff member
- Pioneer Village Meeting
- Ordinary Council Meeting
- Gatton Lions Club 50th Anniversary Celebration
- Planning Portfolio Catch up
- Lockyer Chamber of Commerce and Industry Committee Meeting
- Tourism Meeting
- Lockyer Chamber of Commerce and Industry Breakfast
- Das Neumann Haus meeting

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

Youth and Disability / Multicultural

I Represented the Mayor at the 30th Birthday Celebrations at the Gatton Child Care Centre.

I attended the 'Together 44341' Meeting at Laidley State School.

- There is a strategy being planned for common messaging across all Early Childhood Education Centres in the areas of education, social services and health care.
- Health Data is being sought to quantify this messaging.
- A grant has been submitted by Mary Street Community Centre with the aim of employing an 'Early Years Youth Worker.'

I assisted the Mayor in presenting the leadership badges for Mount Sylvia State School.

I attended the Lockyer Valley Early Childhood Networking Meeting at the Gatton Library.

I attended the 'West Moreton Health Partner Plan' meeting at Ipswich Hospital with the Mayor, West Moreton Health Chief Executive Officer, Darling Downs West Moreton Public Health Network Chief Executive Officer and West Moreton Health Senior Engagement Officer.

**ORDINARY MEETING OF
COUNCIL AGENDA
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- Partnership plans focus on building partnerships in community to develop sustainable programs that are co-designed by the community and have long-term health outcomes.
- The Partner Plan for the Lockyer Valley Regional Council, West Moreton Health and the Darling Downs West Moreton Public Health Network is 'Reducing the obesity rate in Lockyer Valley'.

I attended the Bringing Employers and Students Together (BEST) meeting in Gatton.

- Lockyer Valley Regional Council is recruiting a Regional Skills Investment Strategy Officer to work with local industry to identify current and emerging jobs in key industries and ensure there is a supply of skilled local people to meet this demand.
- The Chair of the Community Consultative Committee for the Inland Rail project has been invited to attend the next 'BEST' meeting to discuss possible training opportunities for any jobs that may be created from the rail project.
- The Queensland Training Awards will be held in Gatton on the 26th of July 2019.
- Schools have advised that students have expressed an interest in the CultiV8 program and expressions of interest forms have been received for the GenR8 program.
- TAFE South West are now delivering training across different qualifications in the Lockyer Valley. This is a new program being organised by TAFE.

I attended with the Mayor and Councillors the 2019 Investiture Parade and badge presentation at Hatton Vale State School.

I visited Crayons Early Learning Centre at Hatton Vale to discuss the possibility of an 'Inclusion Support Workshop' to be held in the Lockyer Valley.

I met with the Principal of Laidley State School to discuss the use of Laidley State School as a venue for the 'Inclusion Support Workshop'.

Arts and Culture

I attended a meeting with a local resident regarding further investigations into a community art space for local artists.

Organisations and Committees Representation:

- Onsite meeting with Executive Manager Infrastructure Works and Services and local resident around road Issues
- Attended the Forest Hill Community Development Association meeting at School of Arts Hall
- Attended the 'Fire Ant Community Forum' at the Gatton Shire Hall
- Attended the Lockyer Chamber of Commerce and Industry Committee Meeting in Gatton
- Site visit to Mt Berryman with regard to resident's issue around road access
- Attended the Lockyer Valley & Somerset Water Collaborative meeting
- Attended the 'AFL Brisbane Lions' Community visit and coaching session at Cahill Park
- Attended with the Mayor and Councillors the Chief Executive Officer Performance Review

**ORDINARY MEETING OF
COUNCIL AGENDA
13 MARCH 2019**

- I attended the Special Planning Workshop
- Attended the 'Gatton Show Ground Users' meeting
- Attended the 'Lockyer Valley Growers Group' quarterly presentations and BBQ at the Gatton Research Station
- Visit Grantham Farm Workers Lodge with the Manager Regional Development with regard to grazing land proposal
- Visit Murphy's Creek markets
- Attended the 'Lockyer Valley Shed Men' meeting at Lockyer Produce Grantham
- Attended a meeting with the Mayor, Councillors, Manager Regional Development, Senior Economic Development Coordinator and members of the Lockyer Chamber of Commerce & Industry
- Attended the Lockyer Chamber of Commerce and Industry Breakfast at Faith Lutheran College
- Attended the Community Development Portfolio meeting with the Executive Manager Corporate & Community Services and Relevant Officers.
- I attended Peak Training's – 'Asset Management' module in Brisbane.
- Visited the Laidley markets
- Visited the Gatton Gem and fossil show in the Gatton Shire Hall
- Meeting with the Manager Planning and Development and Plainland Business owners with regard to Development Application issues.
- Attended the Lockyer Water Users Forum and Lockyer Growers Group 'recognition presentation gathering'
- Attended the 'Consultants presentation of the combined Water submission' at the Lockyer Cultural Centre.
- Attended the Laidley Spring Festival planning meeting at Laidley Library
- Meeting with the Mayor, Councillors, Chief Executive Officer, Manager of Corporate and Community Services and the Gatton Show Society Committee
- Attended Council meetings, workshops and tours.

