Minutes

ORDINARY MEETING OF COUNCIL

MINUTES

19 NOVEMBER 2025

UNCONFIRMED

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ATTENDANCE:

Councillors Present	• **Cr Tanya Milligan (Mayor) (Chairperson)** • **Cr Chris Wilson (Deputy Mayor)** • **Cr Michael Hagan** • **Cr Anthony Wilson** • **Cr Cheryl Steinhardt** • **Cr Julie Reck** • **Cr David Neuendorf**
Officers Present	• **Dan McPherson, Acting Chief Excutive Officer** • **Amanda Pugh, Group Manager Community & Regional Prosperity** • **Micah Edwards, Group Manager Infrastructure** • **Bella Greinke, Project Officer** • **Petrina Metcalf, Council Business Officer** • **Dee Stewart, Acting Chief Financial Officer** • **Neil Wiliamson, Principal Engagement and Communications** • **Kirsty Johnson, Coordinator Financial Operations (part of meeting)** • **Michael Dargusch, Coordinator Development Assessment (part of meeting)** • **Annette Doherty, Manager Planning, Policy and Community Wellbeing (part of meeting)** • **Brian Ranse, Governance Officer (part of meeting)** • **Tammy Thomas, Technical Planning Officer (part of meeting)** • **Tammee Van Bael, Planning Officer (part of meeting)** • **Prudence Earle, Acting Coordinator Growth and Policy (part of meeting)**

UNC

1.0 MEETING OPENED

The Mayor, Cr Milligan as Chairperson, opened the meeting at 9:11am and welcomed all present.

1.1 Acknowledgement of Country

The Chairperson acknowledged the traditional owners of the land on which the meeting is being held.

1.2 Opening Prayer

Ps. John Haigh led the meeting in prayer, following a minute's silence for those persons recently deceased.

2.0 LEAVE OF ABSENCE

No Leave Of Absence.

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3.0 CONDOLENCES/GET WELL WISHES

3.1 Condolences

Author: Bella Greinke, Project Officer
Responsible Officer: Ian Church, Chief Executive Officer

Officer's Recommendation:

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

RESOLUTION

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

Moved By: Cr A Wilson **Seconded By:** Cr J Reck
Resolution Number: 24-28/0435

CARRIED
7/0

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4.0 DECLARATION OF ANY PRESCRIBED CONFLICTS OF INTERESTS/DECLARABLE CONFLICTS OF INTEREST BY COUNCILLORS

4.1 Declaration of Prescribed Conflict of Interest on any Item of Business

Pursuant to Chapter 5B, Part 2 of the *Local Government Act 2009*, a councillor who has a prescribed conflict of 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 prescribed conflict of interest in the matter, including the following about the interest –
    i. if it arises because of a gift, loan or contract, the value of the gift, loan or contract
    ii. if it arises because of an application or submission, the subject of the application or submission
    iii. the name of any entity other than the councillor that has an interest in the matter
    iv. the nature of the councillor's relationship with the entity that has an interest in a matter
    v. details of the councillor's and any other entity's interest in the matter; and

(b) leave the meeting room, including any area set aside for the public, and stay out of the meeting room while the matter is being discussed and voted on unless the subject councillor has written notice from the Minister to participate in the matter.

In accordance with Section 150EL of the Local Government Act 2009, Cr Cheryl Steinhardt informed the meeting that she has a Prescribed Conflict of Interest in Item 15.1, "General Rates Concession – PID 214760". The nature of Cr Steinhardt's interest in Item 15.1 is that she is a Director on the Board of Lutheran Church of Australia Queensland District, which is responsible for property owned by the Church. An application has been lodged for a remission of rates on behalf of a Church owned property which is overseen by the Board, for consideration at this meeting. Cr Steinhardt advised that she will leave the meeting room (including any area set aside for the public) while the matter is discussed and voted upon.

4.2 Declaration of Declarable Conflict of Interest on any Item of Business

Pursuant to Chapter 5B, Part 3 of the *Local Government Act 2009*, a councillor who has a declarable 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 it arises because of the councillor's relationship with a related party:
    i. the name of the related party to the councillor
    ii. the nature of the relationship of the related party to the councillor
    iii. the nature of the related party's interest in the matter
(c) if it arises because of a gift or loan from another person to the councillor or a related party:
    i. the name of the other person
    ii. the nature of the relationship of the other person to the councillor or related party
    iii. the nature of the other person's interest in the matter
    iv. the value of the gift or loan and the date the gift or loan was made.
(d) how the councillor intends to handle the matter i.e. leave the meeting or proposes to stay in a meeting.

UNCONFIRMED

5.0 MAYORAL MINUTE

The Mayor advised the CEO, Mr Ian Church, is unavailable and on leave effective immediately, and until further notice.

RESOLUTION

THAT Council appoint the Group Manager People, Customer and Corporate Services as Acting Chief Executive Officer, effective immediately and until further notice.

Moved By: Cr Milligan

Resolution Number: 24-28/0436

CARRIED
7/0

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6.0 CONFIRMATION OF MINUTES

6.1 Confirmation of Ordinary Meeting Minutes - 15 October 2025

Author: Ian Church, Chief Executive Officer
Responsible Officer: Ian Church, Chief Executive Officer

Officer's Recommendation:

THAT the minutes of the Ordinary Meeting of the Lockyer Valley Regional Council held on Wednesday 15 October 2025 be taken as read and confirmed.

RESOLUTION

THAT the minutes of the Ordinary Meeting of the Lockyer Valley Regional Council held on Wednesday 15 October 2025 be taken as read and confirmed.

Moved By: Cr J Reck **Seconded By:** Cr D Neuendorf
Resolution Number: 24-28/0437

CARRIED
7/0

UNCONFIRMED

6.2 Confirmation of Special Meeting Minutes - 28 October 2025

Author: Ian Church, Chief Executive Officer
Responsible Officer: Ian Church, Chief Executive Officer

Officer's Recommendation:

THAT the minutes of the Special Meeting of the Lockyer Valley Regional Council held on Tuesday 28 October 2025 be taken as read and confirmed.

RESOLUTION

THAT the minutes of the Special Meeting of the Lockyer Valley Regional Council held on Tuesday 28 October 2025 be taken as read and confirmed.

Moved By: **Cr C Steinhardt** **Seconded By:** **Cr D Neuendorf**
Resolution Number: 24-28/0438

CARRIED
7/0

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7.0 BUSINESS ARISING FROM MINUTES

No Business Arising from Minutes.

8.0 COMMITTEE REPORTS

No Committee Reports.

9.0 DEPUTATIONS/PRESENTATIONS

Councillor M Hagan presented a petition, as attached.

The petition was deemed valid in accordance with Council's Code of Meeting Practice.

RESOLUTION

THAT Council:

1. **Receive the petition, as attached to these minutes; and**
2. **Refer the petition to the Group Manager Infrastructure.**

Moved By: Cr D Neuendorf Seconded By: Cr J Reck

Resolution Number: 24-28/0439

CARRIED
7/0

Attachments

1⇩ Petition - John Street South Laidley 2 Pages

RECEIVED
03 NOV 2025
LVRC RECORDS

RECEIVED
3 - NOV 2025
LVRC - GATTON

To the CEO,
Mr Ian Church,
Lockyer Valley Regional Council

From: The residents of John Street South, Laidley. and the parents of the children who attend St Mary's Catholic School.

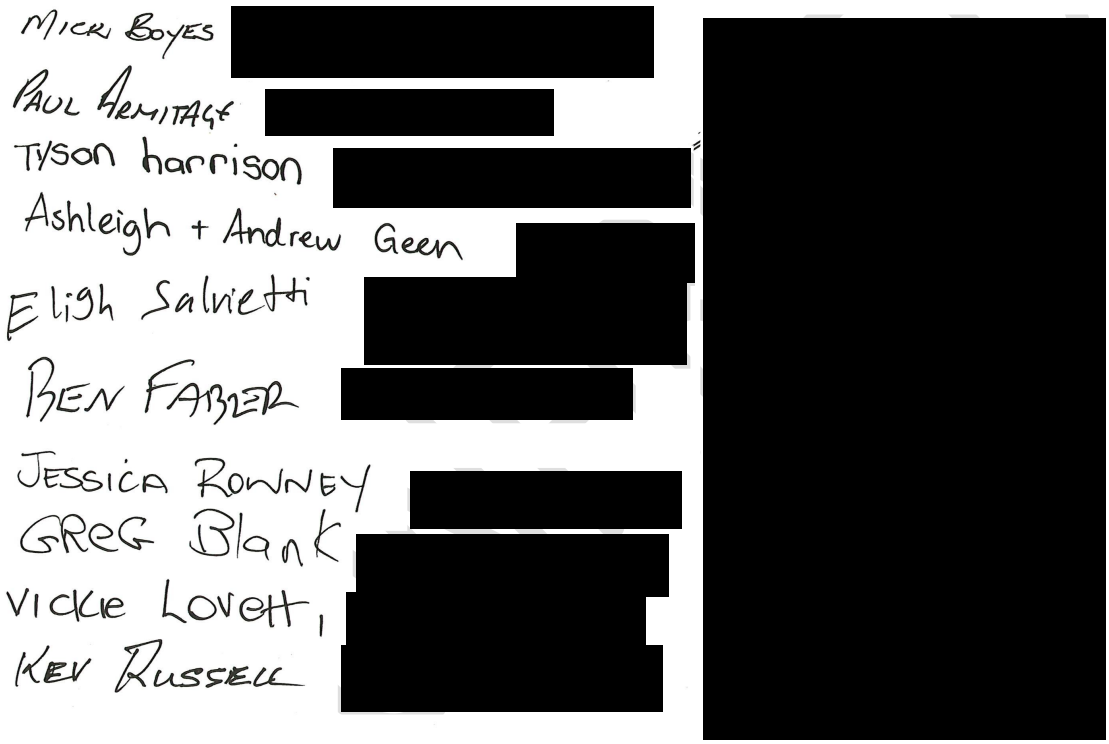
Dear Mr Church,

Recently, I, Kevin Russell of [redacted], had occasion to speak with one of your site engineers about the works to be done in our street. I believe there is two lots to be done, one of which has just been done. The second lot where the whole street is to be rebuilt during the school holidays in December.
Your engineer was telling us what is planned and there was one thing that we as residents, would benefit from. That is the pedestrian crossing in front of St Mary's Catholic School. He mentioned that there was to be a slight protuberance on either side of the street, but there wasn't any raised portion as per the pedestrian crossing in nearby Whites Road and most other crossings, which I believe to be the normal.
We as residents could see that raised crossing as a major benefit to the occupants of John St to serve as a traffic calming device to help prevent 'hooning'.
Mostly, it would be an added safety measure for the school children and parents during school hours and others outside of those hours.
When I mentioned this to your engineer, he suggested that I collect signatures on a petition from the street residents to have this implemented during the work scheduled for December school holidays.
This has since been done, and I enclose this petition with names, addresses, and signatures, for your consideration.

Yours Sincerely,

Kevin W Russell

Petition signed by the residents of John Street South and parents of the children who attend St Mary's School to have the pedestrian crossing in front of St Mary's Catholic School in John Street South, built raised, similar to the one around the corner in Whites Road, as a safety measure and traffic calming device.



10.0 EXECUTIVE OFFICE REPORTS

10.1 Summary of Council Actual Performance v Budget - 31 October 2025

Author: Kylie King, Financial Accountant; Dee Stewart, Acting Chief Financial Officer
Responsible Officer: Ian Church, Chief Executive Officer

Purpose:

The purpose of this report is to provide Council with an update of Council's financial performance against budget for the financial year to 31 October 2025.

Officer's Recommendation:
THAT Council receive and note the Summary of Council Actual Financial Performance versus Budget to 31 October 2025.

RESOLUTION

THAT Council receive and note the Summary of Council Actual Financial Performance versus Budget to 31 October 2025.

Moved By: **Cr C Wilson** **Seconded By:** **Cr M Hagan**
Resolution Number: 24-28/0440

CARRIED
7/0

Executive Summary

In accordance with Section 204 of the Local Government Regulation 2012, a financial report summarising the progress of Council's actual performance against budget is to be presented to Council. This report provides a summary of Council's financial performance against budget for the financial year to 31 October 2025.

At 31 October 2025, revenues are on target and expenditures are under target. Variations have been investigated and will be presented to Council at a future Council meeting to seek adoption of an amendment to the budget where required.

Proposal

Monthly reporting of Council's financial performance is a legislative requirement and reinforces sound financial management practices throughout the organisation. The following report provides a summary of Council's financial performance against budget to 31 October 2025.

Operating Revenue - Year to date target $34.41 million actual $34.25 million or 99.52%

At 31 October 2025, overall operating revenue for the year to date is on target.

Rates and Utility Charges (Gross) on target

The first rates levy for 2025/2026 was issued on the 13 August with a due date of 17 September 2025. Rates will be closely monitored throughout the year regarding cash flow and overdue balances as well as whether growth targets are being achieved as forecast. 93.22% of the rates levy was collected as at 11 November 2025.

Charges and Fees above budget by $0.75 million
This favourable variance is predominantly due to Development Assessment fees and charges ($0.58 million) and Building and plumbing fees and charges ($0.18 million).

Operating Grants and Subsidies under budget by $1.02 million.
This line item is under budget due to a timing delay with the receipts of emergency works ($0.75 million) and counter disaster funding ($0.55 million) from QRA. The claims have been submitted and the money will be received from QRA in the coming months.
This variance is being partially offset due to Roads to Recovery payment being higher than anticipated with both the 2024/25 and 2025/26 allocations to be recognised in this year.

Operating Expenditure - Year to date target $29.91 million actual $27.34 million or 91.42%

Goods and Services under budget by $2.39 million
Variations are mostly due to timing differences at this stage of the financial year. Where variances are of a permanent nature, they are being reviewed as part of the current budget review.

- Regional Development operating projects including water initiatives underspent $1.43 million
- Tourism Forest Hill Silos project and marketing promotions underspent $0.11 million
- ICT operating projects and software maintenance underspent $0.21 million
- Growth and policy operating projects underspent $0.31 million
- Resilient Rivers underspent by $0.50 million
- Waste Collection contractors underspent by $0.18 million
- Asset Management operating projects and contractors underspent by $0.24 million
- Civil Operation contractors overspent by $0.13 million to be monitored
- Facilities power and contractors overspent by $0.16 million.

Capital Project Expenditure – Year to date target $9.72 million actual $11.43 million or 117.52%
At 31 October 2025, Council has expended $11.43 million on its capital works program with a further $4.76 million in committed costs for works currently in progress.

Council has spent $7.78 million on the delivery of infrastructure projects with the main focus of the 2025/2026 capital works program moving away from the restoration of flood damaged roads under the REPA program and moving towards the renewal of existing assets. $26.10 million has been included in the capital works budget for roads and related infrastructure. Additional detail is provided in the capital works program within the attachment.

The end of financial year accruals and General Purpose Financial Statements have now been finalised and as such, a report will be presented to Council to amend the 2025-26 Budget to include requested carry-forward balances for capital work in progress at 30 June. This will increase the capital budget for the year.

Statement of Financial Position
The Statement of Financial Position provides information on the breakdown of Council's assets and liabilities at a point in time. At 31 October 2025, Council had $76.10 million in current assets compared to $15.56 million in current liabilities with a ratio of 4.89:1. This means that for every dollar of current liability, there is $4.89 in assets to cover it.

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Statement of Cash Flows
The Statement of Cash Flows provides information on the amount of cash coming in and going out. As at 31 October 2025, there has been a net cash outflow of $1.22 million with $4.73 million inflow from operating activities, a net cash outflow of $5.95 million from investing activities including capital revenue and expenditure. The Statement of Cash Flows is important as it shows the real movement in Council's cash balances, as opposed to the accounting movements shown in the Statement of Income and Expenditure. Historically, to maintain adequate working capital, it is estimated that Council needs around $15 million cash at any one time. This is in addition to cash that is constrained for specific purposes. As at 31 October, Council's cash balance was $59.25 million. Unexpended grant funds, which are restricted to be spent in accordance with the terms of the grant, are $12.1 million.

Sustainability Measures
The Local Government Sustainability Framework represents the Department's approach to working with Queensland Councils on sustainability challenges. It covers both financial and non-financial indicators.

The financial sustainability measures are included in Council's monthly financial report. This is not a mandatory requirement of the new sustainability framework but it is good financial practice to do so.

Council has met or favourably exceeded targets, based on the five year average, set by the Department for the Lockyer Valley Regional Council. Graphical representation of Council's financial performance for each of the sustainability measures has been included as an attachment to this report.

Strategic Implications

Corporate Plan
Leadership and Council Outcome:
- Undertake robust and accountable financial, resource and infrastructure planning and management to ensure affordable and sustainable outcomes for our community.
- Compliant with relevant legislation.

Finance and Resource
Monitoring of budgets and actuals will remain important if Council is to achieve the financial results adopted as part of the 2025-26 Budget.

Legislation and Policy
In accordance with section 204 of the Local Government Regulation 2012, a financial report summarising the progress of Council's actual performance against budgeted performance is to be provided to Council.

Risk Management
Key Corporate Risk Category: FE2
Reference and Risk Description: Finance and Economic

Consultation
Internal Consultation
- Managers and Group Managers
- Finance Team
- Portfolio Councillor Consultation

Attachments

1⇩	Monthly Finance Report - October 2025	14 Pages
2⇩	Sustainability Indicators October 2025	1 Page

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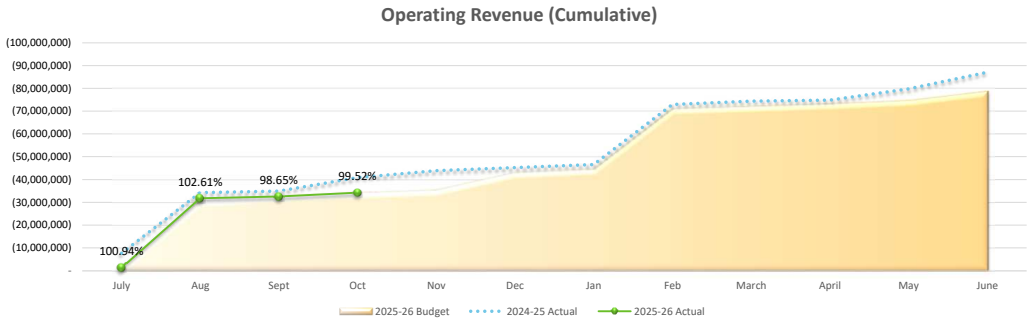
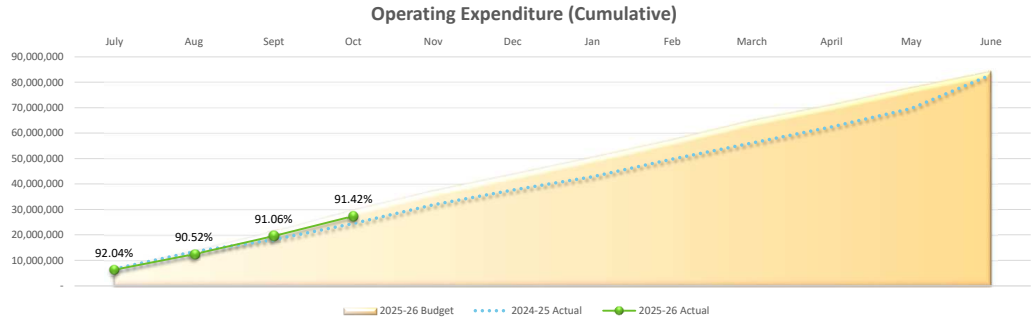
LOCKYER VALLEY REGIONAL COUNCIL
Operating Revenue and Expenditure Dashboard
For the Period Ending 31st October, 2025

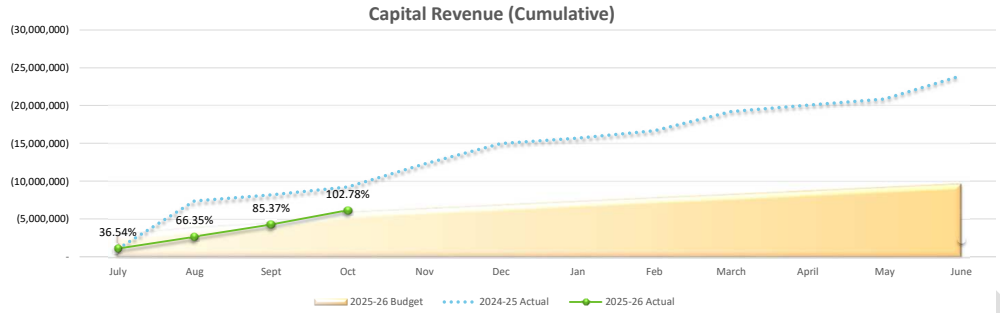


REVENUE TO DATE by Type	Rates and Utility Charges (Gross)	Discount	Charges and Fees	Interest	Operating Grants and Subsidies	Operating Contributions and Donations	Revenue - Contract/Recoverable Works	Other Revenue	Profit from Investments	Total
Actual	(26,529,266)	1,096,676	(2,511,606)	(1,176,488)	(3,277,913)	(656,497)	(143,869)	(1,047,562)	-	**(34,246,526)**
Budget	(26,449,480)	1,067,136	(1,766,424)	(1,064,371)	(4,300,595)	(628,000)	(330,000)	(939,601)	-	**(34,411,337)**
Variance	*(79,786)*	*29,540*	*(745,182)*	*(112,117)*	*1,022,682*	*(28,497)*	*186,131*	*(107,960)*	-	***164,811***
Target %	**99.70%**	**97.31%**	**70.33%**	**90.47%**	**131.20%**	**95.66%**	**229.37%**	**89.69%**	**-**	**99.52%**
Movement to Prior Month Target %	→	→	↓	↓	→	↓	→	↑	→	→



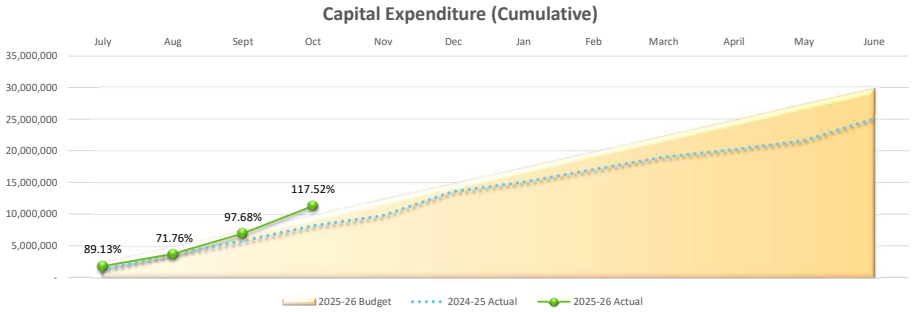
EXPENDITURE TO DATE by Type	Employee Costs	Goods and Services	Finance Costs	Depreciation	Total
Actual	11,814,409	10,160,286	64,326	5,305,369	**27,344,390**
Budget	11,641,062	12,550,160	42,217	5,675,781	**29,909,220**
Variance	*173,347*	*(2,389,874)*	*22,109*	*(370,411)*	***(2,564,830)***
Target %	**98.53%**	**123.52%**	**65.63%**	**106.98%**	**91.42%**
Movement to Prior Month Target %	→	→	↓	→	→

LOCKYER VALLEY REGIONAL COUNCIL
Capital Revenue and Expenditure Dashboard
For the Period Ending 31st October, 2025



REVENUE TO DATE by Type	Capital Grants, Subsidies and Contributions	Profit (Loss) on Disposal of Non Current Assets	Total
Actual	(6,166,685)	-	**(6,166,685)**
Budget	(6,000,000)	-	**(6,000,000)**
Variance	*166,685*	-	**166,685**
Target %	**102.78%**	**-**	**102.78%**
Movement to Prior Month Target %	↓	→	↓

Note: Graph above is reflecting capital grants and subsidies and developer contributed assets only



EXPENDITURE TO DATE by Group	People, Customer and Corporate Services	Executive Office	Infrastructure	Community and Regional Prosperity	Total
Actual	310,782	89,837	7,776,876	3,247,092	**11,424,586**
Budget	379,917	45,000	8,499,600	796,667	**9,721,183**
Target %	**81.80%**	**199.64%**	**91.50%**	**407.58%**	**117.52%**
Movement to Prior Month Target %	→	→	↓	→	↓

Lockyer Valley Regional Council (Whole Council)
Statement of Comprehensive Income
For the Period Ending October

	Current Annual Budget	Actuals YTD	Budget YTD	Variance Amount YTD	Variance % YTD
Income					
Revenue					
Recurrent Revenue					
Rates and Utility Charges (Gross)	52,895,626	26,529,266	26,449,480	79,786	0.30%
Discount	(2,134,271)	(1,096,676)	(1,067,136)	(29,540)	2.77%
Charges and Fees	5,565,144	2,511,606	1,766,424	745,182	42.19%
Interest	3,360,356	1,176,488	1,064,371	112,117	10.53%
Operating Grants and Subsidies	12,168,360	3,277,913	4,300,595	(1,022,682)	-23.78%
Operating Contributions and Donations	1,090,000	656,497	628,000	28,497	4.54%
Revenue - Contract/Recoverable Works	1,200,000	143,869	330,000	(186,131)	-56.40%
Other Revenue	2,380,645	1,047,562	939,601	107,960	11.49%
Profit from Investments	2,392,047	-	-	-	0.00%
Total Recurrent Revenue	78,917,907	34,246,526	34,411,337	(164,811)	-0.48%
Capital Revenue					
Capital Grants, Subsidies and Contributions	10,533,874	6,166,685	6,000,000	166,685	2.78%
Gain on Sale	-	62,931	-	62,931	0.00%
Total Revenue	89,451,781	40,476,142	40,411,337	64,805	0.16%
Capital Income	-	623,075	-	623,075	0.00%
Total Income	**89,451,781**	**41,099,217**	**40,411,337**	**687,880**	**1.70%**
Expenses					
Recurrent Expenses					
Employee Costs	32,459,406	11,814,409	11,641,062	173,347	1.49%
Goods and Services	34,644,852	10,160,286	12,550,160	(2,389,874)	-19.04%
Finance costs	126,650	64,326	42,217	22,109	52.37%
Depreciation	17,027,343	5,305,369	5,675,781	(370,411)	-6.53%
Total Recurrent Expenses	84,260,251	27,344,390	29,909,220	(2,564,830)	-8.58%
Capital Expenses	-	18,038	-	18,038	0.00%
Total Expenses	**84,260,251**	**27,362,428**	**29,909,220**	**(2,546,792)**	**-8.52%**
Net Recurrent Result/Operating Surplus/(Deficit)	**(5,342,344)**	**6,902,136**	**4,502,117**	**2,400,019**	**53.31%**
NET RESULT AFTER CAPITAL ITEMS	**5,191,530**	**13,736,789**	**10,502,117**	**3,234,672**	**30.80%**

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LOCKYER VALLEY REGIONAL COUNCIL
Statement of Cash Flows
For the Period Ending 31 October, 2025

	2025-2026 Annual Budget	2025-2026 YTD Actuals
Cash flows from operating activities:		
Receipts		
Receipts from customers	73,654,000	36,021,868
Dividend received	-	-
Interest received	3,360,000	1,176,488
Payments		
Payments to suppliers and employees	(66,799,000)	(32,470,843)
Interest expense	-	-
Net cash inflow (outflow) from operating activities	10,215,000	4,727,514
Cash flows from investing activities:		
Capital grants, subsidies and contributions	10,534,000	2,845,145
Payments for property, plant and equipment	(29,764,000)	(10,692,100)
Payments for investment property	-	-
Distributions received from joint ventures and associates	1,760,000	546,315
Proceeds from sale of property plant and equipment	347,000	1,355,273
Net cash inflow (outflow) from investing activities	(17,122,000)	(5,945,366)
Cash flows from financing activities:		
Repayment of borrowings	-	-
Proceeds from borrowings	-	-
Net cash inflow (outflow) from financing activities	-	-
Net increase (decrease) in cash and cash equivalents held	(6,908,000)	(1,217,852)
Cash and cash equivalents at beginning of the financial year	44,273,000	60,463,205
Cash and cash equivalents at end of the financial year	37,365,000	59,245,353

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LOCKYER VALLEY REGIONAL COUNCIL
STATEMENT OF FINANCIAL POSITION
As at 31 October, 2025

	2025-2026 Annual Budget	2025-2026 YTD Actual
Current Assets		
Cash assets and cash equivalents	37,365,000	53,245,353
Cash investments	-	6,000,000
Trade and other receivables	4,660,000	7,739,737
Inventories	752,000	750,955
Contract Receivable	12,275,000	6,501,456
Non-current assets classified as held for sale	-	1,866,521
Total Current Assets	55,052,000	76,104,022
Non Current Assets		
Trade and other receivables	14,735,000	14,734,969
Equity investments	36,894,000	33,550,835
Investment properties	1,926,000	-
Property, plant and equipment	893,212,000	874,500,265
Intangible assets	34,000	35,229
Total Non Current Assets	946,801,000	922,821,297
TOTAL ASSETS	1,001,853,000	998,925,319
Current Liabilites		
Trade and other payables	12,125,000	3,506,581
Provisions	11,517,000	8,619,083
Contract Liability Grants	1,495,000	3,433,002
Total Current Liabilities	25,137,000	15,558,666
Non Current Liabilities		
Provisions	48,948,000	48,807,175
Total Non Current Liabilities	48,948,000	48,807,175
TOTAL LIABILITIES	74,085,000	64,365,841
NET COMMUNITY ASSETS	**927,768,000**	**934,559,478**
Community Equity		
Retained surplus (deficiency)	494,538,000	487,680,832
Asset revaluation surplus	438,574,000	437,263,510
Reserves	-	2,713,000
Current Surplus/(Deficit)	(5,343,000)	6,902,136
TOTAL COMMUNITY EQUITY	**927,768,000**	**934,559,478**

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LOCKYER VALLEY REGIONAL COUNCIL
For Period Ended October, 2025

CAPITAL WORKS PROGRAM SUMMARY

	Budget	Actual	Committed	Total (includes committed costs)	Remaining Budget
INFRASTRUCTURE					
Camping Grounds	50,000	*112,673*	-	112,673	(62,673)
Capital Program Delivery	16,428,846	*4,665,974*	*2,222,217*	6,888,191	9,540,655
Cemetery	123,000	*13,172*	*86,022*	99,194	23,806
Depot	200,000	*14,266*	*20,420*	34,686	165,314
DRFA New Event - REPA	5,750,000	*1,075,509*	*1,287,509*	2,363,018	3,386,982
Facilities	1,349,953	*413,851*	*220,743*	634,594	715,359
Fleet	1,945,000	*1,330,123*	*317,241*	1,647,364	297,636
Parks & Open Spaces	252,000	*151,308*	*37,483*	188,791	63,209
Total for Group	**$ 26,098,799**	***$ 7,776,876***	***$ 4,191,635***	**$ 11,968,511**	**$ 14,130,288**
PEOPLE AND BUSINESS PERFORMANCE					
Governance and Property	146,750	*9,359*	*1,521*	10,880	135,871
Information Communication Technology	415,000	*227,291*	-	227,291	187,709
Public Order & Safety	-	*68,033*	-	68,033	(68,033)
Transfer Stations	188,000	-	-	-	188,000
Waste Disposal	240,000	*6,100*	*461,111*	467,211	(227,211)
Waste Minimisation	150,000	-	-	-	150,000
Total for Group	**$ 1,139,750**	***$ 310,782***	***$ 462,632***	**$ 773,414**	**$ 366,336**
COMMUNITY AND REGIONAL PROSPERITY					
Growth & Policy	-	*627,691*	*8,025*	635,716	(635,716)
Regional Development	2,390,000	*2,617,700*	*10,913*	2,628,613	(238,613)
Tourism Initiatives	-	*1,700*	*1,902*	3,602	(3,602)
Total for Group	**$ 2,390,000**	***$ 3,247,092***	***$ 20,840***	**$ 3,267,932**	**-$ 877,932**
EXECUTIVE OFFICE					
Disaster Management	135,000	*89,837*	*82,187*	172,024	(37,024)
Total for Group	**$ 135,000**	***$ 89,837***	***$ 82,187***	**$ 172,024**	**-$ 37,024**
Total for Council	**$ 29,763,549**	***$ 11,424,586***	***$ 4,757,295***	**$ 16,181,881**	**$ 13,581,668**

UNCONFIRMED

LOCKYER VALLEY REGIONAL COUNCIL
For Period Ended October, 2025

CAPITAL WORKS PROGRAM

	Budget	Actual	Committed	Total (includes committed costs)	Remaining Budget	Funding Program	Total Amount of Funding	Council Contribution	Design Completion %	Construction Completion %	Comments
INFRASTRUCTURE											
Cost Centre: Parks & Open Spaces											
Program: Parks and Open Spaces Projects											
24/25 Ldley Rec Res Shelter Replacement	-	69,966	-	69,966	(69,966)		-	-	100	100	Works complete. Carry forward budget from 24/25.
25/26Laidley Rec Res Shelter Replacement	77,000	74,352	-	74,352	2,648		-	77,000	100	100	Works complete
Jean Biggs Redevelopment (SEQCSP)	-	4,369	24,870	29,239	(29,239)	SEQ Co	-	-	100	0	Carry forward budget from 24/25. Reviewing tenders.
Laidley Recreation Reserve Signage	22,000	-	12,613	12,613	9,387		-	22,000	75	0	Due for completion Feb.
Playground Repairs	153,000	2,622	-	2,622	150,378		-	153,000	100	5	Evaluation of quotes being done.
Parks and Open Spaces Projects Total	252,000	*151,308*	*37,483*	188,791	63,209	-	-	252,000			
Cost Centre: Capital Program Delivery											
Program: Asphalt Resheet Programme											
25/26 AC Renewal Program	300,000	-	-	-	300,000		-	300,000	Not applicable	0	Incorporated into the reseal program.
Asphalt Resheet Programme Projects Total	300,000	-	-	-	300,000	-	-	300,000			
Program: Bridge Renewal Programme											
24/25 Bridge Renewals - Minor Works	-	1,150	12,750	13,900	(13,900)		-	-	Not applicable	3	Contractor engaged. Carry forward budget from 24/25.
Bridge Minor Works	200,000	-	-	-	200,000		-	200,000	0	0	
Mahon Bridge (BRP)		2,352,023	912,412	3,264,436	(3,264,436)	Bridge	-	-	100	95	Carry forward budget from 24/25. Works complete.
Bridge Renewal Programme Projects Total	200,000	*2,353,173*	*925,162*	3,278,336	(3,078,336)	-	-	200,000			
Program: Culvert Renewal Programme											
Flagstone Crk Rd Lilydale-Culvert Renew	652,179	-	-	-	652,179		-	652,179	100	0	IFC Complete in 24/25 FY. To be undertaken internally Feb/Mar 2026.
MaMaLilydale Rd Culvert, MaMaCrk-Renewal	10,000	-	-	-	10,000		-	10,000	0	Not applicable	Design only.
SpaWater Rd Culvert, HelidonSpa-Renewal	74,550	-	-	-	74,550		-	74,550	0	Not applicable	Design only.
Culvert Renewal Programme Projects Total	736,729	-	-	-	736,729	-	-	736,729			
Program: Future Design Works Programme											
Footpath Miss Links - Jones Road(SEQCSP)	-	2,246	6,520	8,766	(8,766)	SEQ Co	-	-	60	0	Concept design has commenced. Carry forward budget from 24/25.
Footpath Miss Links-William St (SEQCSP)	-	3,917	690	4,606	(4,606)	SEQ Co	-	-	70	0	Carry forward budget from 24/25.
Future Design Bucket, All-Future Design	300,000	-	-	-	300,000		-	300,000	Not applicable	Not applicable	Future Design Holding Budget.
Gehrke Road, Plainland (Dev Funded)	-	33,447	80,009	113,456	(113,456)	Develo	-	-	100	Not applicable	Project finalised. Carry forward budget from 24/25.
John Street South, Laidley	1,778,679	386,996	223,356	610,352	1,168,327		-	1,778,679	100	20	Stage 1 Complete. Recommencing in the December School Holidays.
Jones Road, Withcott Widening (FDW)	-	1,450	-	1,450	(1,450)		-	-	40	0	Tendering ground test geotech survey. Carry forward budget from 24/25.
Mountain Road, Summerholm Drainage (FDW)	-	6,366	3,540	9,906	(9,906)		-	-	15		

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	Budget	Actual	Committed	Total (includes committed costs)	Remaining Budget	Funding Program	Total Amount of Funding	Council Contribution	Design Completion %	Construction Completion %	Comments
Old Laidley - Forest Hill Road (BS)	-	552,975	75,466	628,441	(628,441)	Black S	-	-	100	100	Carry forward budget from 24/25. Overspend under investigation. Works complete.
Preston Boundary Road Guardrail	-	411	-	411	(411)		-	-			Budget from future design bucket.
Spencer Street Gatton (CNLGG)	-	1,567	3,080	4,647	(4,647)	CCNLG	-	-	95	Not applicable	Project being finalised. Carry forward budget from 24/25.
Subdivision Renewals	-	1,017	-	1,017	(1,017)		-	-	77	Not applicable	Budget from future design bucket. Project on hold.
Subdivision Renewals, Various	200,000	930	-	930	199,070		-	200,000	75	0	Scope complete. Commencement on Horizon Estate.
Summerholm Road Landslip (FDW)	-	478	-	478	(478)		-	-	0	0	
Tenthill Creek Road - Stage 2	-	4,267	84,524	88,791	(88,791)		-	-	5	0	Carry forward budget from 24/25.
William Street Gatton	-	2,423	-	2,423	(2,423)		-	-	100	Not applicable	Carry forward budget from 24/25.
Future Design Works Programme Projects Total	2,278,679	*998,490*	*477,184*	1,475,674	803,004	-	-	2,278,679			
Program: Footpath Renewal Programme											
Alfred Street Laidley	9,500	-	-	-	9,500	Active	4,750	4,750	0	0	
CBD Pavers, Ldly- Footpath Renew	60,000	2,752	-	2,752	57,248		-	60,000	0	0	
Edward Street Laidley	8,500	-	-	-	8,500	Active	4,250	4,250	0	0	Design complete and responses received and being evaluated.
Fairway Drive, Hatton Vale	674,605	14,723	-	14,723	659,882	Active	337,303	337,302	100	0	
Goodwin Street Stage 1 Laidley	11,000	-	-	-	11,000	Active	5,500	5,500	0	0	
Goodwin Street Stage 2 Laidley	7,000	-	-	-	7,000	Active	3,500	3,500	0	0	
Jones Road Withcott	371,426	18,786	-	18,786	352,640	Active	185,713	185,713	75	0	
Patrick St, Ldly - Footpath Renewal	75,000	-	-	-	75,000		-	75,000	0	0	
Patrick Street Foothpath Renewal(SEQCSP)	-	2,548	-	2,548	(2,548)	SEQCS	-	-	2	0	Carry forward budget from 24/25.
Thomas Street Laidley	13,750	-	-	-	13,750	Active	6,875	6,875	0	0	
Footpath Renewal Programme Projects Total	1,230,781	*38,809*	-	38,809	1,191,972	-	547,891	682,890			
Program: Floodway Renewal Programme											
MtBerrymanRd, MtBerryman-Floodway Renew	950,000	-	-	-	950,000		-	950,000	100	0	Design completed in previous years. Currently Planned for delivery in Feb 2025 & awaiting to see if external funding becomes available.
Redbank Crk Rd Floodway, Adare-Renewal	120,000	-	-	-	120,000		-	120,000	0	Not applicable	Design only.
Schluters Rd, Blenheim-Floodway Renewal	30,000	-	-	-	30,000		-	30,000	0	Not applicable	Design only.
Sutcliffes Rd,F'stone Crk-Floodway Renew	30,000	-	-	-	30,000		-	30,000	0	Not applicable	Design only.
Floodway Renewal Programme Projects Total	1,130,000	-	-	-	1,130,000	-	-	1,130,000			
Program: Gravel Resheet Programme											
25/26 Gravel Resheet program	700,000	-	-	-	700,000		-	700,000	0	0	
Gravel Resheet Programme Projects Total	700,000	-	-	-	700,000	-	-	700,000			
Program: Other Infrastructure Projects											
Disability access program	50,000	4,393	-	4,393	45,607		-	50,000	5	0	Survey being undertaken
Helidon Township Entry	-	712	-	712	(712)		-	-	100	100	Works complete. Carry forward budget from 24/25.
Lake Apex Car Park (SEQLP)	-	373,029	184,377	557,405	(557,405)	SEQLP	-	-	100	95	Stage 2 commenced and anticipating all works complete prior to the end of December. Carry forward budget from 24/25.
Robinson Road, Gatton - Road Upgrades	100,000	9,708	240	9,948	90,052		-	100,000	10	0	
Smith Street Stormwater Pit Upgrade	50,000	-	-	-	50,000		-	50,000	0	0	
Survey Equipment	-	67,514	-	67,514	(67,514)		-	-	Not applicable	100	Carry forward budget from 24/25.
Survey Equipment GNSS Fleet	100,000	-	-	-	100,000		-	100,000	Not applicable	0	
William St,Forest Hill-PWD Prkg (SEQCSP)	-	198	22,041	22,238	(22,238)	SEQ.C	-	-	30	0	Carry forward budget from 24/25.

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	Budget	Actual	Committed	Total (includes committed costs)	Remaining Budget	Funding Programm	Total Amount of Funding	Council Contribution	Design Completion %	Construction Completion %	Comments
Other Infrastructure Projects Projects Total	300,000	*455,554*	*206,658*	662,212	(362,212)	-	-	300,000			
Program: Pavement Renewal Programme											
24/25 Pavement Rehab (SEQCSP)	-	211,065	91,677	302,742	(302,742)	SEQCSP	-	-	Not applicable	20	Otto Road and Unnamed Road 16 pavement rehabilitation complete. Works ongoing around Lower Tenthill. Carry forward budget from 24/25.
Biggs Road, Withcott (SEQCSP)	-	3,702	6,059	9,761	(9,761)	SEQCSP	-	-	100	100	Work Completed. Small carry forward budget from 24/25.
Blanchview Rd,Blanchview- Landslip Remed	50,000	-	-	-	50,000		-	50,000	0	Not applicable	Design only.
Caleys Court, Lockrose-P'ment Renewal	50,098	-	-	-	50,098		-	50,098	0	Not applicable	Design only.
Capital Pavement Repairs	250,000	-	-	-	250,000		-	250,000	0	0	
Chadwick Rd, Gatton - Pavement Renewal	36,082	-	-	-	36,082		-	36,082	0	Not applicable	Design only.
Dippel Road, Thornton - Pavement Renewal	50,000	2,096	-	2,096	47,904		-	50,000	5	Not applicable	Design only.
Gavin Road, Plainland - Pavement Renewal	26,769	-	-	-	26,769		-	26,769	0	Not applicable	Design only.
Grantham Scrub Road	169,000	-	7,183	7,183	161,818	Black S	169,000	-	0	0	
Jims Road, Blenheim - Pavement Renewal	10,778	-	-	-	10,778		-	10,778	0	0	
Kessling Dr, Ldly- P'ment Renewal	11,715	-	-	-	11,715		-	11,715	0	0	
Lyne Road, Morton Vale (SEQCSP)	-	9,313	14,629	23,942	(23,942)	SEQCSP	-	-	100	100	Work Completed. Carry forward budget from 24/25.
Paradise Rd, Mt Sylvia-P'ment Renewal	23,430	-	-	-	23,430		-	23,430	0	Not applicable	Design only.
Pike Street, Laidley - Pavement Renewal	53,250	-	-	-	53,250		-	53,250	0	Not applicable	
Railway St, Ldly - Pavement Renewal	14,620	-	-	-	14,620		-	14,620	0	Not applicable	
SummerholmRd,Summerholm-Landslip Remedia	75,000	-	-	-	75,000		-	75,000	0	0	
Tenthill Creek Drainage Upgrade (SEQCSP)	-	208,092	11,468	219,560	(219,560)	SEQCSP	-	-	100	90	Project mostly completed. Budget to be transferred from operational to capital in Budget Review 1. Seeking from the funding body to undertake additional works on Tenthill Creek Road with the underspends (reseal area with Blackspot).
Tenthill Creek Lower Tenthill (BS)	187,500	1,710	-	1,710	185,790	Black S	187,500	-	50	0	Procurement underway.
Tenthill Ropeley Rockside Hardt (TIDS)	1,487,966	32,215	322,533	354,748	1,133,218	TIDS	743,983	743,983	80	0	Design works progressing and works due to commence at the end of January.
T'hillCrk/S'hardt/RopeleyRockside Rd(BS)	36,500	-	-	-	36,500	Black S	36,500	-	50	0	Procurement underway. Design component previously done as part of Black Spot submission.
T'hillCrk/Winwill Conn/Old Ropeley (BS)	37,000	-	-	-	37,000	Black S	37,000	-	50	0	Procurement underway. Design component previously done as part of Black Spot submission.
Vale Court, Summerholm - P'ment Renew	17,069	-	-	-	17,069		-	17,069	0	Not applicable	Design only.
Pavement Renewal Programme Projects Total	2,586,777	*468,194*	*453,548*	921,742	1,665,035	-	1,173,983	1,412,794			
Program: Seal Renewal Programme											
24/25 Bitumen Reseal Program (RTR)	-	11,692	-	11,692	(11,692)	Roads	-	-	Not applicable	100	Carry forward budget from 24/25.
25/26 Bitumen Reseal Program (RTR)	6,000,000	289,876	138,365	428,241	5,571,759	Roads	1,483,331	4,516,669	Not applicable		Contractor Engaged (Civil Independence). Cost incurred has been development of scope throughout the network.
Seal Renewal Programme Projects Total	6,000,000	*301,569*	*138,365*	439,933	5,560,067	-	1,483,331	4,516,669			
Program: Stormwater Renewal Programme											
Anthony Court, Summerholm Drainage (FDW)	42,600	33,274	14,124	47,399	(4,799)		-	42,600	100	95	Works due to be completed 7/11/2025.
Cochrane St, Gatton-S'water Upgrade	42,600	8,193	-	8,193	34,407		-	42,600	100	95	Alternative solution undertaken and minor works remaining.
Douglas McInnes Dr, Ldly-S'water Upgrade	520,930	2,000	6,275	8,275	512,655		-	520,930	75	0	