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

- 01-02-19 – Attended Gatton Child Care Centre 30th Birthday Celebrations
- 05-02-19 – Attended Councillor Workshop
- 05-02-19 – Attended Portfolio Catch-up
- 05-02-19 – Attended Fire Ant Community Forum
- 06-02-19 – Catch up with resident over local issues
- 07-02-19 – Attended Meeting regarding the Laidley Business Incubator
- 11-02-19 – Attended Brisbane Lions community event
- 12-02-19 – Attended Chief Executive Officer performance review
- 12-02-19 – Attended Special Planning Workshop
- 13-02-19 – Attended Depot BBQ for retiring staff member
- 13-02-19 – Attended Ordinary Council Meeting
- 16-02-19 – Attended Lions Club of Gatton 50th Anniversary Dinner
- 17-02-19 – Attended Lockyer Community Actions Annual General Meeting
- 18-02-19 – Represented the Mayor at Laidley State School Leaders Badge Presentation
- 19-02-19 – Attended Hatton Vale State Schools Investiture Parade
- 19-02-19 – Attended Meeting with Lockyer Chamber of Commerce and Industry

**ORDINARY MEETING OF
COUNCIL AGENDA
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-
- 20-02-19 – Attended Lockyer Chamber of Commerce and Industry Breakfast
 - 22-02-19 – Attended Briefing for Australian Rail Track Corporation Flora and Fauna Workshop
 - 23-02-19 – Site Visit with Resident over Feral Cats
 - 23-02-19 – Attended Gatton Lapidary Club Gem Show
 - 23-02-19 – Attended Laidley Markets
 - 26-02-19 – Attended Lockyer Says No to Violence Meeting
 - 26-02-19 – Attended Australian Rail Track Corporation Flora and Fauna Workshop
 - 27-02-19 – Attended Portfolio Catch-up
 - 28-02-19 – Attended Meeting with Gatton Show Society

**ORDINARY MEETING OF
COUNCIL AGENDA
13 MARCH 2019**

**14.2 Queensland Urban Utilities Quarterly Report
(October to December 2018)**

Date: 08 February 2019
Author: Vickie Wieland, EA to Chief Executive Officer
Responsible Officer: Ian Church, Chief Executive Officer

Summary:

The Queensland Urban Utilities (QUU) Quarterly Report highlights the financial management and infrastructure delivery, performance against their customer service standards and the progress against achievements of their 2018-23 Corporate Plan.

Officer's Recommendation:

This report is for Council's information only.

Report

1. Introduction

Queensland Urban Utilities (QUU) forwarded a copy of their Quarterly Report for the period 1 October to December 2018, in accordance with the terms of the Central SEQ Distributor Retailer Participation agreement with Council.

2. Background

The Report highlights the financial management and infrastructure delivery, performance against their customer service standards and their progress against achievements of the 2018-23 Corporate Plan. A copy of the report is attached for your information.

3. Report

The report details the activities and financial performance for the period ended December 2018.

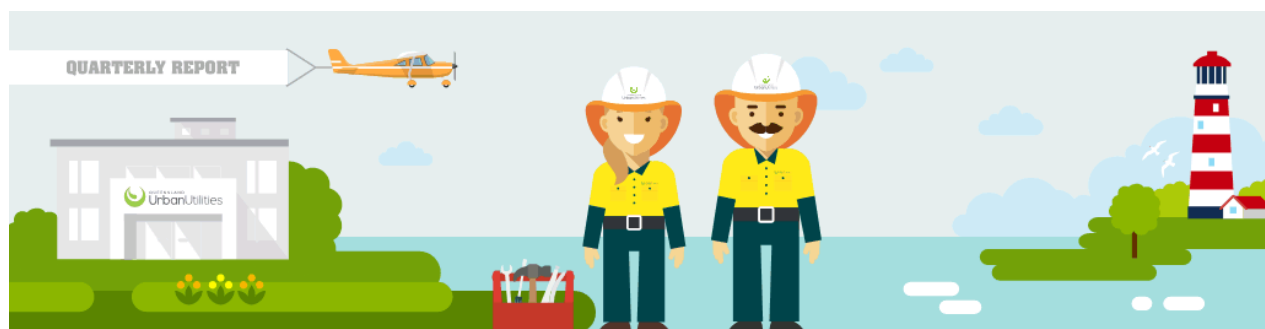
Attachments

- 1 [Quarterly Report December 2018](#)



QUARTERLY REPORT

Quarter ended December 2018



EXECUTIVE SUMMARY

At the end of the quarter, our year-to-date earnings after tax were \$113.3 million. This figure indicates we are on track to achieve our predicted Corporate Plan result.

Throughout the quarter, we made good progress against our strategic initiatives.

The following are some of the key achievements we realised during the period:

- We continued to explore how we will provide social and economic value now and into the future, with a focus on hardship and vulnerable customers, major commercial customers and regional waste challenges.
- We continued to deliver our Infrastructure Delivery Program ahead of forecast.
- We continued to partner with Seqwater to implement further improvements focusing on water security and drinking water quality across our region.

- We continued to advance initiatives, both exclusive to Queensland Urban Utilities and with partners across South East Queensland, to improve the health of our waterways.
- We achieved all Customer Service Standards targets.
- We hosted our biannual roadshow, ENRICH, where employees from all over our service territory came together to celebrate, learn and reflect. At this roadshow, we introduced our new strategic direction, with a focus on our four strategic goals.