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	Budget	Actual	Committed	Total (includes committed costs)	Remaining Budget	Funding Programm	Total Amount of Funding	Council Contribution	Design Completion %	Construction Completion %	Comments
Gatton North Feasibility-S'water Upgrade	200,000	6,516	-	6,516	193,484		-	200,000	10	0	
Mountain Rd , Ldly - S'water upgrade	159,750	201	900	1,101	158,649		-	159,750	90	0	
Stormwater Renewal Programme Projects Total	965,880	*50,184*	*21,299*	71,484	894,396	-	-	965,880			
Cost Centre: DRFA New Event - REPA											
Program: REPA Programme											
DRFA - Feb 2022 - LVRC.0070 - Sealed Zone 8	-	34,857	93,421	128,278	(128,278)		-	-	100	95	One job outstanding (cultural heritage site).
DRFA - Jan 2024 - Flood Gauge Repairs	-	1,207	1,806	3,014	(3,014)	DRFA	-	-	Not applicable	Not applicable	
DRFA - Jan 2024 - LVRC.0102 - Unsealed Zone 10	-	(6,057)	-	(6,057)	6,057	DRFA	-	-	Not applicable	100	
DRFA - Jan 2024 - LVRC.0103 - Unsealed Zone 8	-	(134,534)	385,541	251,007	(251,007)	DRFA	-	-	Not applicable	100	
DRFA - Jan 2024 - LVRC.0104 - Unsealed Zone 5	-	445,191	167,930	613,121	(613,121)	DRFA	-	-	Not applicable	100	
DRFA - Jan 2024 - LVRC.0106 - Unsealed Zone 1	-	234,541	41,613	276,154	(276,154)	DRFA	-	-	Not applicable	100	
DRFA - Jan 2024 - LVRC.0107 - Unsealed Zone 3	-	28	-	28	(28)	DRFA	-	-	Not applicable	100	
DRFA - Jan 2024 - LVRC.0108 - Unsealed Zone 7	-	140,729	22,782	163,510	(163,510)	DRFA	-	-	Not applicable	100	
DRFA - Jan 2024 - LVRC.0109 - Unsealed Zone 9	-	187,081	15,209	202,290	(202,290)	DRFA	-	-	Not applicable	100	
DRFA - Jan 2024 - LVRC.0114 - Sealed Roads	-	51,207	124,769	175,976	(175,976)	DRFA	-	-	Not applicable	50	
DRFA - Jan 2024 - REPA Project Mgt	-	35,326	54,755	90,082	(90,082)		-	-	Not applicable	Not applicable	
DRFA - TC Alfred - Laidley Creek West Road	-	13,692	68,270	81,962	(81,962)		-	-	2	0	
DRFA - TC Alfred - REPA Project Mgt	-	55,330	269,221	324,550	(324,550)		-	-	Not applicable	Not applicable	
REPA	5,000,000	-	-	-	5,000,000	QRA R	5,000,000	-	Not applicable	Not applicable	REPA Budget Holding Project.
REPA	750,000	-	-	-	750,000		750,000	-	Not applicable	Not applicable	REPA Budget Holding Project.
TC Alfred - IRW - Laidley Footpath	-	9,879	-	9,879	(9,879)		-	-	Not applicable	100	
REPA Programme Projects Total	5,750,000	*1,068,477*	*1,245,318*	2,313,795	3,436,205	-	5,750,000	-			
Program: REPA Complementary Works Programme											
DRFA - Jan 2024 - Comp Works	-	7,031	42,191	49,222	(49,222)	DRFA	-	-	Not applicable	Not applicable	Some comp works have begun, full scope being determined dependant on QRA approvals.
REPA Complementary Works Programme Projects Total	-	*7,031*	*42,191*	49,222	(49,222)	-	-	-			
Cost Centre: Depot											
Program: Depot Projects											
Gatton Depot Compliance Measures Stage2	200,000	4,799	20,420	25,219	174,781		-	200,000	0	1	Ice machine installed
Replace Ice Machine at Gatton Depot	-	9,468	-	9,468	(9,468)		-	-	Not applicable	100	
Depot Projects Projects Total	200,000	*14,266*	*20,420*	34,686	165,314	-	-	200,000			
Cost Centre: Fleet											
Program: Fleet Projects											
2023/2024 Fleet Purchases	-	347,911	2,075	349,986	(349,986)	Asset	-	-	Not applicable	Not applicable	
2025/2026 Fleet Purchases	1,875,000	96,517	312,865	409,382	1,465,618	Fleet S	160,000	1,715,000	Not applicable	Not applicable	
24/25 Fleet Purchases	-	349,177	2,282	351,459	(351,459)		-	-	Not applicable	Not applicable	Carry forward budget from 24/25.
Materials Handler (Asset Sales)	-	536,517	20	536,537	(536,537)	Asset	-	-	Not applicable	Not applicable	
SES Troop Carrier	70,000	-	-	-	70,000	SES Su	62,246	7,754	Not applicable	Not applicable	
Fleet Projects Projects Total	1,945,000	*1,330,123*	*317,241*	1,647,365	297,635	-	222,246	1,722,754			

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	Budget	Actual	Committed	Total (includes committed costs)	Remaining Budget	Funding Program	Total Amount of Funding	Council Contribution	Design Completion %	Construction Completion %	Comments
Cost Centre: Cemetery											
Program: Cemetery Projects											
Design Comp-Future Cemetery Work at Ldly	50,000	-	4,825	4,825	45,175		-	50,000	25		
Forest Hill Cemetery Fence Replacement	18,000	13,013	1,197	14,210	3,790		-	18,000	Not applicable	Not applicable	
Gatton Cemetery Seam Strips - Section 10	55,000	159	80,000	80,159	(25,159)		-	55,000	100	30	IFC ready. Construction on hold waiting for pre-dig.
Cemetery Projects Projects Total	*123,000*	*13,172*	*86,022*	*99,195*	*23,805*	-	-	*123,000*			
Cost Centre: Camping Grounds											
Program: Camping Grounds Projects											
LakeDyer Site Improvement Program Stage1	50,000	-	-	-	50,000		-	50,000	0	0	
Renovation of Amenities Lake Dyer(LRCI4)	-	112,673	-	112,673	(112,673)	LRCI4	-	-	100	100	Carry forward budget from 24/25.
Camping Grounds Projects Projects Total	*50,000*	*112,673*	-	*112,673*	*(62,673)*	-	-	*50,000*			
Cost Centre: Facilities											
Program: Facilities Projects											
Accessibility Improvements (LRCI4)	-	3,560	-	3,560	(3,560)	Local F	-	-	100	100	Project complete. Carry forward budget from 24/25.
Gatton Shire Hall Doors Replacement	38,349	1,630	-	1,630	36,719		-	38,349	Not applicable	10	Insurance claim. Budget Review 1.
Gatton Shire Hall Stage Lift	55,776	2,161	17,507	19,668	36,108		-	55,776	10	0	Investigation underway. Design only component
Gatton Tennis Court -Repairs/CourtResurf	85,000	-	-	-	85,000		-	85,000	0	0	Stakeholder liaison in progress.
Gttn Admin Roof Works & Relocation Costs	-	53,668	17,838	71,506	(71,506)	Insura	-	-	Not applicable	20	Complimentary works include box guttering and sarking.
Hail Damage Roof Repairs and Comp Works	200,070	93,366	72,325	165,690	34,380	Insura	-	200,070	100	50	Carry forward budget from 24/25.
LIEC Building Compliance Works	265,000	9,394	11,925	21,319	243,681		-	265,000	10	0	
LVCC - Fire Compliance Works to Building	-	612	-	612	(612)		-	-	20	0	In progress.
LVCC Replace of non-comp Playgd Soffall	15,758	-	-	-	15,758		-	15,758	0	0	Investigation underway.
LVSAC Pool Heating Replacement (SEQCSP)	-	189,972	41,923	231,895	(231,895)	SEQ C	-	-	Not applicable	95	Carry forward budget from 24/25.
Netball Court Design Package	-	3,530	-	3,530	(3,530)		-	-	100	70	Carry forward budget from 24/25. Procurement underway.
Procurement Building Renovations	90,000	-	16,864	16,864	73,136		-	90,000	5	0	Carry forward budget from 24/25.
Replacement of LVAC Pool Blankets	-	44,369	12,129	56,498	(56,498)		-	-	70	0	Budget from review 1.
Replacement of two Ovens LCC	-	11,590	11,590	23,180	(23,180)		-	-	Not applicable	80	Budget from review 1.
Facilities Projects Projects Total	*749,953*	*413,851*	*202,100*	*615,951*	*134,002*	-	-	*749,953*			
Program: Laidley Saleyards											
Ldly Saleyards Improvement Program	600,000	-	18,643	18,643	581,357		-	600,000	10	0	Scoping underway.
Laidley Saleyards Projects Total	*600,000*	-	*18,643*	*18,643*	*581,357*	-	-	*600,000*			
Total for Group	**$ 26,098,799**	***$ 7,776,876***	***$ 4,191,635***	**$ 11,968,511**	**$ 14,130,288**		***$ 9,177,451***	***$ 16,921,348***			
PEOPLE AND BUSINESS PERFORMANCE											
Cost Centre: Governance and Property											
Program: Legal Services Projects											
Land Asset Management Project	146,750	-	-	-	146,750		-	146,750	Not applicable	15	

UNCONFIRMED

	Budget	Actual	Committed	Total (includes committed costs)	Remaining Budget	Funding Program	Total Amount of Funding	Council Contribution	Design Completion %	Construction Completion %	Comments
Subdivision Gatton Saleyards	-	*9,359*	*1,521*	10,880	(10,880)		-	-	Not applicable		Carry forward budget from 24/25.
Legal Services Projects Projects Total	146,750	*9,359*	*1,521*	10,880	135,870	-	-	146,750			
Cost Centre: Information Communication Technology											
Program: Information Communication Technology Projects											
25/26 Mobile Device Renewals	45,000	*19,036*	-	19,036	25,964		-	45,000	50	10	In progress.
Audio Visual Renewals	-	*87,531*	-	87,531	(87,531)		-	-	100	100	Installation Completed. Carry forward budget from 24/25.
CCTV Hardware Renewals	50,000	*1,513*	-	1,513	48,487		-	50,000	10	0	In progress.
Endpoint Hardware Renewals	245,000	*115,221*	-	115,221	129,779		-	245,000	40	10	In progress.
Firewall Hardware Renewals	60,000	-	-	-	60,000		-	60,000	10	0	In progress.
ICT Hardware Replacement/Renewals	-	*3,990*	-	3,990	(3,990)		-	-	Not applicable	100	Move to Endpoint Hardware Renewals actuals.
UPS Renewal	15,000	-	-	-	15,000		-	15,000	10	0	In progress.
Information Communication Technology Projects Projects Total	415,000	*227,291*	-	227,291	187,709	-	-	415,000			
Cost Centre: Waste Disposal											
Program: Waste Disposal Projects											
Design for Cell 6	200,000	-	-	-	200,000		-	200,000	0	0	Process for drafting specification and tender to commenced October 2025 with aim to have finalised design completed by June 2026 for construction tender.
Irrigation Pump	40,000	-	*28,800*	28,800	11,200		-	40,000	Not applicable	80	Supplier has met with landfill crew this week to confirm configuration setup. Unit is being assembled at present. Expected delivery by end October 2025.
Old Gatton Landfill Leachate Trench	-	*6,100*	*432,311*	438,411	(438,411)		-	-	Not applicable	35	Carry forward budget from 24/25.
Waste Disposal Projects Projects Total	240,000	*6,100*	*461,111*	467,211	(227,211)	-	-	240,000			
Cost Centre: Transfer Stations											
Program: Transfer Station Projects											
Generator for Treatment Plant Road	8,000	-	-	-	8,000		-	8,000	Not applicable	0	This unit will replace one currently on loan from Fleet. It will be same specification as the unit at the existing Withcott transfer station site (for future integration to Solar power system).
HWare/Comms network upgrade -Waste sites	100,000	-	-	-	100,000		-	100,000	Not applicable	0	This IT equipment is to support upgraded software system for weighbridges. The software tender process is in progress.
Skip Bins	60,000	-	-	-	60,000		-	60,000	Not applicable	0	This is standard equipment. It requires review of existing equipment to identify replacements and where the new bins will be deployed.
Tanks/Plumbing/Pumps-Waste Site Huts									Not applicable	0	This program is to upgrade water supply on transfer station sites. It will eliminate the need for monthly water delivery to sites. Currently working through with plumbers.
Transfer Station Projects Projects Total	20,000	-	-	-	20,000		-	20,000			
	188,000	-	-	-	188,000	-	-	188,000			
Cost Centre: Waste Minimisation											
Program: Waste Minimisation											

UNCONFIRMED

	Budget	Actual	Committed	Total (includes committed costs)	Remaining Budget	Funding Programme	Total Amount of Funding	Council Contribution	Design Completion %	Construction Completion %	Comments
Composting Pads Treatment Plant Road	150,000	-	-	-	150,000		-	150,000	Not applicable	0	This is part of the leachate trench project. It is currently underway at the transfer station site. It will take place toward the end of that project which is estimated to be the first half of 2026.
Waste Minimisation Projects Total	150,000	-	-	-	150,000	-	-	150,000			
Cost Centre: Public Order & Safety											
Program: Public Order and Safety Projects											
CCTV Hardware Renewals	-	*68,033*	-	68,033	(68,033)		-	-	Not applicable	100	Carry forward budget from 24/25.
Public Order and Safety Projects Total	-	68,033	-	68,033	(68,033)	-	-	-			
Total for Group	**$ 1,139,750**	**$ 310,782**	**$ 462,632**	**$ 773,414**	**$ 366,336**	$	**$ -**	**$ 1,139,750**			
COMMUNITY AND REGIONAL PROSPERITY											
Cost Centre: Regional Development											
Program: Regional Developments Projects											
Strategic Land Acq-DemoCosts-Napier St	50,000	-	-	-	50,000		-	50,000	Not applicable	0	
Strategic Land Acquisition	2,340,000	*2,617,700*	*10,913*	2,628,613	(288,613)		-	2,340,000	Not applicable	80	
Regional Developments Projects Projects Total	2,390,000	2,617,700	10,913	2,628,613	(238,613)	-	-	2,390,000			
Cost Centre: Tourism Initiatives											
Program: Tourism Projects											
FH Silo Viewing & Camp Areas	-	*1,700*	*1,902*	3,602	(3,602)	NA	-	-	85	5	Carry forward budget from 24/25.
Tourism Projects Projects Total	-	1,700	1,902	3,602	(3,602)	-	-	-			
Cost Centre: Growth & Policy											
Program: Growth and Policy Projects											
Flood Mitigation Options Laidley	-	*7,428*	*8,025*	15,453	(15,453)		-	-	Not applicable	35	Carry forward budget from 24/25.
Laidley Disaster Ready Project Phase 1	-	*620,263*	-	620,263	(620,263)	Natior	-	-	0	25	Purchase of land for flood mitigation project. Carry forward budget from 24/25 and Budget review 1.
Growth and Policy Projects Projects Total	-	627,691	8,025	635,716	(635,716)	-	-	-			
Total for Group	**$ 2,390,000**	**$ 3,247,092**	**$ 20,840**	**$ 3,267,932**	**-$ 877,932**		**$ -**	**$ 2,390,000**			
EXECUTIVE OFFICE											
Cost Centre: Disaster Management											
Program: Disaster Management Projects											
Existing Equipment Upgrades	100,000	-	*31,235*	31,235	68,765		-	100,000	10	0	Contract award for Base Staion Upgrade.
Flood Cameras in new locations (SEQCSP)	-	*28,900*	-	28,900	(28,900)	SEQ C	-	-	Not applicable	75	Carry forward budget from 24/25.

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	Budget	Actual	Committed	Total (includes committed costs)	Remaining Budget	Funding Program	Total Amount of Funding	Council Contribution	Design Completion %	Construction Completion %	Comments
Flood Warning Infra Network (QRA,FWIN)	-	60,937	50,952	111,889	(111,889)	QRA,F	-	-	85	0	Carry forward budget from 24/25. Hardware is installed. Awaiting Bureau issue of Comms IDs and commissioning.
New Rain Gauges / Cameras	35,000	-	-	-	35,000		-	35,000	20	0	Survey of sensors to be undertaken.
Disaster Management Projects Projects Total	135,000	89,837	82,187	172,024	(37,024)	-	-	135,000			Options analysis recommendation pending approval.
Total for Group	$ 135,000	$ 89,837	$ 82,187	$ 172,024	-$ 37,024		$ -	$ 135,000			
Total for Council	$ 29,763,549	$ 11,424,586	$ 4,757,295	$ 16,181,881	$ 13,581,668	$-	$ 9,177,451	$ 20,586,098			

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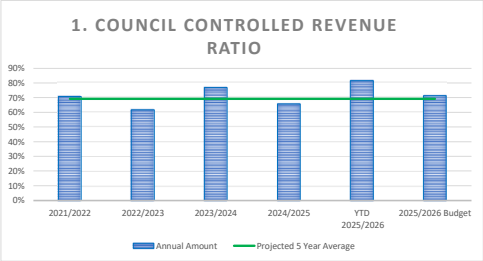
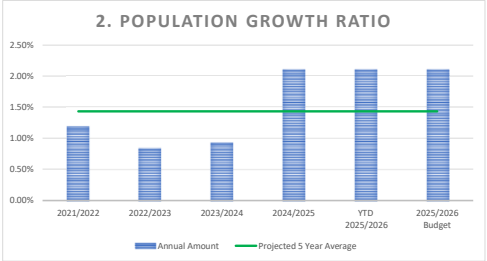
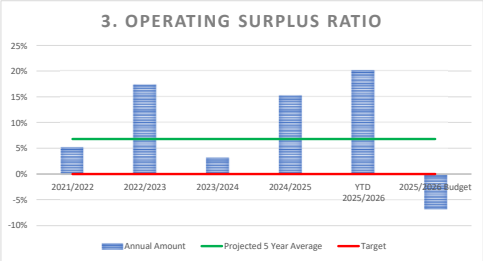
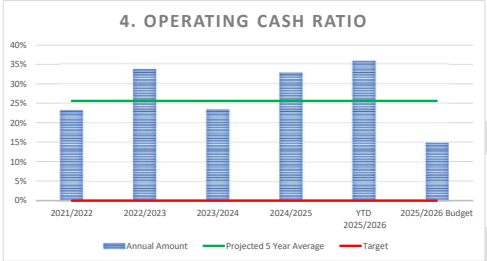
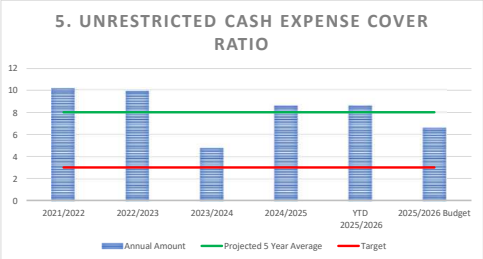
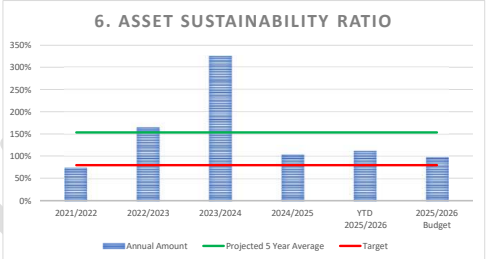


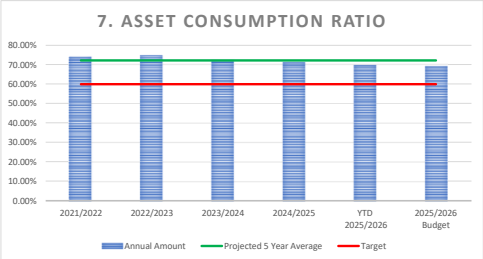


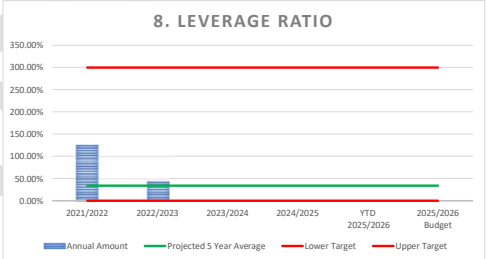












UNCONTROLLED

10.2 **Sundry Debtor -Write-off and transfer to Sundry Debtor Accounts to Rate Assessment**

Author: Kirsty Johnson, Coordinator Revenue Services; Dee Stewart, Acting Chief Financial Officer

Responsible Officer: Ian Church, Chief Executive Officer

Purpose:

The purpose of this Report is to recommend that Council resolve to transfer several outstanding sundry debtor accounts to the respective property rate assessments.

Officer's Recommendation:

THAT Council approve the transfer of the following unrecoverable debtor balances to their respective property rates assessments:

Serial	Property ID	Debtor Number	Balance
A	206610	101473	$2,901.56
B	279800	101944	$936.22
C	279810	101944	$936.22
D	149620	102047	$1,873.55

RESOLUTION

THAT Council approve the transfer of the following unrecoverable debtor balances to their respective property rates assessments:

Serial	Property ID	Debtor Number	Balance
A	206610	101473	$2,901.56
B	279800	101944	$936.22
C	279810	101944	$936.22
D	149620	102047	$1,873.55

Moved By: **Cr C Wilson** **Seconded By:** **Cr D Neuendorf**

Resolution Number: 24-28/0441

CARRIED
7/0

Executive Summary

To manage its financial position, Council requires the payment of sundry debtor's accounts within predetermined periods. The outstanding sundry debtor accounts now recommended to be transferred to relevant property rate assessments are shown on the attached Schedule. All attempts have been made to recover the outstanding amounts to date, without success.

The inclusion of sundry debts on property rate assessments allows recovery in accordance with Council's Rates and Charges Debt Collection and Recovery Policy which in turn results in lower costs to both the debtor and Council.

Proposal

Transfer to Rates
It is Council's policy to pursue the collection of outstanding revenue diligently but with due concern for any financial hardship faced by debtors.

There are several sundry debtor accounts which have been deemed to be irrecoverable, uneconomical to recover or where there has been no forwarding address provided and the debtor has been unable to be contacted.

Council has historically resolved to transfer these types of debts to the appropriate property rate assessment to enable the debt to be recovered in the same manner as the recovery of overdue rates and charges.

As it is uneconomical to recover these debts through legal action, transfer of the debts to the property owner's assessments is the only prudent course of action in these cases. It is recommended that Council resolve to proceed in accordance with the above recommendations.

Prop ID	Debtor Number	Balance	Reason for Debt & Comment
206610	101473	$2,901.56	Slashing of Property situated on Jims Road, Blenheim - $2,376.00 Administration fee for Non-Compliance of Remedial Notice - $290.00 Interest to 31/10/2025 - $235.56
279800	101944	$936.22	Slashing of Property situated on O'Neills Road, Withcott - $594.00 Administration Fee for Non-Compliance of Remedial Notice - $290.00 Interest to 31/10/2025 - $52.22
279810	101944	$936.22	Slashing of Property situated on O'Neills Road, Withcott - $594.00 Administration fee for Non-Compliance of Remedial Notice - $290.00 Interest to 31/10/2025 - $52.22
149620	102047	$1,873.55	Slashing of Property situated on John Street, North Laidley - $1,495.72 Administration fee for Non-Compliance of Remedial Notice - $290.00 Interest to 31/10/2025 - $87.83

Options

Option 1: THAT Council approve the transfer the outstanding amounts listed in schedule A as unrecoverable debtor balances to their respective property rates assessments.

UNCONFIRMED

Option 2: THAT Council do not approve to transfer the outstanding amounts listed in schedule A as unrecoverable debtor balances to their respective property rates assessments.

Strategic Implications

Corporate Plan
Leadership and Council

- Undertake robust and accountable financial, resource and infrastructure planning and management to ensure affordable and sustainable outcomes for our community.

Finance and Resource

Transfer to Rates
Adoption of the recommendation to transfer to unrecoverable debtor amounts to the rate assessment will assist in the recovery of these outstanding amounts totalling $6,647.55

Legislation and Policy
The Local *Government Regulation 2012* Part 12 outlines the legislative powers available to local governments for the recovery of outstanding rates or charges, including applying the proceeds of any sale to recover outstanding rates or charges under Section 146(1)(e) "to pay any other amounts relating to the land that the owner of the land owed the local government immediately before the sale."

Council's resolution to transfer these amounts recognises that they are charges connected with a particular property and enforces the ability to recover same as a charge on the subject property.
The recommended action complies with the provisions of Council's Sundry Debt Collection and Recovery Policy.

Risk Management
Key Corporate Risk Code and Category: *FE2*
Key Corporate Risk Descriptor: *Financial and Economic*
Decision making governance, due diligence, accountability and sustainability.

Consultation

External Consultation
Numerous attempts have been made to recover the sundry debts through the debt recovery process which has been unsuccessful. No further communication with debtors is necessary at this time as it will be managed through the rating process from now on.

Attachments

There are no attachments for this report.

UNCONFIRMED

10.3 Local Disaster Management Plan v.7.2

Author: John Holdcroft, Principal Disaster Management
Responsible Officer: Ian Church, Chief Executive Officer

Purpose:

The purpose of this report is to present the Local Disaster Management Plan v.7.2 as endorsed by the Local Disaster Management Group meeting on Thursday the 2 October 2025.

Officer's Recommendation:
THAT Council adopt the Local Disaster Management Plan v.7.2 as attached to this report.

RESOLUTION

THAT Council adopt the Local Disaster Management Plan v.7.2 as attached to these minutes.

Moved By: **Cr M Hagan** **Seconded By:** **Cr J Reck**
Resolution Number: 24-28/0442

CARRIED
7/0

Executive Summary

A review of the Local Disaster Management Plan version 7.2 (the Plan) has been conducted by Council's Disaster Management Team. This was a major review of the Plan which identified significant changes throughout the document with emphasis on the following:

- Update reference to Queensland Fire and Emergency Services to Queensland Fire Department throughout the document.
- Page 6 – Updated image.
- Page 18 – Updated Deputy Chair name.
- Page 42 – *Prevention Strategy*. Added reference to Local Floodplain Management Plan, removed reference to obsolete Building Standard Regulation 2015, removed reference to irrelevant Queensland Coastal Plan, added 2017 to State Planning Policy removed reference to 1/03 guideline mitigating the adverse impacts of flood, bushfire and landslide, and added commentary to the following schemes superseded by the Lockyer Valley Planning Scheme -
    - Laidley Planning Scheme 2003
    - Gatton Shire Planning Scheme 2007
    - Temporary Local Planning Instrument 2020 (Flood Regulation) Grantham Reconstruction Area Development Scheme
- Page 58- Added statement 'In the context of flood, a vast majority of roads within the LGA will be impacted during a flood event. The strategy of sheltering in place if safe to do so will apply and those who are safe to shelter in place, need to prepare for isolation for some days.'
- Page 83 - Added Reference to Atkinson Dam Emergency Action Plan* with context *This dam is not within the Lockyer Valley Region. However, the operation of this dam may impact Communities to the south and east of the dam.
- Links Checked through the document.