Further achievements are detailed in this report.



FINANCIAL MANAGEMENT

Financial commentary

The year-to-date earnings after tax (EAT) of \$113.3 million are on track to achieve the predicted Corporate Plan result.

Income statement

Queensland Urban Utilities has reported a December year-to-date earnings before interest, tax, depreciation and amortisation (EBITDA) result of \$301.8 million, and an earnings after tax (EAT) result of \$113.3 million. The result is largely in line with the budgeted December position, with current development activity marginally higher than expected.

Capital revenues received from development are 54% of the full-year budget; however, it is too early to determine whether this trend will continue, and there is no adjustment forecast to the end-of-year result.

Balance sheet

Cash and receivables are in line with the timing of the quarterly billing and receipting cycle.

Temporary use has been made of the short-term working capital facility in line with the short-term management strategy.

Payment of the interim participation return is due to be made on 31 January 2019.

Cash flow

Cash collected from developers remains marginally high due to continued economic activity.

Proceeds from the sale of assets are associated with fleet replacement and disposal of surplus minor plant and equipment items no longer in use.

Temporary use has been made of the short-term working capital facility to reduce net interest costs in line with the short-term management strategy.



FINANCIAL MANAGEMENT

Financial statements

Income statement (unaudited)

	Q1 September Actual \$000s	Q2 December Actual \$000s	Full Year Original Budget \$000s
Revenues			
Utility charges	276,148	560,810	1,124,973
Developer charges	32,006	55,451	102,184
Capital revenues	21,682	42,294	79,260
Interest income	1,068	1,590	2,400
Sundry revenues	5,608	12,738	29,896
Total revenues	336,512	672,883	1,338,713
Expenses			
Employee expenses	25,341	54,074	110,269
Bulk water purchases	106,085	219,148	428,615
Materials, services, property, plant & equipment	49,077	97,836	204,812
Total expenses	180,502	371,058	743,697
Earnings before interest, tax, depreciation and amortisation (EBITDA)	156,010	301,825	595,017
Depreciation & amortisation	46,161	94,025	192,837
Earnings before interest and tax (EBIT)	109,849	207,800	402,180
Finance costs	23,443	45,947	96,969
Earnings before tax (EBT)	86,406	161,854	305,211
Tax equivalents expense	25,922	48,556	91,563
Earnings after tax (EAT)	60,484	113,297	213,648

04 QUARTERLY REPORT QUARTER ENDED DECEMBER 2018



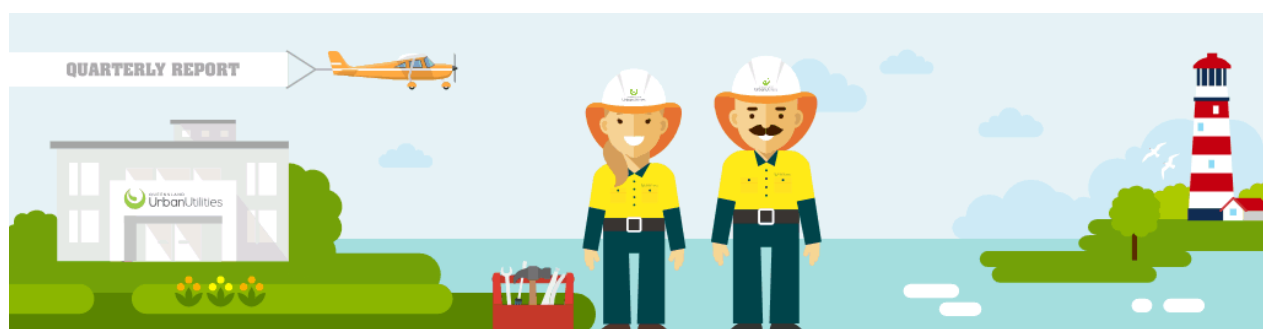
FINANCIAL MANAGEMENT

Financial statements

Balance sheet (unaudited)

	July 2018 Opening Balance \$000s	Q1 September Closing Balance \$000s	Q2 December Closing Balance \$000s	Full Year Original Budget \$000s
Current assets				
Cash	116,968	44,052	45,427	7,000
Receivables	49,757	44,014	47,689	26,500
Other current assets	166,256	179,168	184,821	183,000
	332,982	267,234	277,936	216,500
Non-current assets				
Property, plant & equipment	5,548,098	5,590,731	5,632,228	5,760,500
Other non-current assets	21,205	19,582	18,402	43,100
	5,569,303	5,610,313	5,650,630	5,803,600
Total assets	5,902,285	5,877,547	5,928,566	6,020,100
Current liabilities				
Payables & accruals	158,898	150,964	149,191	147,300
Current borrowings	0	21,174	28,500	0
Tax payable	14,268	10,111	(3,301)	19,400
Provision for participation rights	100,985	0	76,500	76,500
Other provisions	27,566	28,073	27,954	55,300
	301,715	210,322	278,844	298,500
Non-current liabilities				
Interest bearing liabilities	2,064,895	2,064,859	2,064,895	2,064,900
Other non-current liabilities	183,443	189,614	195,797	239,600
	2,248,337	2,254,508	2,260,692	2,304,500
Total liabilities	2,550,053	2,464,830	2,539,536	2,603,000
Net assets	3,352,233	3,412,717	3,389,030	3,417,100
Equity				
Contributed equity	2,538,793	2,538,793	2,538,793	2,538,800
Asset revaluation surplus	154,023	154,023	154,023	154,050
Retained earnings	659,417	719,901	696,214	724,250
Total equity	3,352,233	3,412,717	3,389,030	3,417,100