The Lockyer Valley Local Disaster Management Group (the Group) includes members and advisors from Local and State agencies including Emergency Services agencies that have responsibility for Disaster Management within the Lockyer Valley local government area.

Functions of the Group are identified within Legislation, the Disaster Management Act 2003 and Disaster Management Regulations 2014, requiring the Local Government to establish a Local Disaster Management Group which must meet regularly, prepare a Plan and review the effectiveness of the Plan at least once per year.

The Group has provided feedback on the Plan for the purposes of the review, through the Disaster Management Lessons Management process generally.

Proposal

The Plan has been prepared and reviewed in accordance with the Disaster Management Act 2003 (the Act) and in compliance with the Functions of Local Government of the Act. The Plan was submitted to the members of the Local Disaster Management Group for review and feedback, and all comments and suggestions were considered and evaluated with amendments made accordingly to the Plan.

The final draft of the Plan was submitted for endorsement to the Group at the ordinary meeting conducted on Thursday 2 October 2025. At the meeting the Lockyer Valley Disaster Management Group endorsed the revised version of the Plan and supported the submission of the Plan to the Lockyer Valley Regional Council for adoption.

Options

1. To adopt the Local Disaster Management Plan v.7.2
2. To not adopt the Local Disaster Management Plan v.7.2
3. Council request amendments to the Local Disaster Management Plan v.7.2

Previous Council Resolutions
Ordinary Council Meeting 15 March 2023
RESOLUTION
THAT Council adopt the Local Disaster Management Plan version 7.0 as attached.

Moved By: Cr Holstein Seconded By: Cr Hagan
Resolution Number: 20-24/0768

CARRIED
7/0

Strategic Implications

Corporate Plan
Lockyer Community

- Foster community resilience and coordinate the community's response to disaster events.

Lockyer Leadership and Council

- Commit to open and accountable governance to ensure community confidence and trust in Council and our democratic values
- Compliant with relevant legislation.

UNCONFIRMED

Finance and Resource
Adoption of the recommendations contained in this report has been managed through the 2025-26 Financial year budget.

Legislation and Policy
The Plan was reviewed in accordance with Legislation requirements under s.59 of the Disaster Management Act 2003.

Risk Management
LCL1 – Legal compliance and liability.

Consultation

Portfolio Councillor Consultation
Chair of the Local Disaster Management Group, Mayor Milligan has reviewed the Local Disaster Management Plan v.7.2 prior to seeking endorsement from the Lockyer Valley Local Disaster Management Group.

Internal Consultation
Council members of the Lockyer Valley Local Disaster Management Group were provided a copy of the Local Disaster Management Plan v.7.2 for review and feedback.

External Consultation
All members and advisors of the Lockyer Valley Disaster Management Group were provided with a copy of the draft Plan for review and feedback.

Attachments

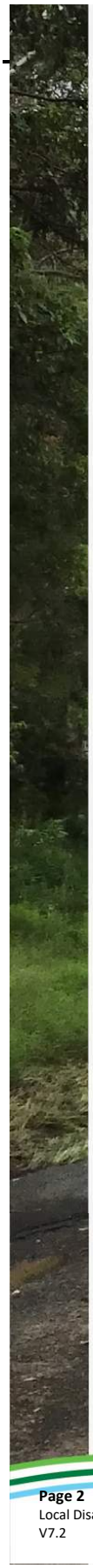
1⇩ Local Disaster Management Plan - Version 7.2 98 Pages

UNCONFIRMED

Lockyer Valley Regional Council

Local Disaster Management Plan -

VERSION 7.2



ACKNOWLEDGEMENT OF COUNTRY

Lockyer Valley Regional Council respectfully acknowledges the Traditional Owners, the Yuggera-Ugarapul people as custodians of the region we share. We pay our respects to their elders past, present and emerging and the Aboriginal and Torres Strait Islander Elders of other communities who may live here as the keepers of the traditions, customs, cultures and stories of proud peoples. Lockyer Valley Regional Council is committed to cultivating inclusive environments for all staff, customers, residents and visitors.

ACKNOWLEDGEMENTS

Council wishes to thank all contributors and stakeholders involved in the development of this document and their ongoing assistance to disaster management in the Lockyer Valley.

DISCLAIMER

Information contained in this document is based on available information at the time of writing. All figures and diagrams may be subject to change. Some information may have been furnished to Council by other organisations. While reasonable care has been exercised in its preparation, Council or its officers accept no responsibility for any loss occasioned by any person acting or refraining from acting on information or material contained in this document.

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FOREWORD

Lockyer Valley is no stranger to the impacts of disaster events that have tested individual and community resilience. With the increase in frequency and severity of natural disasters, it is important that our Local Disaster Management Plan (the Plan) provides a comprehensive, consistent and coordinated approach to disaster management for our region. Not only is the Plan an important tool for managing potential disasters, but it is also a demonstrated commitment towards enhancing the safety, capacity and resilience of the Lockyer Valley community.

This Plan aims to clearly define what is expected from all stakeholders. This includes our communities and individuals as well as agencies with specific roles and responsibilities in disaster management. We rely on our community to act on information provided before, during and after events. This shared responsibility is a vital element in creating disaster resilient communities.

The Lockyer Valley Local Disaster Management Group strives to safeguard people, property and the environment from disaster impacts. The group aims to empower and support local communities to manage their disaster risks, respond to events and be more resilient.

I am confident that this Plan provides an excellent framework for our community. The Plan will be reviewed to ensure it remains effective and relevant, reflecting current legislation, changes in the region's risks and learnings from disaster events.

The residents and visitors to our region can feel secure in the fact the agencies that comprise our Lockyer Valley Local Disaster Management Group are dedicated and capable in their respective fields.

Cr Tanya Milligan

Lockyer Valley Mayor and Chair of the Local Disaster Management Group

AUTHORISATION OF THE PLAN

The plan was endorsed by the Lockyer Valley Local Disaster Management Group at its meeting of 2/10/2025 Resolution Number: LDMG/0070.

Section 80(1)(b) of the *Disaster Management Act 2003* requires Council to approve its Local Disaster Management Plan. This plan was approved by resolution XX-XX/XXXX of the Lockyer Valley Regional Council Ordinary Meeting held on XX/XX/XXXX.

AUTHORITY TO PLAN

This Plan has been prepared and endorsed by the Local Disaster Management Group for the Lockyer Valley Regional Council under the provisions of Section 57(1) of the *Disaster Management Act 2003* (*the Act*).

Cr Tanya Milligan
Mayor, Lockyer Valley Regional Council
Chair, Local Disaster Management Group

Date

APPROVAL

The preparation of this Local Disaster Management Plan has been undertaken in accordance with *the Act*, to provide for effective disaster management in the Lockyer Valley Local Government Area.

The Local Disaster Management Plan is approved by Lockyer Valley Regional Council.

Ian Church
Chief Executive Officer, Lockyer Valley Regional Council
Local Disaster Coordinator, Local Disaster Management Group

Date

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DOCUMENT CONTROL

This Plan is reviewed as required by Section 59 of the *Disaster Management Act 2003 (the Act)*, with relevant amendments made and distributed. The Plan and Annexures will be reviewed as appropriate; however, the effectiveness of the plan will be reviewed annually.

The Local Disaster Coordinator (LDC) may approve minor amendments to this plan.

VERSION CONTROL AND RECORD OF AMENDMENTS

The controller of the document is the Lockyer Valley LDC. Any proposed amendments to this plan should be forwarded in writing to:

Lockyer Valley Local Disaster Coordinator
Lockyer Valley Regional Council
PO Box 82
Gatton Qld 4343

An amendment register can be found at Annexure 1.

DISTRIBUTION

The Plan will be distributed to persons and/or agencies as identified in the Plan and is not for distribution or released except by approval of the LDC.

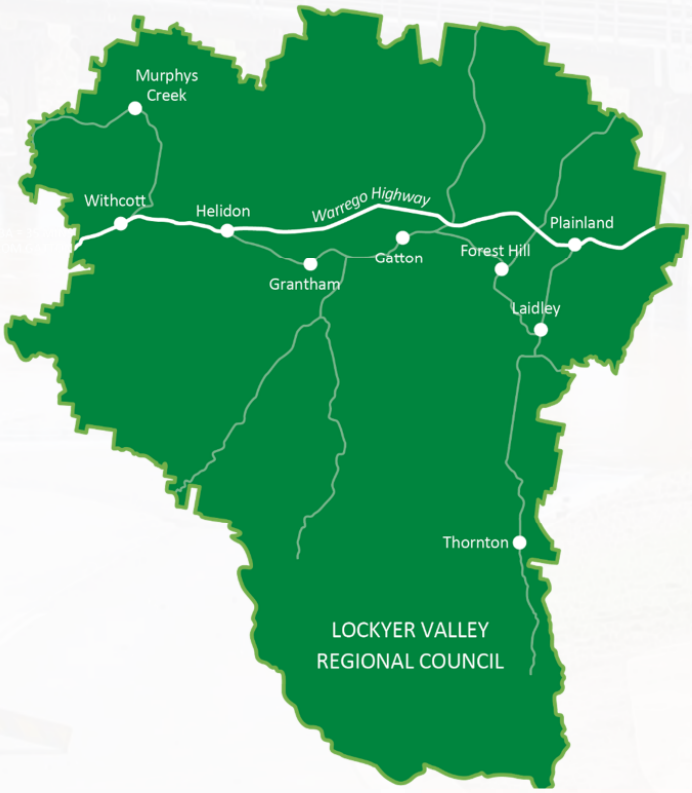
In accordance with *the Act* the Plan is available to members of the public and an electronic copy of the Plan is available on Council's website.

INTRODUCTION

This plan applies to the Lockyer Valley Local Government Area (LGA). The current boundaries were established in 2008 as part of the State-wide series of Council amalgamations and boundary adjustments. The current boundaries are shown in Figure 1. They enclose a total land area of 2269 square kilometres, with an average daily temperature range of 12 to 24.8 degree Celsius and an average annual rainfall of 811 millimetres.

Lockyer Valley LGA is bordered by Southern Downs LGA in the south, Toowoomba LGA in the west, Somerset LGA in the north-east, Ipswich City in the east and Scenic Rim LGA in the south-east

FIGURE 1 - LOCKYER VALLEY LOCAL GOVERNMENT AREA BOUNDARIES



PURPOSE

This plan details the arrangements within the Lockyer Valley LGA for Council and the LDMG to plan and coordinate disaster management and disaster operations to ensure and maintain safety in the Lockyer Valley LGA prior to, during and after a disaster event.

As legislated in Section 57 of *the Act*, the purpose of the Plan is to:

- Embed the State group's strategic policy framework for disaster management for the State, and detail Council's policies for disaster management
- Define the roles and responsibilities of entities involved in disaster management
- Detail arrangements for the coordination of disaster operations and activities relating to disaster management performed by the entities involved in disaster management
- Identify the events that are likely to happen in the area
- Identify the strategies and priorities for disaster management for the area

OBJECTIVE

The objective of the Plan is to:

- Provide effective disaster management for the Lockyer Valley LGA
- Align with the *Queensland Disaster Management 2016 Strategic Policy Statement* objectives which:
    - Strives to safeguard people, property and the environment from disaster impacts
    - Empowers and supports local communities to manage their disaster risks, respond to events and be more resilient.
- Help the Lockyer Valley community to:
    - Mitigate the potential adverse effects of an event through the implementation of preventative strategies
    - Prepare for managing the adverse effects of an event, and
    - Effectively respond to and recover from a disaster or emergency situation.

GUIDING PRINCIPLES

This Plan provides a comprehensive, all-hazards, multi-agency approach to disaster management.

This Plan and disaster management within Queensland follows the four guiding principles outlined in Section 4A of the Act:

- Disaster management should be planned across the four phases of prevention, preparedness, response and recovery (PPRR)
- All events, whether natural or caused by human acts or omissions, should be managed in accordance with the Queensland Disaster Management 2016 Strategic Policy Statement, the Queensland State Disaster Management Plan and any other disaster management guidelines (including the Prevention, Preparedness, Response and Recovery Disaster Management Guideline)
- Local governments should primarily be responsible for managing events in their local government area, maintaining a local disaster management capability; and
- District groups and the state disaster management group should provide local governments with appropriate resources and support to help the local governments carry out disaster operations

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APPROACH TO DISASTER MANAGEMENT

Consistent with *the Act*, disaster management is planned across the four phases of disaster management.

TABLE 1 - PHASES OF DISASTER MANAGEMENT

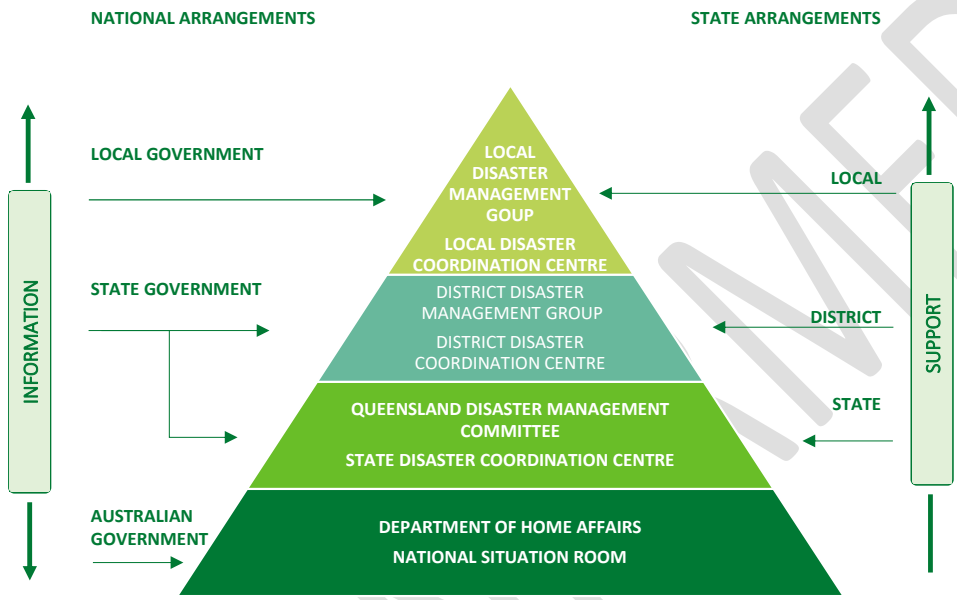
PREVENTION	Investigate and coordinate strategies to reduce the impact of disaster events on the community
PREPAREDNESS	Increase community resilience by increasing knowledge and education
	Encourage shared responsibility and an all-hazards approach to disaster management
RESPONSE	Provide effective and efficient coordination of disaster response and relief/short-term recovery in order to safeguard people, property and the environment
RECOVERY	Ensure that the recovery priorities of the community are identified and met across the functional areas
	Ensure that recovery operations help to build whole of community resilience

QUEENSLAND DISASTER MANAGEMENT ARRANGEMENTS (QDMA)

The Queensland Disaster Management Arrangements are based upon arrangements between local government, disaster district, state and federal government. The arrangements enable a progressive escalation of support and assistance through the four tiers as required.

The arrangements recognise and promote collaboration to ensure comprehensive disaster management.

FIGURE 2 - QUEENSLAND DISASTER MANAGEMENT ARRANGEMENTS (QDMA)



Local government underpins the QDMA as a frontline of disaster management and has primary responsibility for managing events in their LGA. LVRC is ideally suited to manage disaster events at the community level based on its understanding of local, social, environmental and economic issues and the regions infrastructure.

During a disaster, the Lockyer Valley LDMG provides initial support for the affected community.

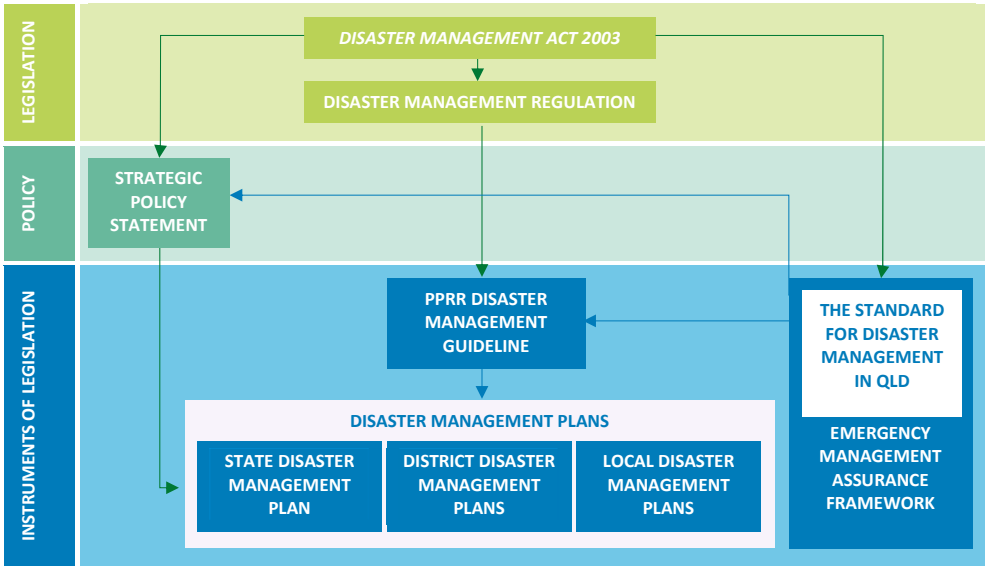
If further support is required, it is requested through the district disaster group to the state level.

If state resources prove inadequate or inappropriate, Australian Government support can be sought through the Department of Home Affairs.

The Queensland Government's Disaster Management website provides further information on the QDMA.

AUTHORISING ENVIRONMENT

FIGURE 3 - AUTHORISING ENVIRONMENT



Disaster management in the Lockyer Valley is informed by a number of strategic documents. These documents can be found in Annexure 8 – References. Please note this is not an exhaustive list.

QUEENSLAND DISASTER MANAGEMENT 2016 STRATEGIC POLICY STATEMENT

The *Queensland Disaster Management Strategic Policy Statement* informs the Queensland Government's strategic approach to keeping people safe and making communities more resilient to disaster risks and impacts.

Disaster management and disaster operations in the Lockyer Valley LGA are consistent with the *Queensland Disaster Management 2016 Strategic Policy Statement*. This is achieved by:

- Ensuring disaster operation capabilities are responsive and effective
- Building capacity, skills and knowledge to enable adaptation to changing environments
- Effectively collaborating and sharing responsibilities for disaster management across all levels of government, industry and communities
- Effectively communicating to engage all stakeholders in disaster management
- Incorporate risk-based planning into disaster management decision making
- Continuously improving disaster management through implementation of innovation, research and lessons learned

EMERGENCY MANAGEMENT ASSURANCE FRAMEWORK

In accordance with S16C of *the Act*, the Inspector General Emergency Management (IGEM) has developed the *Emergency Management Assurance Framework (EMAF)* and Standard for Disaster Management in Qld.

The EMAF outlines the structure and mechanisms for reviewing and assessing the effectiveness of disaster management arrangements. It is comprised of principles, the *Standard of Disaster Management in Qld* (the Standard), and assurance activities.

The assurance activities collectively contribute to the assessment of the overall effectiveness of disaster management in Qld.

TABLE 2 - ASSURANCE ACTIVITIES

SHARED RESPONSIBILITY	OUTCOMES
MANAGING RISK	There is a shared understanding of risks for all relevant hazards
	Risk is managed to reduce the impact of disasters on the community
PLANNING AND PLANS	There is a shared understanding of how the impact of disasters will be managed and coordinated
	Plans outline and detail how the impact of disasters on the community will be reduced
COMMUNITY ENGAGEMENT	Entities proactively and openly engage with communities
	The community makes informed choices about disaster management, and acts on them
CAPABILITY INTEGRATION	Resources are prioritised and shared with those who need them when they need them
	Entities develop integrated capabilities and shared capacity to reduce the impact of disasters on the community
OPERATIONS	Operations minimise the negative impacts of an event on the community and provide support needed for recovery
COLLABORATION AND COORDINATION	Entities proactively work together in a cooperative environment to achieve better results for the community
	A collaborative culture exists within disaster management

LOCKYER VALLEY DISASTER MANAGEMENT POLICY

The Lockyer Valley Disaster Management Policy applies to Council (Councillors, employees, volunteers, contractors of Council) and details how Council will comply with its responsibilities under *the Act* and the *Disaster Management Regulation 2014.*

It is recognised that for particular disaster situations, support for the community is required to be provided, in the first instance, from Council, taking into account its capacity and resources. Such assistance would be provided in cooperation with local emergency service providers, government and non-government agencies and community groups.

LOCAL DISASTER MANAGEMENT GROUP

Council has established the Lockyer Valley Local Disaster Management Group (LDMG) in accordance with Section 29 of the Disaster Management Act 2003. The LDMG is committed to the principles of leadership, partnership, public safety and performance.

In order to have a common understanding of the purpose, functions, membership roles and responsibilities, and administrative arrangements, a *Terms of Reference* has been developed.

In accordance with Section 30 of *the Act*, the LDMG is responsible for managing disaster operations in the local government area. In the event of a disaster, the LDMG is the decision-making authority for disaster management in the local government area.

MEMBERSHIP

The Lockyer Valley LDMG is made up of the following membership:

TABLE 3 - LDMG MEMBERSHIP

ROLE	MEMBER /S
CHAIRPERSON	The Chair of the Lockyer Valley LDMG is Mayor, Tanya Milligan.
DEPUTY CHAIRPERSON	The Chair is assisted by Councillor Michael Hagan as Deputy.
LOCAL DISASTER COORDINATOR	The Local Disaster Coordinator is the Chief Executive Officer Under Section 143 (8) of *the Act*, the local disaster coordinator may delegate the coordinator's functions to an appropriately qualified person.
MEMBERS	Representation from LVRC, QFD, SES, QPS, QAS, Qld Health
ADVISORS	Agencies other than members to provide an advisory role for hazard or threat specific events

All members and advisors will nominate a deputy to ensure continuity and full agency representation.

A full list of members currently identified advisors, and their deputies can be found at Annexure 9 – LDMG Members List.

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FUNCTIONS OF A LOCAL GROUP

The Act prescribes a range of functions to be performed by the local group:

- Ensure disaster management and disaster operations in the area are consistent with the state group's strategic policy framework for disaster management for the state
- Develop effective disaster management, and regularly review and assess the disaster management
- Help the local government for its area to prepare a local disaster management plan
- Identify and provide advice to the relevant district group about support services required by the local group to facilitate disaster management and disaster operations in the area
- Ensure the community is aware of ways of mitigating the adverse effects of an event, and preparing for, responding to and recovering from a disaster
- Manage disaster operations in the area under policies and procedures decided by the State group
- Provide reports and make recommendations to the relevant district group about matters relating to disaster operations
- Identify and coordinate the use of resources that may be used for disaster operations in the area
- Establish and review communications systems in the group, and with the relevant district group and other local groups in the disaster district of the relevant district group, for use when a disaster happens
- Ensure information about a disaster in the area is promptly given to the district group
- Perform other functions given to the group under the Disaster Management Act
- Perform a function incidental to a function mentioned in paragraphs above

ROLE OF THE LDMG

The role of the LDMG is to:

- Develop, review and assess effective disaster management practices
- Help local government to prepare a local disaster management plan
- Ensure the community knows how to respond in a disaster
- Identify and coordinate disaster resources
- Manage local disaster operations
- Ensure local disaster management and disaster operations integrate with state disaster management.

SUB-GROUPS

Two sub-groups of the LDMG have been established:

- Bushfire Sub Committee
- Local Recovery Group – forms when the Local Recovery Plan is activated

Other sub-groups may be established to address specific functions within disaster management arrangements.