QUARTERLY REPORT QUARTER ENDED DECEMBER 2018 05



FINANCIAL MANAGEMENT

Financial statements

Cash flow (unaudited)

	Q1 September YTD Actual \$000s	Q2 December YTD Actual \$000s	Full Year Original Budget \$000s
Operating activities			
Receipts from customers	278,873	562,262	1,141,500
Developer cash contributions	33,030	56,712	102,200
Interest received	1,068	1,590	2,400
Total cash received	312,970	620,563	1,246,100
Payments to employees and suppliers	185,226	370,549	722,800
Finance and borrowing costs	23,601	46,824	94,600
Income tax	23,573	53,436	79,300
Total cash used	232,400	470,809	896,700
Net cash from operating activities	80,571	149,754	349,400
Investing activities			
Proceeds from sale of property and equipment	123	455	0
Total cash received	123	455	0
Payments for property, plant and equipment	73,800	149,266	307,600
Total cash used	73,800	149,266	307,600
Net cash from investing activities	(73,677)	(148,811)	(307,600)
Financing activities			
Borrowings	21,174	28,500	0
Total cash received	21,174	28,500	0
Debt repayments	0	0	0
Participation rights payments	100,985	100,985	166,200
Total cash used	100,985	100,985	166,200
Net cash from financing activities	(79,810)	(72,485)	(166,200)
Net increase/(decrease) in cash held	(72,916)	(71,542)	(124,200)
Cash at the beginning of the period	116,968	116,968	131,400
Cash at the end of the period	44,052	45,427	7,000

06 QUARTERLY REPORT QUARTER ENDED DECEMBER 2018



FINANCIAL MANAGEMENT

Credit metrics

Queensland Urban Utilities has maintained key lending covenants associated with the Queensland Treasury Corporation Master Facility Terms Agreement.

Indicator	As at December 2018	Target	Status
Net debt to fixed asset ratio <i>Net debt as a percentage of fixed assets</i>	36.4%	≤ 60%	●
Adjusted EBITDA Interest Cover <i>The extent to which earnings before developer contributions, interest, tax, depreciation and amortisation covers the interest costs of QUU</i>	4.57x	≥ 2.25x	●

Status is reported using the below key

- = target achieved; no issues
 ● = slightly outside target; minor issues being managed
● = target not achieved; major issues escalated.



INFRASTRUCTURE DELIVERY

Total capital expenditure summary

2018/19 original approved budget \$m	YTD approved forecast \$m	YTD actual \$m	YTD variance (actual less approved forecast) \$m	Significant projects
Brisbane				
173.4	74.4	74.9	0.5	<ul style="list-style-type: none"> ▪ S1 & S18 Main Sewer Rehabilitation (\$77 mil) ▪ Bartleys Hill / Wellers Hill Zone Connection Including River Crossing (\$23 mil) ▪ Bulimba Creek Trunk Sewer Stage 2 Upgrade (\$51.2 mil) ▪ Luggage Point STP Dewatering Upgrade - Portions A, B and C (\$15.2 mil) ▪ Fortrose Street Sewer Rising Main Rehabilitation and Jindalee Water Trunk Main Replacement (\$29.3 mil)
Ipswich				
23.6	2.1	4.0	1.9	<ul style="list-style-type: none"> ▪ Ipswich RTU Telemetry Network Upgrade (\$10.6 mil) ▪ Ipswich Bulk Water Meters Implementation Program (\$6.5 mil) ▪ Ipswich Water Supply Resilience Improvements (\$2.1 mil)
Lockyer Valley				
19.5	14.2	14.0	(0.2)	<ul style="list-style-type: none"> ▪ Regional STP Upgrades (C646 - 2016/18) (\$11.2 mil) ▪ Laidley STP Interim Enhancement Upgrade (\$9.2 mil)
Scenic Rim				
14.4	7.4	8.0	0.6	<ul style="list-style-type: none"> ▪ Beaudesert STP Renewals and Rehabilitation Works (C1139 - 2016/17) (\$4.1 mil) ▪ Koorabyn STP Compliance Enhancement - Phase (\$3.2 mil)
Somerset				
33.5	4.5	5.0	0.5	<ul style="list-style-type: none"> ▪ Lowood/Fernvale Sewerage Scheme Upgrade – Stage 1 (\$45 mil) ▪ Esk Reservoir Implementation (\$3.0 mil)

08 QUARTERLY REPORT QUARTER ENDED DECEMBER 2018



DELIVERY OF CORPORATE PLAN

Constructive Culture

WHERE WE ARE FOCUSING OUR ATTENTION IN 2018/19

As per our 2018/19 *Operational Plan*, there are three focus areas under our Constructive Culture goal. During this quarter, here's how we performed in these areas:

Continued improvements for leader development and support

We completed the baseline of current leadership, safety and culture training. The outcomes of this training will inform how we redefine leadership as a core function.