QLD DISASTER MANAGEMENT TRAINING FRAMEWORK

Section 16A(c) of *the Act* provides a legislative requirement that persons involved in disaster operations are appropriately trained. It is the responsibility of stakeholders with disaster management roles to undertake relevant training as outlined in the Queensland Disaster Management Training Framework *(QDMTF).*

Agencies are to have an appropriate number of staff trained or planned to be trained at the appropriate skill and competency level to work in the LDCC.

Agencies are also to have an appropriate number of staff trained under the QDMTF to fill the role of Liaison Officer within the LDCC.

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ROLES AND RESPONSIBILITIES

LVRC, state government agencies and organisations have designated responsibilities in disasters which reflect their legislated and/or technical capability and authority with respect to hazards, functions and/or activities of disaster management.

Members and advisors must have the appropriate delegation and knowledge to commit their organisations resources in a disaster management context.

The list below aims to ensure, from a whole-of-government perspective, that accountabilities with respect to disaster management have been addressed. It should be noted, the list is not exhaustive as LDMG advisor representation can change as required. All agencies are responsible for providing liaison between the agency and the LDMG including attendance at LDMG meetings and situation reporting.

TABLE 4 - ROLES AND RESPONSIBILITIES IN DISASTER MANAGEMENT

ORGANISATION	ROLES AND RESPONSIBILITIES
LOCKYER VALLEY REGIONAL COUNCIL (LVRC) **LDMG MEMBER**	**PERFORM THE FOLLOWING ROLES AND RESPONSIBILITIES IN SUPPORT OF THE LDMG:** • To Chair, manage and coordinate the business of the LDMG and sub-committee meetings • Ensure LDMG performs its functions • Regularly report to the DDMG about the performance by the LDMG of its functions • Assist the community to prepare for, respond to and recover from an event or disaster • Development and maintenance of a disaster response capability • Identification, development, maintenance and operation of a Lockyer Valley Local Disaster Coordination Centre (LDCC) • Identification of staffing required for disaster operations • Identification and coordination of training required for disaster operations • Coordinate disaster operations for the LDMG in conjunction with relevant agencies • Issue public information or warnings about disaster events • Ensure continuity of essential Council services to the community during events • Establishment and management of evacuation centres and supporting where possible places of shelter
QUEENSLAND FIRE DEPARTMENT (QFD) **LDMG MEMBER**	**ROLE** Ensure the safety of people and property in Queensland through the provision of effective prevention, preparation, response and recovery activities across a range of emergency situations through the capabilities of Fire and Rescue, Rural Fire Service (RFS) and State Emergency Service (SES). **STATE DEFINED RESPONSIBILITIES (SDMP APPENDIX C)** • Primary response agency for structural, bushfire and hazmat incidents • Provide advice, chemical analysis and atmospheric monitoring at relevant incidents • Provide mass and technical decontamination capability • Provide rescue and search functions and perform other operations to help and protect injured persons from danger or potential danger • Distribute and develop (where primary agency) warnings to disaster management stakeholders and communities • Facilitate and authorise Emergency Alert (EA) campaigns to provide advice and warnings to communities affected by disasters and emergency situations • Prepare guidelines to inform local governments, district and state groups of disaster management related matters

ORGANISATION	ROLES AND RESPONSIBILITIES
	• Establish and maintain arrangements between the state and the Commonwealth about matters relating to effective disaster management • Ensure disaster management and disaster operations are consistent between plans, policies, standards and guidelines • Ensure that persons performing functions under the Act in relation to disaster operations are appropriately trained • Provide advice and support to the state group, local and district groups in relation to disaster management and disaster operations • Ensure the collaborative development of the Queensland Emergency Risk Management Framework and the state-wide risk assessment. • Ensure the SDCC is maintained to a state of operational readiness • Maintain situational awareness and reporting capability and capacity through the SDCC Watch Desk • Lead the planning and logistics capabilities in the SDCC and support the staffing models of other capabilities • Emergency supply acquisition and management of supplies and services in support of disaster operations • Resupply of essential goods (food and basic commodities) to temporarily isolated communities, properties and individuals • Ensure the capability and capacity of Disaster Assistance Response Teams (DART) to assist communities affected by disasters or emergency situations • Undertake damage assessment function (residential and commercial structures) **LOCAL RESPONSIBILITIES** • Carry out primary (hazard) and/or lead (functional) agency roles as nominated in this plan • Contribute to prevention and preparedness activities, including community education • Provide impact assessment and intelligence-gathering capabilities • Provide situational monitoring • Coordinate and manage resupply (food and other essentials) and emergency supply operations • Coordinate and manage the deployment of air assets including fixed wing and rotary aircraft • Assist in pumping out and clean-up of flooded buildings • Liaison between the agency and the LDMG including attendance at LDMG meetings and situation reporting • At the request of the Local Disaster Coordinator or delegate, provide a liaison officer to the LDCC with appropriate delegation and knowledge to commit resources in a disaster management context

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ORGANISATION	ROLES AND RESPONSIBILITIES
STATE EMERGENCY SERVICE (SES) **LDMG MEMBER**	**ROLE** The SES assists the community to prepare for, respond to and recovery from natural disasters including cyclones and severe storms, floods, earthquakes and landslides. The SES also provides support to QPS, when requested, in the coordination of search and/or rescue events as defined in the intergovernmental agreement. **LOCAL RESPONSIBILITIES** • SES is a partnership with Local Government. When the LDCC is activated, SES priorities are determined by the LDCC • Provide emergency repair and / or protection of damaged or vulnerable critical infrastructure. • Provide emergency repair and / or protection of essential living areas for members of the community • Coordinate pumping out and clean-up of flooded buildings • Provide situational monitoring • Search and rescue of missing, trapped or stranded persons • Support public education and awareness programs • Liaison between the agency and the LDMG including attendance at LDMG meetings and situation reporting • At the request of the Local Disaster Coordinator or delegate, provide a liaison officer to the LDCC with appropriate delegation and knowledge to commit resources in a disaster management context.
QUEENSLAND POLICE SERVICE (QPS) **LDMG MEMBER**	**ROLE** To enhance the safety of the community by assisting them to prepare for, respond to and recover from disaster events by providing support and guidance to disaster management groups at all levels. **STATE DEFINED RESPONSIBILITIES (SDMP APPENDIX C)** • Preserve peace and good order • Operational responsibility for first response to terrorism • Providing executive support to the QDMC • Coordinating disaster response operations for the QDMC through the State Disaster Coordinator • Provide the Chair and executive support to the State Disaster Coordination Group • Provide the Chair (District Disaster Coordinator) and executive support to DDMGs • Managing and coordinating the business of DDMGs • Develop and facilitate a program of disaster management themed exercises • State Search and Rescue authority and responsible for the coordination of search and rescue operations • Activate and coordinate the operation of the SDCC • Conduct coronial investigations • Coordinate the review of the SDMP • Provide a Disaster Victim Identification capability. **LOCAL RESPONSIBILITIES** • Provide support to LDMGs • Provide traffic management, including assistance with road closures, maintenance of roadblocks, and stranded travellers • Liaison between the agency and the LDMG including attendance at LDMG meetings and situation reporting • Coordinate disaster management training in accordance with the Queensland Disaster Management Training Framework

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ORGANISATION	ROLES AND RESPONSIBILITIES
	• At the request of the Local Disaster Coordinator or delegate, provide a liaison officer to the LDCC with appropriate delegation and knowledge to commit resources in a disaster management context.
QUEENSLAND AMBULANCE SERVICE (QAS) **LDMG MEMBER**	**ROLE** • Provide, operate and maintain ambulance services and service delivery during rescue and other related activities. This includes protecting persons from injury or death, whether or not the individuals are sick or injured. • Provide transport for persons requiring attention at medical or health care facilities, to participate with other emergency services in counter disaster planning and to coordinate all volunteer first aid groups during the disaster. **STATE DEFINED RESPONSIBILITIES (SDMP APPENDIX C)** • Provide, operate and maintain ambulance services. • Coordinate all volunteer first aid groups during major emergencies and disasters • Provide and support temporary health infrastructure where required • Collaborate with Retrieval Services Queensland in the provision of paramedics for rotary wing operations • Collaborate with Queensland Health in mass casualty management systems • Provide disaster, urban search and rescue (USAR), chemical hazard (Hazmat), biological and radiological operations support with specialist logistics and specialist paramedics. **LOCALLY DEFINED RESPONSIBILITIES** • Access, assess, treat and transport sick and injured persons • Protect persons from injury or death, during rescue and other related activities • Participate in search and rescue (SAR), evacuation and victim reception operations • Participate in health facility evacuations. • Liaison between the agency and the LDMG including attendance at LDMG meetings and situation reporting • At the request of the Local Disaster Coordinator or delegate, provide a liaison officer to the LDCC with appropriate delegation and knowledge to commit resources in a disaster management context
WEST MORETON HOSPITAL AND HEALTH SERVICE (QLD HEALTH) **LDMG MEMBER**	**ROLE** Coordinate and manage the health aspects of a disaster or emergency incident across the full spectrum of prevention, preparedness, response and recovery including health advice to the community, public health, clinical care, forensic support and mental health. **STATE DEFINED RESPONSIBILITIES (SDMP APPENDIX C)** • Lead agency for response functions of public health, mental health and medical services, mass casualty management, mass fatality management including victim identification (with QPS) and emergency medical retrieval • Provide health emergency incident information • Primary agency for heatwave, pandemic influenza, biological and radiological incidents • State representation at Australian Health Protection Principal Committee and associated sub-committees including Communicable Diseases Network Australia (CDNA), Public Health Laboratory Network (PHLN) and the National Health Emergency Management Standing Committee • Department of Health participation in appropriate and relevant state level groups and committees. • Hospital and Health Service participation in LDMG and DDMG activities • Develop health-focused disaster and emergency preparedness, response and recovery plans • Develop and maintain disaster and emergency health response capability and capacity

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ORGANISATION	ROLES AND RESPONSIBILITIES
	• Implement business continuity plans and arrangements to maintain health services during disasters and emergencies • Work across the health sector including aged care facilities, private facilities, primary health and community care providers to ensure 'whole of health' arrangements are in place • Coordinate the state level health response through maintenance and activation of the State Health Emergency Coordination Centre • Clinically coordinate aeromedical transport and emergency medical retrieval (with QAS) and provide membership to the SDCC aviation cell when activated • Forensic and scientific health services to mass fatality management and terrorism (with QPS). • Communicable disease surveillance and response arrangements. **LOCALLY RESPONSIBILITIES** • Provide health disaster and emergency incident information to the public and disaster management stakeholders • Clinical response to mass casualty management (with QAS) • Recovery mental health support to affected communities (with DCDSS) • Public health and environmental health advice and support to local governments and affected communities and industries • Environmental health risk assessment advice to other agencies, local government and industries. • Messaging on public health risks to affected communities • Liaison between the agency and the LDMG including attendance at LDMG meetings and situation reporting • At the request of the Local Disaster Coordinator or delegate, provide a liaison officer to the LDCC with appropriate delegation and knowledge to commit resources in a disaster management context
ENERGEX energex **LDMG ADVISOR**	**ROLE** Primary agency for providing, maintaining and restoring power supplies in the Lockyer Valley region. **LOCAL RESPONSIBILITIES** • Provide advice to the LDMG on power supplies • Provide safety information to customers • Liaison between the agency and the LDMG including attendance at LDMG meetings and situation reporting • At the request of the Local Disaster Coordinator or delegate, provide a liaison officer to the LDCC with appropriate delegation and knowledge to commit resources in a disaster management context.
URBAN UTILITIES (UU) UrbanUtilities **LDMG ADVISOR**	**ROLE** Urban Utilities are a distributor-retailer under the provision of the South East Queensland Water (Distribution and Retail Restructuring) Act 2009 and as a service provider under the Water Supply (Safety and Reliability) Act 2008. **STATE DEFINED RESPONSIBILITIES** Urban Utilities services the Lockyer Valley region supplying drinking water and sewerage services. **LOCAL RESPONSIBILITIES** • Monitor water and sewerage during emergency events and incidents • Facilitate actions across their water and sewerage network in response to an event

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ORGANISATION	ROLES AND RESPONSIBILITIES
	• Liaison between the agency and the LDMG including attendance at LDMG meetings and situation reporting • At the request of the Local Disaster Coordinator or delegate, provide a liaison officer to the LDCC with appropriate delegation and knowledge to commit resources in a disaster management context
SEQWATER seqwater WATER FOR LIFE **LDMG ADVISOR**	**ROLE** Seqwater is a statutory authority of the Queensland Government that provides bulk water storage, transport and treatment, water grid management and planning, catchment management and flood mitigation services to South East Queensland (SEQ). Seqwater manages Bill Gunn Dam and Clarendon Dam in the Lockyer Valley region and operates Wivenhoe and Somerset dams to provide bulk water for the area. Atkinson Dam in the Somerset Region is supplied by diverting run-off from Buaraba Creek, Seven Mile Lagoon and Lake Clarendon catchments (in the Lockyer Valley LGA). **STATE DEFINED RESPONSIBILITIES (SDMP APPENDIX C)** • Seqwater is the key liaison for the State, Local government and emergency services for all water related emergencies or incidents in SEQ • The SEQ water grid provides Seqwater with the ability to move drinking water across the region if its assets are impacted by weather or emergency events • Develop Emergency Action Plans (EAPs) for all of their referable dams as per legislative requirements • Develop the Flood Mitigation Manual for Wivenhoe, Somerset and North Pine flood mitigation dams. **LOCAL RESPONSIBILITIES** • Provide notifications and warnings to populations at risk immediately downstream of their referable dams, as per actions contained within the approved Emergency Action Plan (EAP) • Seqwater provides a free dam release notification service and associated App to provide the community with up-to-date information on dam releases, water supply and recreation during emergencies or incidents • Work with and provide timely and accurate information to the LDMG where required to manage the consequences of a water supply or dam safety incident • Seqwater operates two purpose built Emergency Operations Centres (Brisbane and Ipswich) to host its Flood Operations Centre, Network Control Room and Emergency Management Team. The centre provides updated situation reports (SITREPS) during emergencies for the State through the SDCC Emergency Management System, and to LDMGs where required and will provide liaison resources at the SDCC, as required. • Liaison between the agency and the LDMG including attendance at LDMG meetings and situation reporting • At the request of the Local Disaster Coordinator or delegate, provide a liaison officer to the LDCC with appropriate delegation and knowledge to commit resources in a disaster management context
TELSTRA **LDMG ADVISOR**	**ROLE** Telstra's role is to operate, maintain and restore communication networks and infrastructure. **STATE DEFINED RESPONSIBILITIES (SDMP APPENDIX C)** • Telstra operates as a mobile phone/data provider and provides fixed lines services for its customers. It also provides this capability to other resellers • Telstra has an extensive data network that covers Queensland • Telstra is a reseller of NBN® services • Telstra has a variety of mobile facilities that it can deploy into impacted communities to deliver limited/partial service restoration subsequent to service disruption driven through

NOT CONFIRMED

ORGANISATION	ROLES AND RESPONSIBILITIES
	the impacts of a natural disaster event. These facilities are pre-deployed into locations that the carrier determines to be the most logistically practical placement to support rapid deployment into impacted communities. Common terms include: • Satellite Communications on Wheels (COWS) – used to create temporary mobile phone coverage • Mobile Exchange on Wheels (MEOWS) – portable land line exchange to supplement inoperable facilities • Wi-Fi Mobile Customer Office – a van where customers can connect to Wi-Fi to do their business and to charge their phones/tablets **LOCAL RESPONSIBILITIES** • Liaison between the agency and the LDMG including attendance at LDMG meetings and situation reporting • At the request of the Local Disaster Coordinator or delegate, provide a liaison officer to the LDCC with appropriate delegation and knowledge to commit resources in a disaster management context
NBN® **LDMG ADVISOR**	**ROLE** NBN®'s purpose is to lift the digital capability of Australia, allowing Australians to have access to a fast, reliable broadband network, at least possible cost to the taxpayer. **LOCAL RESPONSIBILITIES** • Implement internal business continuity plans to allow ongoing support to the LDMG in disaster operations • Assist with provision of temporary emergency communications facilities • Provide advice to the LDMG and action reasonable requests during disaster operations, as required. • Liaison between the agency and the LDMG including attendance at LDMG meetings and situation reporting • At the request of the Local Disaster Coordinator or delegate, provide a liaison officer to the LDCC with appropriate delegation and knowledge to commit resources in a disaster management context
QUEENSLAND RAIL (QR) **LDMG ADVISOR**	**ROLE** Queensland Rail's purpose is to provide a safe, reliable, on-time, value for money and customer focussed rail service that benefits the community, supports industry and is integrated with the public transport system. **STATE DEFINED RESPONSIBILITIES (SDMP APPENDIX C)** • Queensland Rail's network extends more than 6,600 kilometres across the state. The business operates the following three core services across multiple customer markets: • Citytrain • Travel and Tourism • Regional Network and Freight • Queensland Rail has a comprehensive Emergency Management Framework in place and regularly tests its processes and procedures for emergency situations across the state. It regularly partners with external agencies as part of these emergency preparedness exercises **LOCAL RESPONSIBILITIES** • Advice on critical rail infrastructure • Coordinate any response to affected railway infrastructure • Liaison between the agency and the LDMG including attendance at LDMG meetings and situation reporting

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ORGANISATION	ROLES AND RESPONSIBILITIES
	• At the request of the Local Disaster Coordinator or delegate, provide a liaison officer to the LDCC with appropriate delegation and knowledge to commit resources in a disaster management context.
DEPARTMENT OF AGRICULTURE AND FISHERIES (DAF) **LDMG ADVISOR**	**ROLE** Lead agency for containment and eradication of animal and plant diseases and pets. The Department of Agriculture and Fisheries (DAF) also provides advice on agriculture, fisheries and forestry in a disaster event. **STATE DEFINED RESPONSIBILITIES (SDMP APPENDIX C)** • Coordinate efforts to prevent, respond to, and recover from plant and animal pests and diseases and invasive plants and animals • Coordinate the Agriculture Coordination Group with agricultural industry groups to provide information about the effect that a disaster event has on the agriculture, fisheries and forestry industries and the issues that individuals and businesses are facing in responding to and recovering from a disaster event • Administer Disaster Recovery Funding Arrangements (DRFA) relief measures including agriculture industry recovery operations as required • Report on the possible impact seasonal conditions and climate events will have on the agricultural sector. **LOCAL RESPONSIBILITIES** • Collaborate with stakeholders with shared responsibilities and other organisations to facilitate prevention, preparedness, response and recovery strategies and priorities for animal welfare management within a community • Provide advice in relation to agriculture, fisheries and forestry disaster impacts • Provide advice on livestock welfare • Coordinate destruction of stock or crops in an emergency pest/disease situation • Lead the reporting on the disaster impact assessments on the agricultural sector, including economic losses and expected recovery • Engage with industry on preparedness for climate risks and aid with economic recovery • Assist agriculture industries in prevention and preparedness though normal business operations and service provision to industry and the communities • Provide advice to the City of Ipswich LDMG and action reasonable requests during disaster operations, as required • Liaison between the agency and the LDMG including attendance at LDMG meetings and situation reporting • At the request of the Local Disaster Coordinator or delegate, provide a liaison officer to the LDCC with appropriate delegation and knowledge to commit resources in a disaster management context
DEPARTMENT OF COMMUNITIES, HOUSING AND DIGITAL ECONOMY **LDMG ADVISOR**	**ROLE** Functional lead agency for planning, coordination and implementation of human and social recovery in Queensland. **THE DEPARTMENT OF COMMUNITIES, HOUSING AND DIGITAL ECONOMY, AS LEAD AGENCY FOR HUMAN AND SOCIAL RECOVERY, PROVIDES:** • Advice and State Government human and social resources in support of LDMG-led recovery processes • Coordination and collaboration between agencies engaged in human and social recovery at a district and state level • Service delivery to disaster-affected people through triage assessment, outreach services and recovery hubs • Financial assistance to disaster-impacted people through: • Emergency Hardship Assistance Grants

NOT CONFIRMED

ORGANISATION	ROLES AND RESPONSIBILITIES
	• Essential Services Hardship Assistance Grants • Essential Household Contents Grants • Structural Assistance Grants • Essential Services Safety and Reconnection Scheme • Information, advice, referral, counselling and personal support through arrangements with partner agencies • The provision of housing assistance including social housing and the activation and management of the Emergency Housing Assistance Referral Service (EHASRS) and homelessness support services • The Management of Smart Service Queensland and the associated telephony systems on behalf of a number of government departments such as SES and the Community Recovery Hotline • Liaison between the agency and the LDMG including attendance at LDMG meetings and situation reporting
DEPARTMENT OF TRANSPORT AND MAIN ROADS (DTMR) **LDMG ADVISOR**	**ROLE** Functional lead agency for planning, coordination and implementation of roads and transport recovery in Queensland. Coordinate the effective and efficient delivery of state-controlled road and transport recovery and reconstruction activities. **STATE DEFINED RESPONSIBILITIES (SDMP APPENDIX C)** • Provide information and advice regarding the impact of an event on road, rail, aviation and maritime infrastructure • Assist with the safe movement of people resulting from mass evacuation • Enable an accessible transport system through reinstating road, rail and maritime infrastructure. • Ensure the capability of logistics-related industries is appropriately applied to disaster response and recovery activities **LOCAL RESPONSIBILITIES** • Liaison between the agency and the LDMG including attendance at LDMG meetings and situation reporting • The DTMR LDMG representative provides advice on local planning arrangements and response to meet requirements under Queensland's Disaster Management Arrangements. The role is a source of information at the point of operation, providing an opportunity to assess a situation and better position the department for action should its' resources be required. • At the request of the Local Disaster Coordinator or delegate, provide a liaison officer to the LDCC with appropriate delegation and knowledge to commit resources in a disaster management context
QUEENSLAND RECONSTRUCTION AUTHORITY (QRA) **LDMG ADVISOR**	**ROLE** Lead agency for disaster recovery, resilience and mitigation policy in Queensland. Manage and coordinate the state government's program of infrastructure reconstruction within disaster affected communities. The Queensland Reconstruction Authority (QRA) focuses on working with state and local government partners to deliver value for money and best practice expenditure and acquittal of public reconstruction funds. **STATE DEFINED RESPONSIBILITIES (SDMP APPENDIX C)** • Drive and coordinate enhancement of resilience throughout Queensland • Plan and coordinate Queensland and Australian Government assistance under the Disaster Recovery Funding Arrangements (DRFA)

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ORGANISATION	ROLES AND RESPONSIBILITIES
	• Maintain the Queensland Recovery Plan and develop state level event-specific plans as required • Implement the Queensland Strategy for Disaster Resilience 2022-2027 • Maintain the State Recovery Coordinator (SRC) Guide and Register, including induction of SRCs, when appointed • Monitor damage of public infrastructure and private properties. • Administer DRFA and SDRA • The Chief Executive Officer, QRA is appointed by the Premier as the State Recovery, Policy and Planning Coordinator. **LOCAL RESPONSIBILITIES** • Monitor reconstruction activities in affected communities
UNIVERSITY OF QLD - GATTON CAMPUS (UQ) THE UNIVERSITY OF QUEENSLAND AUSTRALIA **LDMG ADVISOR**	**ROLE** The University of Qld – Gatton Campus supports the LDMG through emergency animal services. They may also provide a place of shelter for stranded travellers and UQ staff who are unable to access other sites. **LOCAL RESPONSIBILITIES** • Animal management support • Liaison between the agency and the LDMG including attendance at LDMG meetings and situation reporting • At the request of the Local Disaster Coordinator or delegate, provide a liaison officer to the LDCC with appropriate delegation and knowledge to commit resources in a disaster management context
AUSTRALIAN RED CROSS **LDMG ADVISOR**	**ROLE** Red Cross works with communities and stakeholders to build capacity and strength in preparing for, responding to, and recovering from disasters. Red Cross is an Auxiliary to Government in the humanitarian space. **OVERARCHING RESPONSIBILITIES** • Development and provision of best practice guidance and information on disaster management and recovery related practice • Administration of the National Registration and Enquiry Service – 'Register.Find.Reunite.' • Provision of psychosocial supports to disaster affected communities • Delivery of recovery supports and services in evacuation centres, recovery hubs, and through outreach. **LOCAL RESPONSIBILITIES** • Support the management and operations of evacuation centres upon request from Council • Provide psychosocial supports and psychological first aid in evacuation centres, recovery hubs, and through outreach • Operate the Register.Find.Reunite. Service under the auspices of the Queensland Police Service (QPS) • Liaison between the agency and the LDMG including attendance at LDMG meetings and situation reporting

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ORGANISATION	ROLES AND RESPONSIBILITIES
GIVIT **LDMG ADVISOR**	**ROLE** GIVIT manages offers of goods and services in response to disasters and emergency incidents as defined by *the Act*. GIVIT also procures goods with monies donated by the public in response to such events. **STATE DEFINED RESPONSIBILITIES (THROUGH SERVICE AGREEMENT WITH THE QUEENSLAND GOVERNMENT)** • In partnership with the Queensland Government, manage offers of donated goods and services, including corporate offers of assistance, following Queensland disasters. **LOCAL RESPONSIBILITIES** • Manage offers of, and requests for, donated goods and services after disasters • Liaison between the agency and the LDMG including attendance at LDMG meetings and situation reporting • At the request of the Local Disaster Coordinator or delegate, provide a liaison officer to the LDCC with appropriate delegation and knowledge to commit resources in a disaster management context

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GIVE
WAY

LOCKYER VALLEY CONTEXT

A risk-based approach to disaster planning includes establishment of community context, which takes into account information such as geography, climate, population demographics, infrastructure, essential public assets and challenges of the area.