We began investigating online tools that will allow leaders to conduct health checks on their individual teams, rather than assessments being undertaken at an enterprise level. This will enable leaders to identify and lead their own culture and performance transformations.

We conducted further analysis on our Employee Engagement Survey data, the outcomes of which are being used to inform existing and proposed leader development in 2019 and beyond.

Continued improvements to employee goal setting and development

We delivered our employee roadshow, ENRICH, where all employees gathered to learn about our new strategic direction and to witness, first-hand, some of the initiatives we are delivering to help us achieve our purpose and vision.

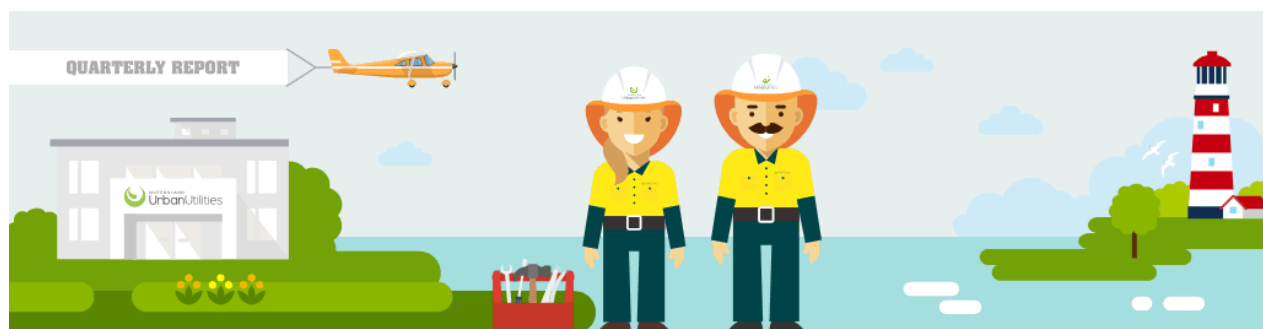
As part of the roadshow, we hosted Employee Experience Labs, where we gathered feedback on our current 'employee value proposition'. Representatives from our Employee Experience, Marketing, Digital and Customer Experience teams will use this feedback to inform the development of our Talent Attraction Strategy for 2019 and beyond.

We conducted a Total Reward Survey amongst employees to determine their views on financial and non-financial rewards. The survey findings are being used to design our revised total reward approach.

Reviewing key systems of work to remove non-value-adding controls

As part of ENRICH, we ran employee labs to gather insights on the systemic barriers they experience in their day-to-day work. These insights are currently being analysed, and will inform where we need to focus our improvement.

ARE WE ON TRACK TO ACHIEVE OUR STRATEGIC SUCCESS MEASURES?		
Constructive culture styles	Passive Defensive and Aggressive Defensive culture styles	Employee effectiveness
Next reported December 2019	Next reported December 2019	Next reported June 2019



DELIVERY OF CORPORATE PLAN

Foundational Success

WHERE WE ARE FOCUSING OUR ATTENTION IN 2018/19

As per our *2018/19 Operational Plan*, there are six focus areas under our Foundational Success goal. During this quarter, here's how we performed in these areas:

Develop summer operating mode with Seqwater to improve seasonal water quality

We continued to partner with Seqwater on a range of water security initiatives, including further drought planning and future planning for the Western Corridor Recycled Water Scheme to supply recycled water.

Following positive results of our first increased chloramination water quality trial in early 2018, we conducted our second trial, again in partnership with Seqwater. The results are currently being reviewed and assessed, with a third trial planned for February 2019.

We finalised our annual *2017/18 Drinking Water Quality Management Plan Report*, which sets out our achievements and challenges for the period, as well as improvements we have implemented in the last year to ensure the drinking water we provide in partnership with Seqwater continues to be safe and reliable.

Implement recycled water product quality system

We commenced the development and implementation of a hazard analysis and critical control point (HACCP) product quality system at our sewage treatment plants (STPs). A HACCP system is a risk-based approach to improving processes and increasing assurance for products provided. It will ensure the quality of products generated at our STPs, particularly recycled water, are of a high standard and meet regulatory and customer requirements.

Implement digital solutions to enable more predictive and proactive service delivery

We continued to improve the real-time monitoring and assurance of our water and sewerage network performance, with further development of data models to support active management of networks. These improvements support our objectives to deliver more reliable and improved services to customers, and to reduce operational costs.



DELIVERY OF CORPORATE PLAN

Foundational Success (continued)

Develop and implement a customer-centric Customer Strategy

Based on our revised strategic direction, we continued to develop our new Customer Strategy. The strategy builds on key insights from our customers, particularly their pain points, and customer-facing business areas across Queensland Urban Utilities. The strategy will focus on three critical levels of customer acceptance: Trust (meet my needs); Value (meet my expectations); and Pride (lead the way).

Our Media and Public Relations team won Best Consumer Campaign at the National Public Relations Institute of Australia's (PRIA) Golden Target Awards for the Great Backyard Dunny Campaign. The purpose of this campaign was to raise awareness of the value our sewerage services provide to customers and the community.