This section of the Plan provides local context.

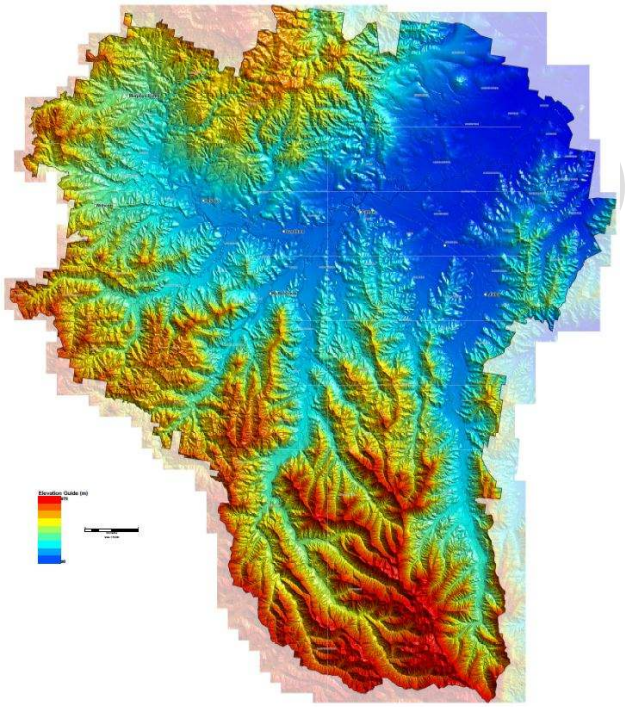
TOPOGRAPHY AND GEOLOGY

The topography of Lockyer Valley LGA is dominated by the mountains of the Great Dividing Range to the west and south and the wide floodplain of Lockyer Creek in the north. The highest point is Mt Mistake at 1052 metres above sea level (ASL) while Mt Haldon (904 metres) and Mt Cooper (712 metres) are also prominent high points. The region is drained by Lockyer Creek and its major tributaries including Murphy's, Gatton, Ma Ma, Blackfellow, Tenthill, Sandy and Laidley Creeks.

There are three small impoundments to provide local requirements: Lake Apex, Lake Dyer and Lake Clarendon. Most of the water for agriculture, however, comes from ground water.

The terrain of the Lockyer Valley is created by its underlying geology. In broad terms, the region is made up of three major groups of material.

FIGURE 4 - LOCKYER VALLEY LGA TOPOGRAPHY



- The volcanic rocks that make up the mountains of the Great Dividing Range. Most of these are of basalt;
- Sandstones of the Bundamba/Landsborough Groups make up the bulk of the region; and
- Alluvium of sand, gravel and silt along the Lockyer Creek.

There are also small areas of Injune or Ipswich coal measures in the south of the region which are outliers of the much more extensive areas found to the east in Ipswich City.

CLIMATE

Lockyer Valley LGA has a climate that is classed, under the Koeppen climate classification system, as 'subtropical with no dry season'. Rainfall is none-the-less seasonal with the greatest totals occurring during the summer. Its inland location also tends to exaggerate the extremes of temperature that can occur at sub-tropical latitudes though the higher country is generally several degrees cooler and much wetter than the lowlands.

TEMPERATURE

While records indicate Queensland's state-wide mean annual temperature has warmed by around one degree Celsius since 1910, most of this warming has occurred over the past 50 to 60 years[1]. Between 2011 and 2016, 45 extreme weather events have caused $13 billion in damage to public assets and infrastructure in QLD. Insured damage to private assets in declared disaster events is valued at $8.6 billion in the 10 years to 2016. More recently, the 2022 SEQ Rainfall and Flooding event has been estimated to have cost $7.7 billion in social, financial and economic impacts.[2]

TABLE 5 - UQ GATTON (STATION 040082) SELECTED TEMPERATURE STATISTICS 1913-2022 (SOURCE BUREAU OF METEOROLOGY)

^{0}C	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	ANNUAL
MEAN MAX	31.6	30.8	29.6	27.2	23.8	21.1	20.8	22.5	25.6	28.2	30.2	31.4	26.9
HIGHEST MAX	44.5	45.7	41.1	37.4	33.7	31.5	29	37.9	39.5	41.6	42.8	43.5	45.7
DAYS OVER 35 ^{0}C	5.2	3.1	1.4	0.2	0	0	0	0	0.3	1.5	3.5	4.5	19.7
DAYS OVER 40 ^{0}C	0.5	0.2	0.1	0	0	0	0	0	0	0.1	0.3	0.4	1.6
MEAN MIN	19.1	19	17.4	13.7	10.2	7.6	6.3	6.7	9.5	13.2	16	18.1	13.1
LOWEST MIN	11.9	8.3	6.7	3.2	-0.2	-2.4	-5.6	-1.9	0	4.3	6.3	8.8	-5.6

TABLE 6 - TOOWOOMBA (STATION 041103) SELECTED TEMPERATURE STATISTICS 1931-1998 (SOURCE BUREAU OF METEOROLOGY)

^{0}C	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	ANNUAL
MEAN MAX	27.6	26.6	25.5	22.9	19.6	16.9	16.3	17.9	20.9	23.7	26.0	27.5	22.6
HIGHEST MAX	39.3	37.0	35.0	32.3	27.2	26.1	24.7	29.5	31.6	36.2	38.1	38.9	39.3
DAYS OVER 35^{0}C	1.0	0.2	0	0	0	0	0	0	0	0.1	0.5	0.9	2.7
MEAN MIN	16.7	16.6	15.4	12.3	9.1	6.3	5.3	6.0	8.5	11.5	13.8	15.7	11.4
LOWEST MIN	8.9	7.2	6.1	3.5	-1.8	-3.6	-4.4	-4.2	-0.4	1.9	3.8	7.4	-4.4

RED = HIGHEST VALUE *BLUE = LOWEST VALUE*

[1] Mean Annual Temperature Data - Mean annual temperature | State of the Environment Report 2020 (des.qld.gov.au)
[2] Queensland Reconstruction Authority, June 2022 Report -
The social, financial and economic costs of the 2022 South East Queensland Rainfall and Flooding Event (qra.qld.gov.au)

RAINFALL

The extremes of widespread rainfall have been associated with the impact of active or decayed tropical cyclones, while localised extremes are associated with severe thunderstorms. The greatest 24-hour rainfall of 199.4 millimetres at Gatton was recorded on 26 January 1974 (TC *Wanda*), while the maximum of 164.1 millimetres at Toowoomba was recorded on 10 February 1942 from an unnamed cyclone.

TABLE 7 - UQ GATTON (STATION 040082) SELECTED RAINFALL STATISTICS 1897-2023 (SOURCE BUREAU OF METEOROLOGY)

MM	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	ANNUAL
MEAN RAIN	109	99.5	79.2	48	44.9	41	36.7	26.4	34.7	65.8	76.9	98.2	765.6
HIGHEST RAIN	452.9	307.3	323.4	324.1	443.5	319.6	306.4	94.8	190.5	269	321.2	317	1241.4
LOWEST RAIN	1.2	0	0.8	0	0	0	0	0	0	0	0.8	1.3	230
HIGHEST DAILY RAIN	199.4	182	141.5	91.2	118.9	111.5	192.3	46.2	71.4	107.2	170.6	108.8	199.4

TABLE 8 - TOOWOOMBA (STATION 041103) SELECTED RAINFALL STATISTICS 1869-2007 (BUREAU OF METEOROLOGY)

MM	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	ANNUAL
MEAN RAIN	132.1	121.1	94.6	61.9	58.4	56.8	52.0	39.5	46.7	72.2	89.5	120.0	952.4
HIGHEST RAIN	519.6	735.6	389.6	421.2	519.6	373.0	248.1	266.4	168.7	234.2	302.8	358.6	1735.3
LOWEST RAIN	12.0	1.8	0	0	0	0	0.2	0	2.8	0	4.6	7.7	433.3
HIGHEST DAILY RAIN	156.7	164.1	132.3	96.8	121.8	116.8	145.0	133.9	61.2	88.6	109.8	127.0	164.1

RED = HIGHEST VALUE *BLUE = LOWEST VALUE*

The mean rainfall is 770.2 millimetres per annum, the yearly mean maximum temperature is 26.9 degree Celsius and the yearly mean minimum is 13 degree Celsius.

The highest daily rainfalls recorded in January 2011 (*Tasha)* were 228.8 millimetres on 12 January 2011 at O'Shea Road, Hatton Vale and 180.8 millimetres on 11 January 2011 at Withcott. The highest daily rainfall recorded in January 2013 (*TC Oswald)* was 709 millimetres at Mount Castle. Rainfall of 1208 millimetres was received over the six days to 9am, 29 January 2013 at Mt Castle.

The area has a long history of flooding from a range of different sources including large scale riverine flooding due to prolonged rainfall and also high intensity flash flooding initiated by thunderstorms in the area. Localised intense storm events as well as large soaking rainfall events can result in widespread flooding across the region. Historical storm events have indicated rainfall of 50 millimetres on a wet catchment can result in localised flash flooding posing a risk to community. Almost two-thirds of recorded flood events occur within the months of January to March.

Further information on climate data can be found using the Bureau of Meteorology's (the Bureau) Climate Data Online tool at www.BOM.gov.au/climate/data/

VEGETATION

Large areas of the native vegetation of Lockyer Valley have been removed or greatly modified over time by agriculture. The extensive areas of remnant native vegetation that remain, especially in the south, includes the temperate rainforests and wet sclerophyll forest of the mountains.

Rainforests grow in moist or sheltered locations, with open eucalypt forest occurring on the drier ridges and valleys. Montane heath vegetation grows on the cliffs and rocky outcrops.

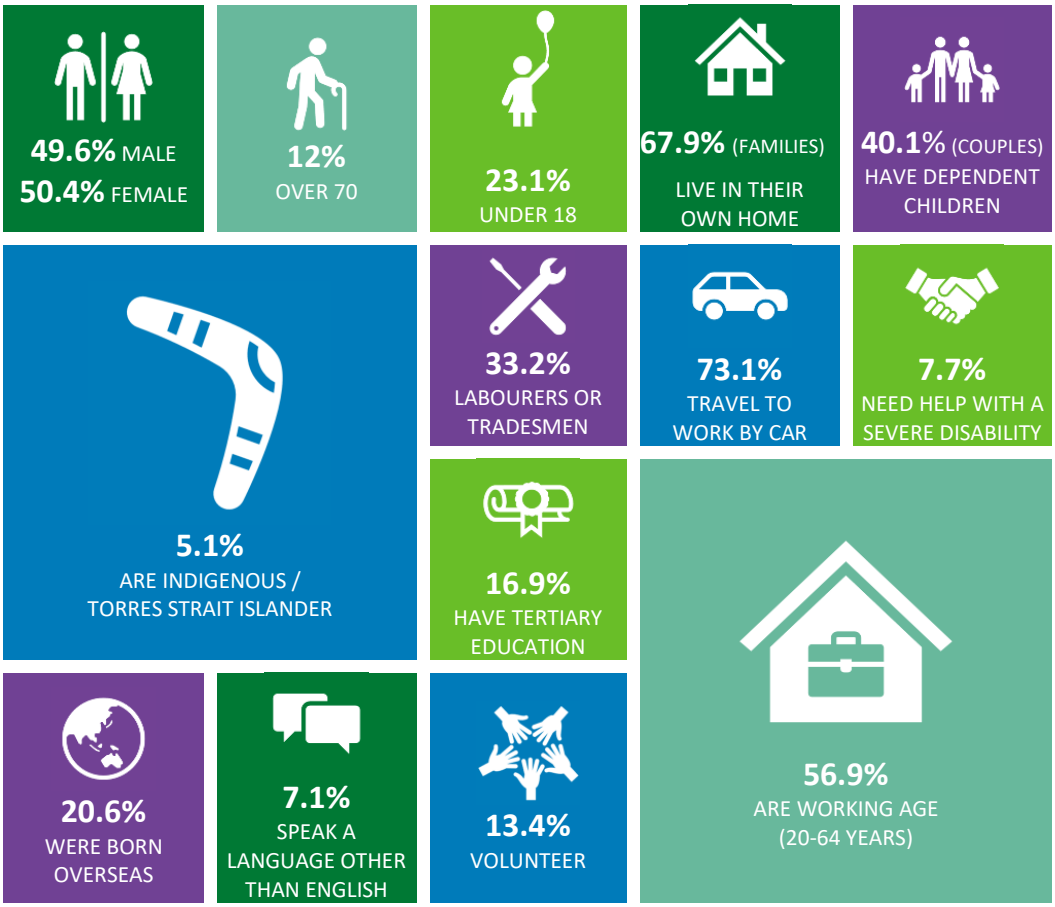
POPULATION AND DEMOGRAPHICS

Australian Bureau of Statistics (ABS) 2021 Census data for the Lockyer Valley shows the population at the time the census was taken as 41,098[3] persons. Over the last five years the region has seen an average annual growth rate of 1.1 per cent.[4]

The areas of highest population densities can be found in Gatton, Laidley, Helidon, Withcott, Forest Hill and the expanding Plainland / Kensington Grove areas. The median age is 39 which is close to the state and national average of 38 years.

Figure 5 below is a snapshot of the Lockyer Valley population per 100 people.

FIGURE 5 - LOCKYER VALLEY POPULATION SUMMARY



[3] Australian Bureau of Statistics 2021 Census data for the Lockyer Valley - 2021 Lockyer Valley, Census All persons QuickStats | Australian Bureau of Statistics (abs.gov.au)

[4] Queensland Government Statistician's Office, Queensland Treasury, Queensland Regional Profiles: Resident Profile for Lockyer Valley (R) Local Government Area - statistics.qgso.qld.gov.au/qld-regional-profiles

LAND USE

In terms of area, Lockyer Valley is dominated by rural land uses. The largest areas are used for dry-land grazing of cattle for beef and dairying. Horticultural crops (mainly seasonal vegetables), however, account for the greatest proportion of the value of the Region's agricultural production.

TABLE 8 – LAND USE IN THE LOCKYER VALLEY SNAPSHOT

257km² STATE PUBLIC LAND	**11.43km²** COUNCIL PUBLIC LAND	**82%** OF PRIVATE LAND
6.39% LAND PARCELS FREEHOLD	**12.73%** OF AGRICULTURAL USE	**16,099** RESIDENTIAL PROPERTIES
36.73% OF CATTLE GRAZING	**175** INDUSTRIAL PROPERTIES	**4.66%** OF RURAL LIVING

ECONOMIC PROFILE

The Lockyer Valley is recognized as a 'food bowl' of Southeast Qld. 24 per cent of the State's and five per cent of Australia's total horticultural production comes from this area[5] making up forty percent of the Lockyer Valleys' economy. Output from our agricultural sector is $652.5 million[6] annually.

TABLE 9 - ECONOMIC PROFILE OF THE LOCKYER VALLEY SNAPSHOT[6]

GROSS REGIONAL PRODUCT **$1.90b** NIEIR 2021	**$165 MILLION** OF BUILDING APPROVALS ABS 2021-22	AGRICULTURAL OUTPUTS **$652.5M** NIEIR 2021
13,745 LOCAL JOBS NIEIR 2021	**16.89%** RESIDENTS EMPLOYED BY AGRICULTURAL INDUSTRY NIEIR 2021	**$1457** MEDIAN HOUSEHOLD INCOME ABS 2021 CENSUS
3170 LOCAL BUSINESSES ABS 2021 CENSUS	LARGEST EMPLOYER **Agriculture** NIEIR 2021	**18,844** RESIDENTS EMPLOYED NIEIR 2021

[5] Lockyer Valley Horticultural Research Project Report – April 2018
[6] Data sourced from .id and 2021 ABS Census Data

CRITICAL SERVICES AND INFRASTRUCTURE

Where possible, maintaining critical services and infrastructure during a disaster event is of key importance. If impacted by the event, their restoration is a high priority. The table below outlines a summary of the critical infrastructure in the Lockyer Valley LGA.

A detailed list of all identified critical infrastructure, including equipment that is important for intelligence and mitigation can be found at Annexure 7 – Critical Infrastructure.

TABLE 10 - CRITICAL INFRASTRUCTURE / SERVICES SUMMARY

TYPE	DETAILS
AMBULANCE STATIONS	Gatton, Laidley
FIRE AND RESCUE STATIONS	Gatton, Laidley, Helidon, Forest Hill
POLICE STATIONS	Gatton, Laidley, Helidon
RURAL FIRE BRIGADES	Blenheim, Iredale and Flagstone Creek, Central Lockyer, Grantham, Laidley North and East, Lefthand Branch, Lockyer Waters, Mulgowie, Murphy's Creek, Mount Campbell, Upper Flagstone, Summerholm and Hatton Vale, Withcott, Woodlands
SES DEPOTS	Gatton, Laidley, Forest Hill
HEALTH FACILITIES	Gatton Hospital, Laidley Hospital
MAJOR ROADS	Warrego Highway, Gatton-Esk Road, Gatton-Helidon Road, Gatton-Clifton Road, Gatton-Laidley Road, Forest Hill-Fernvale Road, Laidley-Plainland Road, Rosewood-Laidley Road, Mulgowie Road, Mt Sylvia Road, Murphy's Creek Road.
RAIL LINES	West Moreton Rail Line
GAS SUPPLY	Roma to Brisbane pipeline
ELECTRICITY SUPPLY	Gatton, Laidley, Glenore Grove Sub Stations

HAZARDS

The hazards for the region were identified from the Natural Hazard Risk Assessment for Lockyer Valley Regional Council 2016, Lockyer Creek Flood Risk Management Study, and Forest Hill Flood Hazard Study. These studies were undertaken to provide updated information on risks within the region and took into consideration earlier studies.

A significant element of the process of hazard identification was the consideration of how a reduction in disaster risk can protect the community against loss of infrastructure, damage to the natural environment, compromised standard of living and economic failures brought about by disasters.

Figure 6 - Identified local hazards is a high-level summary of natural hazards considered to be of primary concern to the Lockyer Valley LDMG. Detailed information on local hazards can be found in the Hazards and Risk Assessment Sub Plan.

It is noted that global mean temperatures have risen over the past century and that they will continue to rise as the result of climate change. It is anticipated this will affect the frequency and intensity of weather-related events.

FIGURE 6 - IDENTIFIED LOCAL HAZARDS

HAZARD	AREAS AFFECTED / SIGNIFICANT RISK	RECURRENCE
HEATWAVE	Entire Lockyer Valley LGA	• Annually, generally between the months of November and February. Days of excessive heat can occur between October and March.[7]
BUSHFIRE	Heavily timbered areas, rural residential areas and urban infrastructure. Significant bushfire hazard primarily in southern, western and northern areas.	• Bushfires may be considered an annual event
TROPICAL CYCLONES, EAST COAST LOWS AND SEVERE THUNDERSTORMS	Entire Lockyer Valley LGA.	• 65 cyclones have come to within 400 kilometres of Gatton in the period from 1906 to 2006[8]. • East Coast Lows - since 1960 the annual average has been 3.7[9]. • Severe Storms - on average the Lockyer Valley area experiences between 30 and 40 thunderstorm days a year[10]
FLOODS - FLASH	Entire Lockyer Valley LGA.	• Localised flooding is an annual problem which can occur in any month of the year, but flooding is most likely to occur in the months from October to May based on recent events.
FLOODS - REGIONAL	Entire Lockyer Valley LGA (inundation and / or isolation)	• Mainstream flooding from the various major creeks is less frequent than flash flooding
LANDSLIDES	The greatest level of hazard exists in the south and west of the region where very steep slopes coincide with susceptible geology	• Generally, coincides with prolonged high precipitation

CONFIRMED

[7] Geoscience Australia, South-East Queensland community risk report – heat wave risks, chapter 10, 2001
[8] Bureau of Meteorology tropical cyclone database
[9] Referenced from Hazards and Risk Assessment Sub Plan
[10] Based on national-level data (see Hazards and Risk Assessment Sub Plan)

RISK ASSESSMENT

Within Queensland, the Queensland Emergency Risk Management Framework (QERMF), State Planning Policy 2017 and Queensland's Strategy for Disaster Resilience 2022-2027, in alignment with policies at the National level, (National Emergency Risk Assessment Guidelines (NERAG) and the Australian Standard AS/NZS ISO 31000:2018 Risk Management – principles and guidelines), all contribute to disaster risk reduction.

RISK EVALUATION

In 2012 a Natural Hazard Risk Assessment for Lockyer Valley Regional Council was conducted and was followed by an update in 2016. Refer to this document for details on the identification and analysis of risks in the Lockyer Valley Regional LGA.

The approach adopted for this study follows the risk management process established in AS/NZS ISO 31000-2009 Risk management - principles and guideline (SA/SNZ, 2009).

The highest prioritised risks for Lockyer Valley

- Heatwave
- Bushfire
- Severe weather - flooding and storms

The Hazards and Risk Assessment Sub Plan, contains detail on these and other hazards, and forms part of the suite of supporting plans to the LDMG.

In 2022, the Lockyer Valley LDMG commenced undertaking a QERMF risk-based assessment of hazards. QRA have now taken the lead and under the Hazard and Risk portfolio will be implementing a new hazard and risk methodology.

RISK TREATMENT

There are several ways to treat risks, including

- Avoid or remove the risk
- Implement strategies to decrease the consequences of the risk
- Implement strategies to decrease the likelihood of the risk
- Share the risk (for example, through insurance)
- Transfer the risk through the identification of ownership and associated responsibility
- Accept and retain the risk through informed decision-making

The 2012 Natural Hazards Risk Assessment and the 2016 Update provides strategies that would help to reduce or eliminate emergency risks across the study area. It is focused primarily, but not exclusively, on those strategies that might be adopted by LVRC.

To ensure that shared risks are appropriately managed, the LDMG must consult with the entities whom the risk will be shared and ensure that appropriate agreements are in place and documented.

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RESIDUAL RISK

There will be instances where the LDMG, following a risk assessment, identifies that the application of treatment options at the local level will not be adequate to remove the risk and that unacceptable residual risk remains. When an unacceptable residual risk remains at the local level, the LDMG will collaborate with the Toowoomba DDMG, through the QDMA, for consideration and treatments noting that currently there is no agreed process between levels of QDMA to either accept, mitigate or transfer risk.

INCREASED RISK FROM CLIMATE CHANGE

Climate change is 'any change in the climate, lasting for several decades or longer, including changes in temperature, rainfall or wind patterns' and, coupled with increased population growth and urban development, is likely to increase exposure and risks to Queensland communities and infrastructure[11].[12]

Climate change increases the frequency, distribution, duration and intensity of weather events, which will expose the community to hotter summers, more intense rainfall, flooding, storms and cyclones[13]. An emphasis on understanding the impacts and preparing for them will be integral to mitigating the risks of climate change.

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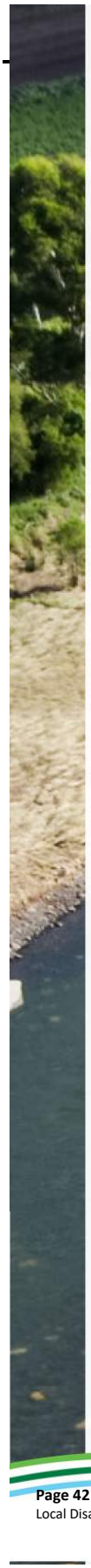
[11] Climate Council – What is Climate Change and what can we do about it?
[12] Queensland Government, Emergency Management Sector Adaptation Plan for climate change
[13] Queensland Strategy for Disaster Resilience



PREVENTION STRATEGY

LVRC conducts prevention and disaster mitigation activities to reduce risk and vulnerability as well as initiatives to enhance community resilience and sustainability.

The Natural Hazard Risk Assessment has identified risk reduction measures and the Hazard Analysis, Risk Assessment and Risk Treatment Sub Plan details these measures and the activities that Council is undertaking as prevention strategies.

Prevention and disaster mitigation can be, in part, achieved through application of, building codes and planning policies and legislation.

BUILDING CODES, BUILDING USE REGULATIONS AND PLANNING POLICIES

Codes and regulations that are relevant and apply include:

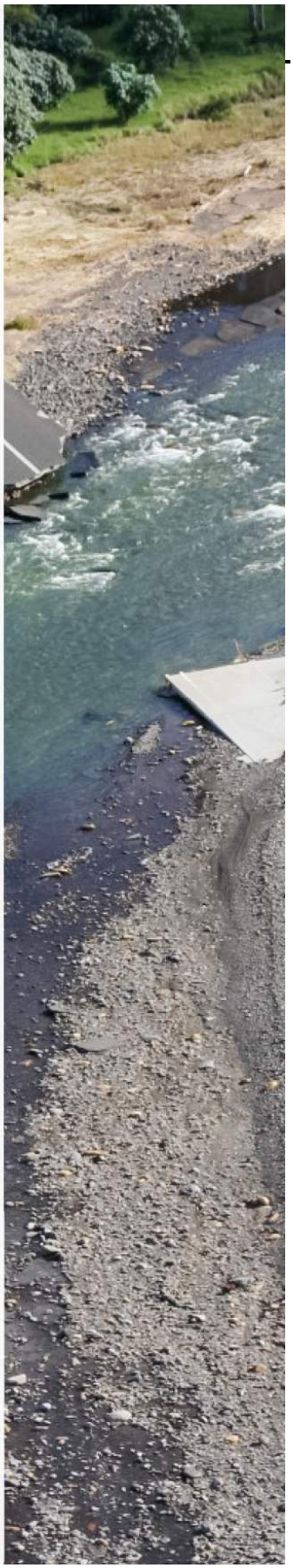
- *Lockyer Valley Local Floodplain Management Plan 2024*
- *Building Act 1975*
- Building Regulations 2021
- Queensland Development Code
- Building Fire Safety Regulation
- *Body Corporate and Community Management Act*
- *Building Units and Group Titles Act*
- *Building and Other Legislation Amendment Act*
- *Building Services Authority Act*
- Local Government Finance Standard 2005
- State Planning Policy 2017

LAND USE MANAGEMENT INITIATIVES

The *Lockyer Valley Planning Scheme* is the strategic policy that is the basis for ensuring development in the Lockyer Valley is orderly and sustainable with abundant opportunity for people to live, work, invest and play.

The following schemes are now superseded by the *Lockyer Valley Planning Scheme.*

- *Laidley Shire Planning Scheme 2003*
- *Gatton Shire Planning Scheme 2007*
- *Temporary Local Planning Instrument 2020 (Flood Regulation) Grantham Reconstruction Area Development Scheme*



INSURANCE

In a disaster there is significant impact on the whole community caused by under-insured and non-insured properties. It is considered that this is an issue for the insurance industry and the State Government with input from the Local Group through its members.

LEGISLATION

In addition to the *Disaster Management Act 2003* legislation relevant to disaster management includes:

- *Agricultural Chemicals Distribution Control Act 1966*
- *Ambulance Service Act 1991*
- *Local and Subordinate Local Laws*
- *Chemical Usage (Agricultural and Veterinary) Control Act 1988*
- *Dangerous Goods Safety Management Act 2001*
- *Environmental Protection Act 1994*
- *Exotic Diseases in Animals Act 1981*
- *Explosives Act 1999*
- *Fire and Emergency Services Act 1990*
- *Gas Supply Act 2003*
- *Land Act 1994*
- *Liquid Fuel Supply Act 1984*
- *Local Government Act 2009*
- *Major Sports Facilities Act 2001*
- *Native Title (Queensland) Act 1993*
- *Nature Conservation Act 1992*
- *Qld Reconstruction Authority Act 2011*
- *Petroleum Act 1923*
- *Public Health Act 2005*
- *Public Safety Preservation Act 1986*
- *Sustainable Planning Act 2009*
- *Terrorism (Commonwealth Powers) Act 2002*
- *Water Act 2000*
- *Water Supply (Safety and Reliability) Act 2008*
- *Work Health and Safety Act 2011*

PREPAREDNESS

The LDMG prepares for disasters through a continuous cycle of risk management, planning, coordinating, training, equipping, exercising, evaluating and taking corrective action to ensure effective coordination and response during disasters.

BUILDING RESPONSE CAPABILITY

Within the Lockyer Valley it is the responsibility of designated lead agencies to plan for and coordinate the response to a particular emergency or event. See Table 15 - Functional Lead Agencies.

Each agency, particularly lead agencies, identify in reports at LDMG meetings the status of their preparedness, and the extent of their response capability. These reports are also to identify any gaps in the agency's capability.

Council maintains a response capability through funding and support of the Lockyer Valley State Emergency Service (SES) Unit.

The emergency management levy is collected on behalf of the Queensland Government through Council rates. The levy is applied to Queensland properties to ensure there is a sustainable funding base for our fire and emergency services when Queenslanders are at risk during emergencies such as floods, cyclones, storms as well as fire and accidents.

Council has identified teams with relevant capabilities and expertise to assist in providing a disaster response capability. This is maintained through training and exercise.

Each LDMG agency is responsible for taking actions to establish and sustain its own disaster response capability. This includes providing equipment and a suitable number of trained persons using the resources available to effectively respond to an emergency or a disaster situation.

Agencies must provide a LDMG representative with the appropriate delegation and knowledge to commit their organisations resources in a disaster management context.

During all stages of a disaster activation, if additional resources are required by an agency to ensure the appropriate response effort, then this is to be brought to the attention of the LDC.

TRAINING

Disaster management training is one of the activities undertaken to maintain or enhance the QDMA.

The Queensland Disaster Management Training Frameworkforms the basis of disaster management training in Queensland. QPS Emergency Management Coordinators (EMC) deliver the training and maintain records of it using a learning management system. It is their responsibility to ensure LDMG agency representatives are appropriately trained to undertake their role.

It is expected that all Lockyer Valley LDMG stakeholders will complete the mandatory courses specific to their role within a twelve-month period of commencement in that role.

Each LDMG agency is responsible for ensuring that staff working in an operational environment have received appropriate training, in particular for those roles identified for in the QDMTF.

Council provides training to LDMG agency representatives in the use of the LDCC incident management software. It is expected that LDCC liaison officers undertake relevant training to enable them to complete tasks, provide input to situation reports and access shared information.

EXERCISES

Exercises are used to practice, test and evaluate the knowledge and ability of LDMG agencies to coordinate disaster operations.

Exercises are an essential component of disaster preparedness and can be used by the LDMG and member organisations to enhance capacity and contribute to continuous improvement.

The Act requires the effectiveness of the Plan to be reviewed at least once a year, conducting an exercise is one way in which the LDMG can meet this requirement. The activation of the LDMG, for example dealing with a disaster, also satisfies this legislative requirement.

POST EVENT REVIEW

After disaster events occur, the LDMG will review the operational activities undertaken. This is a key component in ensuring capability development and the continuous improvement of disaster management arrangements.

Post-event reviews will:

- Assess disaster operations undertaken, including actions, decisions or processes
- Document those processes that worked well and identify a course of action to ensure they are recorded and updated for use in the next operation/event
- Assess capability and consider where additional training, community education and/or exercises may be needed.

The LDMG will review its operations following an event through a post-event debrief. During protracted operations the LDMG may choose to conduct multiple 'hot debriefs' to identify significant issues and provide prompt solutions for immediate implementation. The post-event debrief could be held days or weeks after an operation, when participants have had an opportunity to form a considered view on the effectiveness of the operation.

The post-debrief process is designed to identify improvements in relation to the conduct of the operation.

The report from the post-event analysis may make recommendations regarding how disaster management is delivered within the QDMA.

LESSONS MANAGEMENT

The Queensland Disaster Management Lessons Management Framework refers to lessons management as the collecting, analysing, disseminating and applying learning experiences from events, exercises, programs and reviews.

The learnings from exercises and operations are to be consolidated into a recommendations action plan for endorsement and implementation.

Following the Lesson Management process, the Local Group may need to consider issues for resolution or may need to refer an issue to the District Group for advice or resolution.

DISASTER RESILIENCE AND COMMUNITY CAPACITY BUILDING

Disaster resilience can be defined as "a system or community's ability to rapidly accommodate and recover from the impacts of hazards, restore essential structures and desired functionality, and adapt to new circumstance".

The *Disaster Management Act 2003* requires the LDMG "to ensure the community is aware of ways of mitigating the adverse effects of an event, and preparing for, responding to, and recovering from a disaster".

Preparedness activities are designed to increase the capability of communities in order to reduce the impact of disasters. Examples of preparedness activities include:

- Developing and implementing community awareness programs
- Developing effective information management and collection of historical data events
- Developing concise and effective community communications methods
- Ensuring that accurate and current plans are in place

DISASTER RESILIENCE

No individual, organisation or community is immune from disaster impacts.

It is Council's mission to continually strengthen the disaster resilience of our region by improving communities' preparation for, response to, and recovery from disasters.

To deliver on this Council embeds the four guiding principles of resilience, as outlined in the *Queensland Strategy for Disaster Resilience (2022-2027)* into its planning, operations, and engagement activities:

- Shared responsibility
- All hazards risk-based approach
- Evidence-based decision making
- Continual learning.

Council will be successful in its mission when the region:

- Understands its potential disaster risks
- Works together to better manage these risks; and
- Seeks new opportunities to reduce disaster risks, including those triggered by the effects of climate change.

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COMMUNITY CAPACITY BUILDING

The capacity of a community to respond, restore and adapt to a disaster is key to its resilience.

Members of the LDMG currently work to build the region's capacity through public information and education programs that increase residents', visitors', and businesses natural hazard risk and awareness.

This includes, but is not limited to:

- Council's Disaster Dashboard
- Council's Flood Information Portal
- Council's website and Facebook pages
- Opt-in warning system notifications (registration is available through the Disaster Dashboard)
- Disaster Management preparedness information on Council website
- Disaster and emergency community awareness brochures displayed and available in Council Offices and Libraries
- Qld State Government Get Ready campaign
- Education activities through local service providers
- QFD Fire and Bushfire Awareness Program
- The Bureau Weather Warnings and website material.

Such resources are key to a community's short- and long-term planning, decision making and action in and around disasters.

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RESPONSE STRATEGY

The Act defines disaster response as:
"the taking of appropriate measures to respond to an event, including action taken and measures planned in anticipation of, during, and immediately after an event to ensure that its effects are minimised and that persons affected by the event are given immediate relief and support".

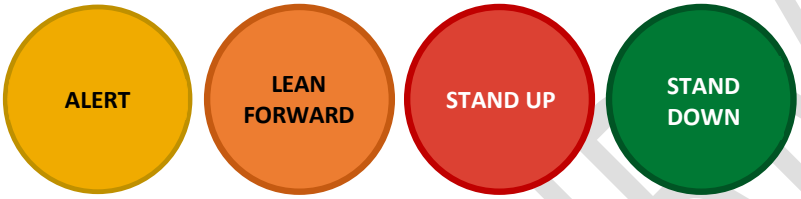
The principal purpose of emergency response is the preservation of life, property and the environment.

ACTIVATION

The LDC is responsible for activating the LDMG. This would generally occur following consultation with the Chair of the LDMG or at the direction of the DDC.

The decision to activate local disaster management arrangements, including the LDMG and/or LDCC, depends on multiple factors including the perceived level of impact to the community. Activation does not necessarily mean the LDMG will convene.

The four levels of activation are:

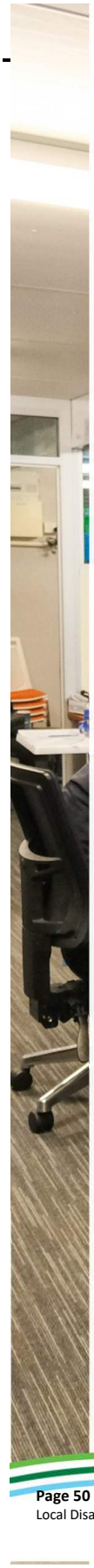


Activation levels are not necessarily sequential with any level skipped dependent on the situation. A description and triggers for the activation levels is below:

TABLE 11 - LDMG ACTIVATION TRIGGERS

	DEFINITION	TRIGGERS	ACTIONS
ALERT	• There is a heightened level of vigilance and preparedness due to the possibility of an event in the area. • Some actions may be required, and the situation should be monitored by staff capable of assessing and preparing for the potential hazard.	• Awareness that the potential impact may cause serious disruption to the community and / or may require a coordinated multi agency response	• Information sharing from warning agency • Monitor hazard and identify possible risks • Situational awareness brief to LDC and District. Wider briefing as required. • Report by exception only to the DDC and LDMG • Chair and LDC available on agreed communication channels • Initial contact and information sharing with relevant agencies / organisations • Initial advice to communities through relevant media and social media sources as required • Undertake incident response activities through LDMG members' core business arrangements

	DEFINITION	TRIGGERS	ACTIONS
LEAN FORWARD	• An operational state characterised by a heightened level of information sharing and situational awareness of a disaster event (either current or impending) and a state of operational readiness. Disaster Coordination Centres are prepared but not activated.	• Hazard is quantified but may not yet be imminent • Potential requirement for coordinated disaster operations • Need for public awareness • Event is to be managed locally	• Ensure relevant facilities are set up and roster prepared as required e.g. LDCC and evacuation centres • Relevant functional lead agency and LDC conduct analysis of predictions • Chair and LDC on watching brief • Confirm level and potential of hazard • Development of Event Action Plan • LDMG and DDMG briefings / meetings as required • Council staff prepare for operations • Determine trigger point to stand up • Establish regular communications with warning agency • LDC advises DDC of lean forward and establishes regular contact • Public information and warning initiated • Chair, LDC and LDMG members available on agreed communication channels
STAND UP	• The operational state following lean forward where resources are mobilised, personnel are activated, and operational activities commenced. Disaster Coordination Centres are activated.	• Hazard is imminent with serious impact in region • Community will be or has been seriously impacted • Request for support received by LDMG agencies or LDCC • Coordinated support required • Significant State resources committed	• LDMG meeting / briefing • LDCC operational and coordinating response • Review of Event Action Plan • Local government shifts to disaster operations and maintains critical functions • LDMG Liaison Officers located in LDCC as required • Commence sitreps to DDMG • DDMG advised of potential requests for support • Agency communication with LDCC through agreed channels • LDC present at LDCC • LDMG Chair and members available through agreed communication channels • Recovery Committee on Lean Forward and moves to Stand Up as event progresses • Commencement of Recovery planning
STAND DOWN	• Transition from responding to an event back to normal core business and / or recovery operations. The event no longer requires a coordinated operational response.	• No requirement for coordinated response • Community has returned to normal function • Move has been made from response to recovery activities	• LDMG and LDCC stood down from response • Final situation report sent to DDMG • Final checks for outstanding requests • LDMG members not involved in recovery operations resume standard business and after hours contact arrangements • Implement plan to transition to recovery • Hand over to Recovery Coordinator for reporting • Debrief of staff in LDCC • Debrief with LDMG members as required • Consolidate financial records



LOCAL DISASTER COORDINATION CENTRE (LDCC)

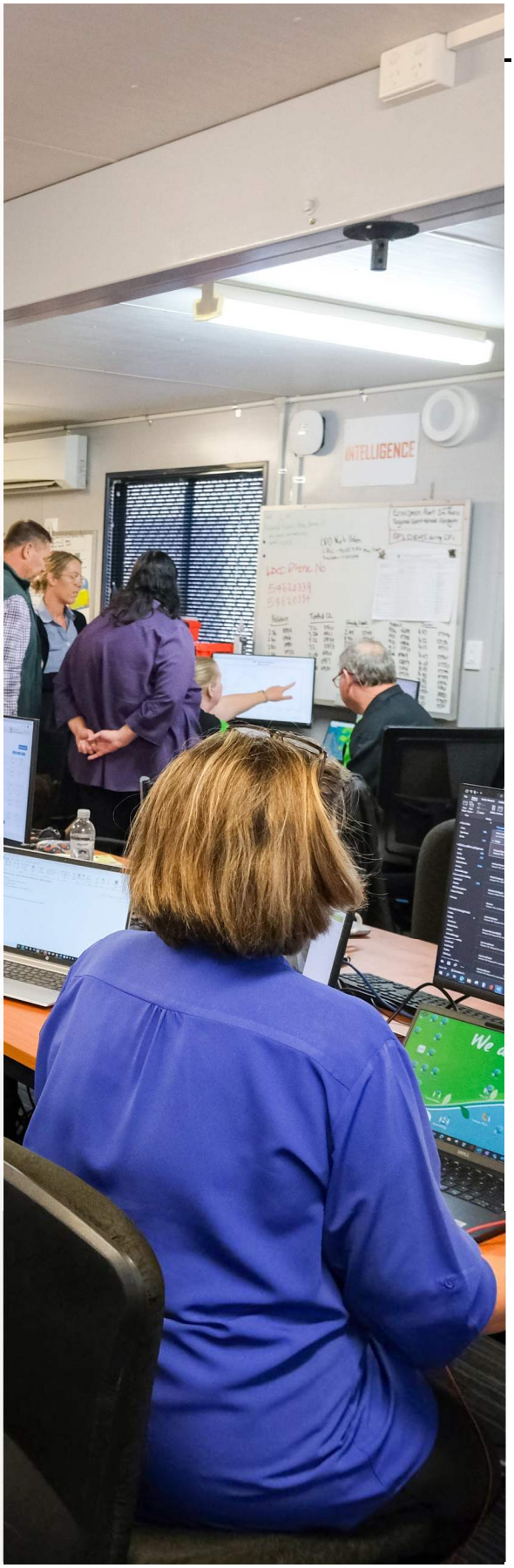
The LDCC is managed by Council, staffed by Council employees and supported by liaison officers from relevant government and non-government organisations. The LDCC structure provides a flexible and scalable approach to staff, roles and resources based on the nature, complexity and size of the event.

The LDC has overall responsibility for the establishment and operation of the LDCC. During a disaster event the LDCC is established to support the LDMG around the following activities:

- Coordination and planning of disaster operations
- Resource management and coordination
- Managing information collection and dissemination
- Develop intelligence and strategic planning capability
- Provide regular reports to the LDMG and DDC
- Maintain an overall account of the event
- Dissemination of public information and warnings
- Coordination of reporting to relevant stakeholders

Lockyer Valley LDCC is located at 26 Railway Street, Gatton.

A Local Disaster Coordination Centre Sub Plan has been developed to provide strategic direction for LDCC operations.



PUBLIC INFORMATION AND WARNINGS

The LDMG is responsible for ensuring the community is aware of ways to prevent, prepare for, respond to and recover from a disaster. This involves raising awareness of identified threats and the means by which the public should respond at an individual and/or household level. It may also include warnings and directions, as provided by primary agencies relating to the particular hazard.

The issue of warnings is the responsibility of the relevant functional lead agency, such as the Bureau, QPS, QFD and Council.

TABLE 12 - INFORMATION / WARNING AUTHORITIES

FUNCTIONAL LEAD AGENCY	INFORMATION/WARNINGS TYPE
BIOSECURITY QLD	• Animal/Plan Disease
BUREAU OF METEOROLOGY	• Severe weather (including severe thunderstorms) • Riverine flooding • Tropical cyclone • Fire weather
DEPARTMENT OF TRANSPORT AND MAIN ROADS	• Major road disruption • Maritime incidents • Qld Rail disruption
LOCKYER VALLEY REGIONAL COUNCIL	• Flash flooding
QUEENSLAND FIRE DEPARTMENT	• Emergency Alert (EA) • Standard Early Warning Signal (SEWS) • Bushfire and Hazardous Materials incidents
QUEENSLAND HEALTH	• Public Health Alerts • Heatwave
QUEENSLAND POLICE SERVICE	• Public Safety Preservation Act declarations • Community evacuations
SEQWATER	• Dam release notifications • Dam spilling • Dam recreational safety
UTILITY OR FACILITY OWNER (E.G., URBAN UTILITIES, ENERGEX	• Major Infrastructure failure

The Local Disaster Coordination Centre will provide information and warnings to the community. Normally this will be approved by the Chairperson of the LDMG after discussion with the Lead Agency and the LDC.

The Chairperson of the LDMG (or delegate) is the official source of public and media information for the group's coordination and support activities.

Primary and functional lead agencies provide media liaison relating to their organisational roles.

Individual organisations maintain responsibility for internal reporting on their business in accordance with their established procedures.

Community members may receive warnings and information from a number of different sources – some official, some not. Almost always, people will want to verify a warning by seeking additional information or investigating how others in the area are responding. Confirmation is an important step in the process of responding to warnings.

PUBLIC INFORMATION AND WARNING METHODS

When an event is imminent it is essential the public are informed of the hazard, its potential impacts and provided with information to enable appropriate decision making. Council's Disaster Dashboard and social media (Council and agencies) will be the primary mechanisms for public information before, during and after events.

People are more likely to act on information and warning when the source of that warning is someone they trust. Methods and systems of distribution include, but are not limited to, the following:

DISASTER DASHBOARD

The Lockyer Valley Disaster Dashboard provides a comprehensive and user-friendly platform for accessing information on the current status of events in the Lockyer Valley. It includes emergency news, weather, warnings and alerts, road impacts, power outages, flood monitoring cameras, rain river height data, social media feeds and other information.

OPT-IN AND NOTIFICATION SERVICES

Council has partnered with Early Warning Network (EWN) to provide residents access to a free early warning alert system. The early warning alert service provides warnings for severe thunderstorms, hail, destructive winds, cyclones and flooding for people directly in the path of severe weather. Residents can subscribe to the service through Council's website or Disaster Dashboard. Residents who do not have internet access and/or an email address can register by contacting Council on 1300 005 872.

Many agencies provide an application (app) for use on digital devices. Some apps allow users to receive warning notifications. Use of official apps ensures the reliability of information received.

BUREAU OF METEOROLOGY WARNINGS

The Bureau issues warnings for severe weather (including cyclones and severe thunderstorms), flooding and fire weather whenever these events are occurring in an area or expected to develop or move into an area. The warnings describe the area under threat and the expected hazards. Warnings are issued with varying lead-times, depending on the weather situation, and range from just an hour or two to 24 hours or sometimes more.

SOCIAL MEDIA

Facebook and Twitter are the two most common social media platforms used by Council. Social media feeds are available from Qld.gov.au/alerts and Council's Disaster Dashboard for those who do not subscribe to social media platforms.

MAINSTREAM MEDIA (RADIO, TELEVISION)

The use of mainstream media is essential for the provision of emergency warnings. Mainstream media channels are generally very proactive in the monitoring of official sources.

EMERGENCY ALERT SYSTEM

Emergency Alert (EA) is the national telephone warning system used by emergency services and Council to send voice messages (to landlines) and text messages (to mobile phones) within a defined area about likely or actual emergencies.

The Emergency Alert system will only be used in dangerous situations where there is likely to be an impact on human life. It relies on telecommunications networks to send messages, and message delivery cannot be guaranteed.

The SDCC may decide to issue an EA message without consultation with Council or the LDMG; however, during these situations, the SDCC will inform Council of any warnings issued.

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STANDARD EMERGENCY WARNING SIGNAL (SEWS)

SEWS is a wailing siren sound intended as an alert signal to be played preceding an emergency warning to draw listeners attention to the following emergency warning.