At the International Association of Public Participation Australasia Core Value Awards, we received a 'Highly Commended' award in the Organisation of the Year category and were finalists in the international category for our 'Let's Talk Water' Customer Engagement Program. This award reflects our genuine commitment to being a customer and community-focused organisation, and is a great indication that we are well on our way to embedding customer and community insights and engagement into the way we make decisions.




Finalise new Enterprise Asset Management Solution

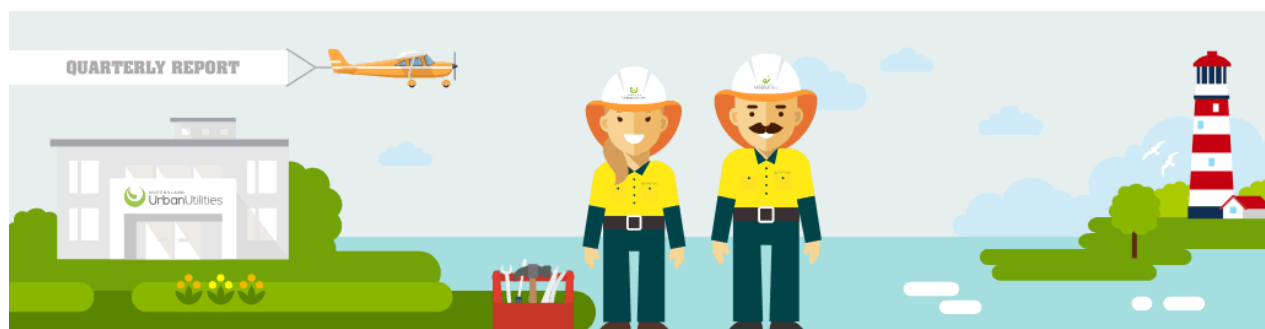
We continued to develop our new Enterprise Asset Management Solution, with a focus on streamlining business processes to optimise the way we manage our assets across the entire life cycle.

A value-for-money business case will be submitted for Board approval in early 2019, which will enable the transition to the next stage of the program, focusing on the implementation and change management.

Plan and commence delivery of an enterprise efficiency program

We commenced analysing to identify efficiency opportunities, specifically related to financial affordability and sustainability.

ARE WE ON TRACK TO ACHIEVE OUR STRATEGIC SUCCESS MEASURES?		
Brand index	Customer experience score	Return on equity
 63 (Target: ≥65)	 6.7 (Target: ≥7.2)	 6.2 (Target: ≥6.3%)



DELIVERY OF CORPORATE PLAN

Environmental Leadership

WHERE WE ARE FOCUSING OUR ATTENTION IN 2018/19

As per our *2018/19 Operational Plan*, there are five focus areas under our Environmental Leadership goal. During this quarter, here's how we performed in these areas:

Continued reduction of nutrient discharges through improvements to the treatment process

We continued to investigate and analyse further opportunities to reduce nutrient discharges to our waterways. Investigations focused on assessing marginal abatement flow from the environment, which is the cost versus benefits of removing one more unit of nutrient flow, including the varying levels of difficulty as we move from dry weather flow to wet weather flow and overflows.

Explore regional partnership opportunities to improve the environment

We began exploring a number of opportunities to partner with businesses and communities across our region to remove nutrients from our waterways, including streambank restoration with regional and local councils, nutrient and sludge management with large commercial customers, partnering opportunities with customers under the Australian Water Stewardship certification process, and participation in the Environmental Markets Workshop with stakeholders across the region.

We continued to develop our effects-based planning project for Cannery Creek. This pilot project proposes combining sewer infrastructure and stormwater treatment wetlands, which could defer the need to upgrade or build new sewage treatment plants, therefore providing social, economic and environmental benefits for the region.



DELIVERY OF CORPORATE PLAN

Investigate recycled water solutions to support nutrient discharge and water security

We completed our initial investigation into recycled water supply opportunities, with around 200 identified across our region, primarily green space and industrial use. Converting these opportunities into recycled water supply agreements will enable us to achieve our objective of reducing our region's reliance on natural water supplies, as well as reduce the nutrients we discharge to the environment.

Support regional water security planning

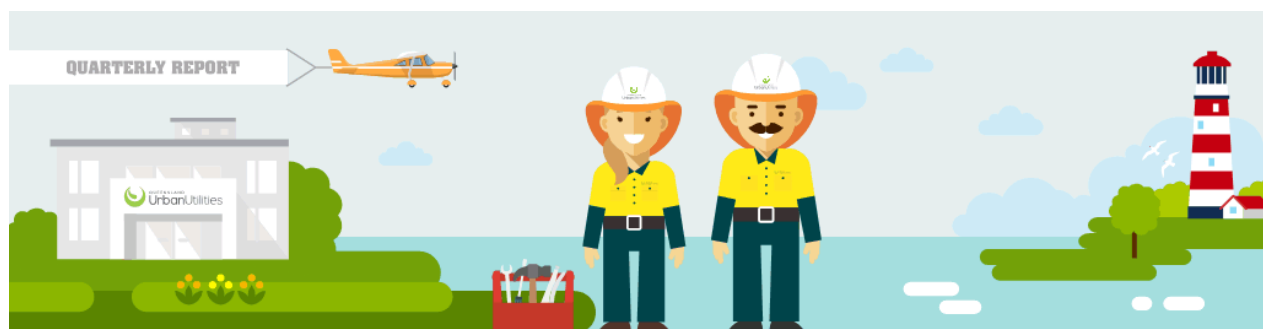
As part of our Drought Management Planning Program, we launched a school-based water conservation program. The 12-month trial, which is being delivered in collaboration with SUMS Group Pty Ltd, will involve selected high-consumption schools across our region. The trial provides reactive alarms and customer support to manage water leaks, as well as educational resources for teachers utilising real-time water consumption data for science and maths students. The program is aimed at helping schools manage their water resources more proactively using real-time information, whilst also providing a valued STEM resource for students.

Reduce greenhouse gas emissions across our supply chain

We completed an initial review of our strategic targets relating to the cogeneration of electricity to offset the purchase of coal-based electricity. The review considered year-on-year performance over the past three years, as well as improvements in our cogeneration of electricity. Despite our improvements, a shortfall of approximately 20% was identified. Work has commenced to understand the feasibility of addressing this shortfall through additional initiatives, such as partnering agreements and additional large-scale solar.

ARE WE ON TRACK TO ACHIEVE OUR STRATEGIC SUCCESS MEASURES?	
Reduced nutrient discharges	Greenhouse gas emissions ¹
 6.2% (Target: Reduced discharges)	 41.4 (Target: ≤185 tonnes CO ₂ -e per 1,000 properties)

¹ Greenhouse gas emission for July 2018 to November 2018.



DELIVERY OF CORPORATE PLAN

Social & Economic Value

WHERE WE ARE FOCUSING OUR ATTENTION IN 2018/19

As per our *2018/19 Operational Plan*, there are four focus areas under our Social & Economic Value goal. During this quarter, here's how we performed in these areas:

Develop a social value framework

Supporting our commitment to vulnerable customers and those in hardship, we held our first Hardship and Vulnerable Customer Forum to raise awareness of the issues facing some of our residential customers, and to look for better ways to assist those who are most in need. The forum included representatives from South East Queensland councils and water service providers. The forum is expected to be hosted again in late 2019 to progress the development of a Vulnerable Customer Framework for our region.

We held internal workshops with all areas of the business to discuss what social value means for Queensland Urban Utilities. This work will assist in the development of a Social Value Framework, and will help us to identify where we can provide value in addition to the provision of quality water and sewerage services.

Identify alternative customer service opportunities the provide strategic value

Supporting the major commercial customers across our region, we developed and presented a new financial framework for distributed solutions. The framework, which represents a favourable outcome for both the customer and Queensland Urban Utilities, was well received and will be progressed early 2019.

We continued to deliver our electronic trade waste tracking digital platform across the region, with barcoded devices installed in all regional Council areas and 95% of Ipswich metropolitan area. These devices will provide identification and tracking information to improve the management of trade waste and identify potential savings for commercial customers.



DELIVERY OF CORPORATE PLAN

Social & Economic Value (continued)

Commence developing collaborative partnerships to compete in the resource recovery sector

We progressed the development of an organic waste to resource opportunity with a major waste service provider.

We finalised commercial agreements for the codigestion of liquid organic waste with two major trade waste customers. These agreements are expected to be executed in early 2019.

Regional sludge management opportunities

We commenced a pilot trial of pelletisation technology (converting solid waste to pellets) to understand technical and operational viability for our biosolids management. This innovative technology will provide new commercial opportunities for the disposal of solid waste, as well as mitigate emerging issues relating to contamination of waste through chemicals such as PFAS.

ARE WE ON TRACK TO ACHIEVE OUR STRATEGIC SUCCESS MEASURES?

Corporate reputation index



57 (Target: ≥ 55)



DELIVERY OF SERVICES TO CUSTOMERS

The table below outlines our performance against the service standards contained in our Customer Service Standards.

Service standard	Unit of measure	Trend	Target	Result	Achieved
WATER QUALITY					
Annual chemical compliance with the ADWG ² health limits	Number of compliant drinking water schemes	12 month rolling	12	12	●
Bacteriological compliance with the Public Health Act 2005	Number of compliant drinking water schemes	12 month rolling	12	12	●
Chemical compliance with the Public Health Act 2005	Number of compliant drinking water schemes	12 month rolling	8	8	●
Water quality complaints	Per 1,000 properties	12 month rolling	6	1.8	●
WATER SERVICE RELIABILITY					
Number of unplanned water supply interruptions	Per 1,000 properties	12 month rolling	100	70	●
Water main breaks	Per 100 km of water main	12 month rolling	39	23.5	●
SEWERAGE SERVICE RELIABILITY					
Sewerage main breaks & chokes	Per 100 km of sewer main	12 month rolling	30	17.8	●
RESPONDING TO UNPLANNED WATER AND SEWERAGE INTERRUPTIONS					
Response to urgent incidents	% responded to within 1 hour	12 month rolling	80%	89.2	●
Response to non-urgent incidents	% responded to within 24 hours	12 month rolling	80%	85.2	●
RESTORATION OF SUPPLY AFTER UNPLANNED WATER AND SEWERAGE INTERRUPTIONS					
Restoration of water supply	% unplanned interruptions restored within 5 hours	12 month rolling	90%	95.7	●
<p>Status is reported using the below key</p> <p>● = target achieved; no issues ● = slightly outside target; minor issues being managed ● = target not achieved; major issues escalated.</p>					

² Australian Drinking Water Guidelines



For more information visit
urbanutilities.com.au
or call **13 26 57**

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**ORDINARY MEETING OF
COUNCIL AGENDA
13 MARCH 2019**

14.3 Queensland Urban Utilities Monthly Report - February 2019

Date: 08 February 2019
Author: Vickie Wieland, EA to Chief Executive Officer
Responsible Officer: Ian Church, Chief Executive Officer

Summary:

Council has received an update from Queensland Urban Utilities (QUU) Board which provided highlights from their Board Meeting for the month of February 2019.

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

FOUNDATIONAL SUCCESS

Capital Delivery Program

The Board supported management's proposal to review how it procures and delivers lower-value capital works projects.

Under the proposed approach, QUU would procure the majority of its capital investment portfolio under a smaller number of major contracts, rather than the current model where there are 300 individual projects in the forward portfolio.

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The Board approved the proposed procurement strategy, noting that it had also been reviewed by the Board's Strategic Asset Management Committee.

Luggage Point primary settling tanks

The Board approved the Gate 3 Business Case for the improvements to the Luggage Point primary settling tanks.

These tanks are critical to the plant's performance as they receive all plant inflows prior to initial screening and discharging to the bio reactors for further treatment.

The improvement works will include replacing travelling bridges over the tanks and replacing these with a skimmer across the top of the effluent. At the same time, works will be undertaken to provide structural enhancements of the tank walls.

Additional strategic risks

The Audit and Risk Committee recently considered QUU's strategic risk profile. As part of these discussions, it was identified that three new strategic risks needed to be introduced to address changes in QUU's external environment.

The first was climate risk. This risk considers the potential impact of gradual climate change and natural disasters on QUU's business and objectives. The second was conduct and integrity risk. This new risk replaces the existing risk for fraud. The third was social and community risk, which replaces the existing customer and community risk and is structured on QUU not being seen as a valued or trusted organisation in the community.

Developer Services fees and charges

Following consideration by the Finance and Pricing Committee, the Board approved the Developer Services fees and charges schedule for 2019/20.

These revised fees and charges will be communicated to the developer sector through the Development Industry Forum, as well as through traditional mediums.

Water Netserv Plan

The Board received a briefing on *Water Netserv Plan*, recognising that QUU is in the process of reviewing this by October 2019.

The *Water Netserv Plan* is a key strategic document for QUU. The plan provides a head of power to:

- manage how QUU interacts with developers – a major customer group for QUU;
- facilitate the partnership between QUU and shareholding councils to manage growth throughout the region;
- administer the application of infrastructure charges; and
- administer assets donated from councils.

2019/20 Capital Investment Program

The Board was provided an overview of the timing and drivers for the 2019/20 Capital Investment Program.

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The Board will further consider this matter in April 2019, following consideration by the Strategic Asset Management Committee.

Participation Agreement

Management has undertaken a detailed review of the Participation Agreement and identified a number of amendments that are required, including:

- Matters that have been previously agreed with shareholders, such as the Board Member appointment process and new participation return policy, and are not yet reflected in the Participation Agreement.
- Some aspects of the Participation Agreement that are no longer relevant and should be rescinded.
- Clauses that require updating as a consequence of legislative changes made since QUU's formation.
- Clarification and simplification of drafting of a number of clauses.

At the same time, it is proposed to refresh the strategic planning and performance reporting requirements that are set out in the Participation Agreement.

Management is in the process of consulting with shareholders on these proposed amendments and will present back to shareholders for consideration and approval during March and April.

Enterprise Asset Management Program assurance

The Board met with Velocity Partners, the assurance service provider responsible for delivering ongoing assurance and oversight of the implementation of QUU's Enterprise Asset Management System (EAMS). This assurance provider complements the level three assurance undertaken by QUU's internal audit provider, KPMG.

End of Waste Code

Management briefed the Board on the End of Waste Code and implications for QUU. The Board was also advised on how management proposed to manage these implications leveraging alternate bio-solids management engagement with the regulator.

SOCIAL AND ECONOMIC VALUE

Reconciliation Action Plan

The Board was updated on the development of QUU's 'Reflect' Reconciliation Action Plan (the first in a series of four). This plan will set out the steps QUU needs to take to prepare for reconciliation initiatives in successive RAPs. Committing to a Reflect RAP allows QUU to scope and develop relationships with Aboriginal and Torres Strait Islander stakeholders, decide on their vision for reconciliation and explore their sphere of influence, all before committing to specific actions or initiatives. This process will help to produce future RAPs that are meaningful, mutually beneficial and sustainable.

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15. CONFIDENTIAL ITEMS

15.1 Legal Update

Date: 07 March 2019

Author: Caitlan Natalier, Solicitor & Legal Services Coordinator

Responsible Officer: Ian Church, Chief Executive Officer

That the above item be considered in Closed Session to the exclusion of the press and public in accordance with Section 275 (1) (f) (g) (h) of the Local Government Regulation, 2012, as the matter involves starting or defending legal proceedings involving it; AND any action to be taken by the local government under the Planning Act, including deciding applications made to it under that Act; AND 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 purpose of this Report is to provide an update to Council in relation to a number of confidential legal matters.

16. MEETING CLOSED