When community members hear the signal, they should pay careful attention to the message that follows and act immediately on the advice given.

The Queensland Warnings Manual provides guidance to all persons and roles involved in the use of SEWS as a community warning messaging tool within Queensland.

HOUSE TO HOUSE / PUBLIC ADDRESS SYSTEMS

Where necessary house to house or public address systems will be used to inform residents of imminent danger. These activities are usually carried out by Queensland Police Service with assistance from the State Emergency Service.

GRANTHAM FLOOD WARNING SIREN

The Grantham siren alerts the community a flood emergency is likely to impact the community's safety. Once the siren is activated, the community will hear an alert tone followed by a verbal message informing residents to urgently move to higher ground.

FAMILY, FRIENDS AND NEIGHBOURS

Family, friends and neighbours are an extremely powerful source of warning information. However, this information should always be verified through official sources.

All members of the community are encouraged to check on family, friends and neighbours and to share official warnings with them.

AUSTRALIAN WARNING SYSTEM

The Australian Warning System is a new national approach to information and warnings during emergencies like bushfire, flood, storm, extreme heat and severe weather. It uses a nationally consistent set of icons to show incidents on websites and apps, supported by calls to action statements. The system comprises three warning levels:

ADVICE	Yellow	An incident has started. There is no immediate danger. Stay up to date in case the situation changes.	
WATCH AND ACT	Orange	There is a heightened level of threat. Conditions are changing and you need to start taking action now to protect you and your family.	
EMERGENCY WARNING	Red	An Emergency Warning is the highest level of warning. You may be in danger and need to take action immediately. Any delay now puts your live at risk.	

An overview of the AWS can be found at the Australian Institute for Disaster Resilience website.

PUBLIC INFORMATION AND MEDIA MANAGEMENT

During a disaster, it is critical that the public information provided to the media is consistent across all agencies. To ensure the release of appropriate, reliable and consistent information consideration of the following should occur:

- The LDCC Public Information team will coordinate media engagements for the LDMG Chair
- Joint media conferences may be held at designated times involving key stakeholders, where feasible
- Key spokespeople should be senior representatives of the LDMG agencies involved in the event.

The LDMG should develop a flexible media management strategy that identifies key messages to share with the community, including reinforcing the LDMG's role in coordinating support to the affected community. Council works with other LDMG agencies to facilitate consistent messaging.

LDMG NOTIFICATIONS

The LDMG notification and dissemination processes allows communication between member organisations. This process considers the time restrictions of rapid onset events.

LDMG's secretariat does not send out any publicly available warnings or notifications to member organisations. Member organisations are required to subscribe and manage their subscription to these services themselves.

The DDC will receive notification directly from the State Disaster Coordination Centre (SDCC) and internally through Queensland Police Service Communication Centres and will ensure the dissemination of warnings to vulnerable LDMG's within the Toowoomba Disaster District.

DISASTER MANAGEMENT CAPACITY

The LDMG will coordinate and support the response capability of individual agencies. Agencies are responsible to ensure that they have appropriate resources to deliver their agreed roles and responsibilities. Where an agency's local capacity is exceeded, they can request support through the LDMG.

Where the LDMG is unable to provide the required support, the established process is to seek assistance from the Toowoomba DDMG. It is recognised that other levels of the QDMA undertake planning functions to support the local capacity during disaster operations. Collaboration and consultation with the LDC must be undertaken prior to implementation of support and/or resourcing plans for the LDMG (e.g. Australian Defence Force).

During disaster events the LDMG has a response and recovery capacity, which includes the following:

TABLE 13 - ENTITIES WITH LOCAL RESPONSE AND RECOVERY CAPACITY

ENTITY TYPE	ORGANISATION
LOCAL GOVERNMENT	• Lockyer Valley Regional Council
EMERGENCY SERVICES	• Queensland Police Service • Queensland Ambulance Service • Queensland Fire Department
EMERGENCY SERVICES VOLUNTEERS	• Rural Fire Service Brigades • State Emergency Service
QLD GOVERNMENT DEPARTMENTS	• Department of Transport and Main Roads • Department of Communities, Housing and Digital Economy • Queensland Parks and Wildlife Service and Partners
OTHER AGENCIES	• Urban Utilities • Energy QLD • Optus • Telstra • Queensland Rail • University of Queensland, Gatton Campus • Ergon • Seqwater • Red Cross • GIVIT • NBN® • Queensland Corrective Services • Resource Safety and health Queensland, Helidon Reserve • Queensland Reconstruction Authority • National Emergency Management Agency • Department of Agriculture and Fisheries • Other agencies as required
COMMUNITY SERVICE ORGANISATIONS	• Lockyer Valley Community Centre • Laidley Community Centre • Lifeline • Adventist Disaster and Relief Agency • Salvation Army • St Vincent de Paul Society • Service clubs • Culturally and linguistically diverse community organisations

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CONCEPT OF OPERATIONS FOR RESPONSE

REPORTING

For disaster management to function effectively, reporting lines must be strictly adhered to.

The demand for information increases substantially during times of activation, and this can be driven by political or media demands. Whilst the LDMG accepts these demands and will facilitate requests for information it must not allow the reporting system to be circumvented.

The LDMG reports to the DDMG. In turn the DDMG will report to the State Group. The local group should not report directly to the State group and all requests for information must go through the district group. Individual agencies have two reporting obligations:

- Each agency must report all activities to the Chair and LDC of the group. Without this information full situational awareness cannot be achieved. Reporting must be in writing surmising the activities of the agency.
- Each supporting agency has a responsibility to keep their normal command structure informed of their actions and activities. The structure and nature of this reporting is by individual arrangement.

In turn the LDCC has a responsibility to keep all the members of the LDMG informed of the situation. It is unusual that all agencies will be required to support activation. The LDC is responsible to ensure that all members of the LDMG receive situation reports and up to date information.

DISASTER DECLARATION

The DDC may, with the approval of the Minister of the State, declare a disaster situation for the district or one or more local government areas within the district in whole or in part, or by the Premier and the Minister for the State or a part of the State. As outlined in Section 75 and Section 77 of *the Act*, the declaration confers extra powers on particular groups to perform actions, give directions and control movements within the declared area.

A declaration may be made if the person/s responsible for making it are satisfied that a disaster has happened, is happening or is likely to happen and it will be necessary, or reasonably likely to be necessary, to exercise declared disaster powers to prevent or minimise the loss of human life, illness or injury to humans, property loss or damage, or damage to the environment.

Before declaring a disaster situation the person/s responsible for the declaration is to take reasonable steps to consult with local government in the proposed declared area.

In accordance with *the Act*, a declaration must be in the approved form, or can be made orally if necessary to exercise declared disaster powers before an approved form can be obtained and completed. An oral declaration can be made if the DDC is satisfied only that it is reasonably likely to be necessary to exercise declared disaster powers. If the declaration is made orally, it must be recorded in the approved form as soon as is reasonably practicable.

THE PROVISIONS FOR DECLARATIONS AND DISASTER POWERS

Disaster management forms, including forms for disaster declaration, extension, request to end and for the authorisation of persons to exercise declared disaster powers etc. Are available within the Prevention, Preparedness, Response and Recovery Disaster Management Guideline Support Toolkit.

A Declaration of a Disaster Situation may be requested, for example, where there is an identified need to undertake a managed evacuation, from the Chair or LDC to the DDC, using the agreed forms as referenced above that are available within the LDCC.

When a Declaration of a Disaster Situation is enacted, the Chair and LDC will continue to align local strategies and arrangements with the DDC to ensure the appropriate utilisation of the powers within the local disaster management arrangements. The declaration of a disaster situation does not impact the requirements of a local government under *the Act* to manage disaster operations in their area.

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ACCESSING SUPPORT AND ALLOCATING RESOURCES

Incidents, events, emergencies, and disasters of local or regional scope which can be managed using regional resources are to be coordinated and managed by ICC's and the LDCC.

Requests for support may come from lead agencies, supporting agencies or the community. These requests must be acted on in accordance with the standard operating procedures for Council's LDCC.

Support may be sourced from the following entities:

- Member agencies preferred suppliers as per the list of suppliers held by that agency's procurement unit.
- All emergency service providers both government and non-government agencies.
- Through the agency liaison officers or via the usual member agency procedures.
- The SDCC or the DDC may allocate and push resources forward to the region during an event even though resources have not been requested by the LDC. Consultation with the LDC must be undertaken prior to decisions being made. This ensures adequate planning and coordination of resources.
- Should support as described above, be withdrawn for whatever reason, the agencies should advise the LDC immediately.

Through businesses and community groups for additional resources.

When the LDMG requires logistics support and/or resources to meet operational requirements that are beyond local capacity and capability, it sends a request for assistance to the District Disaster Coordination Centre (DDCC).

At times, administrative boundaries may separate resources from affected communities. In planning, the LDMG considers resources in other LGA's in addition to those available locally.

The LDCC will maintain communication with local governments that share a boundary with the area.

These are the Ipswich City Council, Toowoomba Regional Council, Somerset Regional Council, Southern Downs Regional Council and Scenic Rim Regional Council.

COUNCIL TO COUNCIL ARRANGEMENTS (C2C)

C2C exists between Council and other local government areas. If resources permit, activities relating to disaster response and recovery for affected communities, C2C may be initiated.

In addition, and at the request of the DDC, the Chair of the LDMG or delegate may activate the LDMG and the Plan to provide support to disaster-affected communities outside the region. Should neighbouring Councils request assistance the LDC will request assistance through the C2C arrangements.

Any requests for assistance that cannot be met within local resources will be submitted to the DDC; the LDC must endorse these requests. If the request for assistance cannot be actioned by the DDC, he or she will request assistance through the State Disaster Coordination Centre

DEFENCE ASSISTANCE TO THE CIVIL COMMUNITY (DACC)

The principle applied to the provision of emergency Defence Assistance to the Civil Community (DACC)[14] is that State/Territory Governments are primarily responsible for combating disasters and civil emergencies, using available State/Territory paid and volunteer services and commercially available resources. Australian Government resources (including Defence assets) may be made available in situations where State/Territory authorities are unable to react with sufficient speed or lack the necessary resources or skills. There are three categories of DACC assistance:

- Cat 1 – Local Emergency Assistance
- Cat 2 – Significant Emergency Assistance
- Cat 3 – Emergency Recovery Assistance

[14] Defence Assistance to the Civil Community (DACC) Categories – Reference Guide RG.1.210

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EVACUATION

There are several emergency or disaster situations that may require evacuations or temporary relocation of people or part of the community. The evacuation is a critical component during the response phase and is address in detail in the Evacuation Sub Plan.

The key evacuation objectives adopted by the LDMG are:

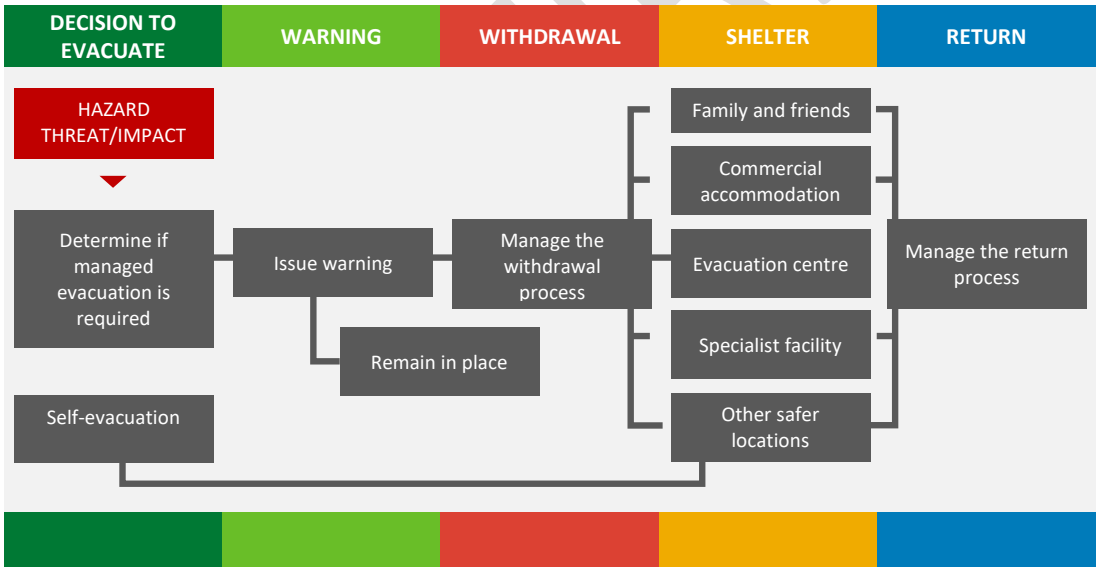
- To ensure the preservation of life during a disaster event
- To use evacuation when it is deemed to be the most appropriate strategy
- To ensure the effective coordination of the evacuation operation.

Community messaging needs to be frequent and consistent, clear and concise to avoid confusion and provide actions for the at-risk community to take. The disaster evacuation process is primarily based on self-evacuation. This involves advising the community to seek temporary accommodation in safer places in a timely manner. It is recommended the public arranges temporary communication with family and friends in the first instance.

In the context of flood, a vast majority of roads within the LGA will be impacted during a flood event. The strategy of sheltering in place if safe to do so will apply and those who are safe to shelter in place, need to prepare for isolation for some days.

Refer to Figure 7:

FIGURE 7 - EVACUATION PROCESS (AIDR EVACUATION PLANNING HANDBOOK, 2017)



EVACUATION CENTRES

Council has identified various community facilities across the region as potential evacuation centres or places of refuge. The LDCC is responsible for coordinating the activation and closure of the facilities. These facilities can be used as:

- An evacuation centre - a facility set aside to provide short-stay emergency accommodation for displaced (evacuated) residents.
- A place of shelter - a facility identified or set aside to provide a brief respite from disaster effects and does not require the provision of accommodation.

Community evacuation centres or places of shelter may be opened as required as a result of an impending threat within the region. The affected community will be notified of the establishment, location and operation of a centre via various communication sources. People will always be encouraged to seek shelter with family or friends in the first instance. Further information on evacuation centres, refer to Evacuation Centre Sub-Plan.

ENVIRONMENTAL HEALTH

Major disasters, both natural and man-made, are common and generally involve some form of Environmental Health (EH) response. Disasters such as fires and floods that have been experienced in the Lockyer Valley in recent years, have widespread EH consequences.

EH is concerned with the investigation, assessment, and management of the physical, chemical, biological, and social factors in our environment that have the potential to impact upon human health and wellbeing. In managing these factors, EH focuses on creating and maintaining sustainable environments, enhancing good human health and wellbeing, and ensuring protection of the natural environment.

The Plan outlines the LDMG need for thorough planning in the prevention, preparation for, response to and recovery from hazardous and disaster events.

The EH Sub-Plan focuses on managing the EH risks that have the potential to affect the LVRC LGA from hazardous and disaster events.

ANIMAL MANAGEMENT

A disaster can present a range of risks relating to animal management in terms of public health, safety, and nuisance. Hazards can include – injured and displaced animals, dead animals, animal-related diseases, and care and shelter related issues.

It is important accommodation requirements for animals and household pets are considered. Insights from previous events indicate that some residents will not evacuate without their animals or pets. However, in the majority of cases people will either evacuate with them or abandon them.

Arrangements for assistance animals (e.g. Guide dogs) or companion animals for vulnerable community members must be considered during evacuation planning.

The responsibility for the welfare of animals at all times remains with the person in charge of an animal. It is recognised animals can impact on people's decision making and behaviour in an emergency. Information for the community on planning for the care of animals in disasters is provided on Council's website.

An Animal Management Sub Plan has been developed to outline animal management arrangements for the Lockyer Valley LGA.

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RESUPPLY

The LDMG is responsible for supporting communities in preparing for temporary isolation. It is also responsible for ensuring procedures are in place for resupply of food and other essentials during times of isolation.

Most events that isolate communities occur on a seasonal basis and affect roads and transport networks. Communities that are likely to be affected by such events are expected to prepare well in advance for both the event and the expected period of isolation.

LDMG planning for resupply operations takes into account the necessity and urgency of the request. It will need to balance the diversion of limited resources from other activities (such as supporting rescue, evacuation centres or similar) with the needs of the isolated persons.

The LDMG has developed a Resupply Sub Plan. The aim of this sub plan is to ensure a fair and equitable system for support to isolated persons without compromising the fundamental responsibilities of individuals and communities for self-help and mutual assistance.

DONATIONS

Council has a partnership with GIVIT to manage all offers of donated goods and services during a disaster event. GIVIT is a not-for-profit organisation that offers a free disaster recovery service that supports charities, front-line services, agencies and governments by matching needs with donated goods and services through a virtual warehouse. This process eliminates the need for organisations to store and sort donated goods. GIVIT also accepts donations of money that can be spent on urgently needed items. These items are purchased, where possible, from businesses in the local community which assists the recovery of the local economy.

Council will promote the use of GIVIT for donations through social media, Council's website and scripting for Call Centre staff.

Further details on the management of donated goods can be found in the Donated Goods Sub Plan and the Memorandum of Understanding between GIVIT and Lockyer Valley Regional Council.

IMPACT ASSESSMENTS

There are primarily two types of damage assessments.

- Rapid Damage Assessment
- Comprehensive Assessment

A Rapid Damage Assessment examines the ways in which an event has affected the community immediately after the event. This assessment will provide initial and often unconfirmed indicative information. The information collected is used to provide an assessment of the potential overall impact of the event and to set initial priorities.

Comprehensive damage assessment will commence as soon as possible following an event to accurately establish the impact of an event. Response and recovery agencies will undertake detailed impact assessments relating to their area of jurisdiction and will submit Situation Reports to the LDMG through the LDCC. Depending on need, the LDMG may coordinate the formation and operation of multiagency damage assessment teams to systematically collect and analyse impact assessment data. An Impact Assessment Sub Plan has been developed.

SPONTANEOUS VOLUNTEERS

Volunteers are a vital resource during all phases of disaster management. Council, however, does not have the capacity to manage volunteers. Volunteers are encouraged to first assist family, friends and neighbours then register with Volunteering Queensland if they wish to assist others in the community.

D CLOSED

FINANCIAL MANAGEMENT

LDMG member organisations will be responsible for their financial management and procurement matters. Council will assume responsibility for financial management of the LDCC during the event.

When an event occurs, each organisation should immediately begin accounting for personnel and equipment costs relating to disaster operations (in accordance with its own policies and procedures) to provide evidence for reimbursement from the various assistance arrangements.

Care and attention to detail must be taken throughout the disaster operations period to maintain logs, formal records and file copies of all expenditure (including personnel timesheets). This will provide clear and reasonable accountability and justification for future audit and potential reimbursement purposes.

It is important to remember that a Declaration of a Disaster Situation is **not** a pre-requisite for the reimbursement of expended funding.

DISASTER FINANCIAL ASSISTANCE ARRANGEMENTS

There are two sets of financial arrangements that, if activated, provide financial support to Queensland communities affected by a disaster event.

DISASTER RECOVERY FUNDING ARRANGEMENTS (DRFA)

The DRFA is a joint funding initiative of the Australian and State governments to provide disaster relief and recovery payments and infrastructure restoration to help communities recover from the effects of eligible disaster events. In Queensland, this program is managed on a whole of government basis by the Queensland Reconstruction Authority (QRA).

The Disaster Recovery Funding Arrangements 2018 (Australian Government) outlines the activation process for DRFA and includes a table of relief measures and activation criteria.

STATE DISASTER RELIEF ARRANGEMENTS (SDRA)

The SDRA is an all-hazards relief program that is 100 per cent State funded and covers natural and non-natural disasters. The purpose of the SDRA is to address personal hardship and community response needs for disaster events where the DRFA is unable to be activated. SDRA relief measures for Personal Hardship Assistance Scheme and Counter Disaster Operations are the same relief measures that are activated under the DRFA, as detailed above.

The Director-General of the Department of the Premier and Cabinet (supported by QRA) is responsible for activating the SDRA. The Queensland Disaster Funding Guidelines (QDFG) 2021 outlines the activation, eligibility and other requirements for both the DRFA and SDRA within Queensland

AUSTRALIAN GOVERNMENT DISASTER RECOVERY PAYMENTS AND ALLOWANCES

Australian Government Disaster recovery payments may be available through the Department of Human Services. Activation of the Australian Government Disaster Recovery Payment or Allowance is the decision of the Australian Government.

DISASTER RECOVERY PAYMENT

When a major disaster has had such a significant impact on individuals and families where assistance over and above the joint Australian Government-State cost sharing arrangements is needed, the Australian Government may provide the Disaster Recovery Payment (AGDRP) which is a one-off recovery payment. Activation of AGDRP requires a determination by the Minister for Law Enforcement and Cybersecurity that an event is a major disaster.

DISASTER RECOVERY ALLOWANCE

Major disasters can have a significant impact on people's ability to earn an income. In such situations, the Australian Government may provide the Disaster Recovery Allowance (DRA) which is a short-term income support payment. DRA becomes payable after the Minister for Law Enforcement and Cybersecurity (the Minister) determines that an event is a major disaster. Eligibility criteria must be met.

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HAZARD SPECIFIC ARRANGEMENTS

State departments or agencies have primary responsibility to address certain hazards as detailed in the State Disaster Management Plan. Hazard specific planning is required across all aspects of Disaster Management (PPRR). Coordination and operational procedures for specific hazards may be different to those for disaster management.

Agency specific coordination centres may be established in addition to local, district and State coordination centres and internal structures, including the passage of information and resources may be managed using different processes. Primary Agencies also have a role to ensure hazard specific plans link to corresponding national hazard specific plans and arrangements and that appropriate communication and relationships with their counterparts at the national level are maintained.

The Plan outlines the LDMG's need for thorough planning in the prevention, preparation for, response to and recovery from hazardous and disaster events.

The following table outlines the Primary Agencies responsible for each specific hazard and the respective State and national level plans, where appropriate.

TABLE 14 - PRIMARY (HAZARD SPECIFIC) AGENCIES

HAZARD	PRIMARY AGENCY	RELATED PLANS
• Animal or Plant Disease (Biosecurity)	• Department of Agriculture and Fisheries (DAF)	• Queensland Veterinary Emergency Plan • Australian Veterinary Emergency Plan) • Australian Aquatic Veterinary Emergency Plan • Australian Emergency Plant Pest Response Plan • Biosecurity Emergency Operations Manual • DAF Disaster Management Plan
• Biological (human related) • Communicable Disease • Radiological	• West Moreton Hospital and Health Service	• Queensland Pandemic Influenza Plan • National Action Plan for Influenza Pandemic • State of Queensland Multi-Agency • Response to Chemical, Biological and Radiological Incidents • Queensland Whole of Government Pandemic Plan • Pandemic Sub Plan – a sub plan of the Plan
• Earthquake and Landslip	• Lockyer Valley • Regional Council	• Dam Safety Emergency Action Plans • Mt Whitestone Landslide Event Specific Plan
• Fire – Structural or Bushfire	• Queensland Fire Department	• Bushfire Mitigation and Readiness Plans • Queensland Bushfire Plan • Bushfire Sub Plan – A sub plan of the Plan
• Flood, Storm, Cyclone or Severe Weather	• Lockyer Valley Regional Council	•
• Hazardous Material/s Incident	• Queensland Fire Department	• State of Queensland Multi-Agency Response to Chemical, Biological and Radiological Incidents
• Heatwave	• West Moreton Hospital and Health Service	• Heatwave Response Plan
• Major Transport Incident (road, rail, marine)	• Queensland Police Service	• Operational Procedures Manual (OPM) • Queensland Mass Casualty Incident Plan
• Terrorism	• Queensland Police Service	• Operational Procedures Manual (OPM) • Queensland Counter-Terrorism Plan • National Counter-Terrorism Plan

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FUNCTIONAL LEAD AGENCIES

TABLE 15 - FUNCTIONAL LEAD AGENCIES

FUNCTION	LEAD AGENCY	RELATED PLANS
• Damage Assessments	• Queensland Fire Department	• Impact Assessment Sub Plan – a subplan of the Plan
• Emergency Medical Retrieval	• Queensland Health	• Nil
• Emergency Supply	• Queensland Fire Department	• Nil
• Energy Infrastructure (electricity, gas and fuel)	• Department of Natural Resources, Mines and Energy	• Nil
• Evacuation – Voluntary	• Lockyer Valley Regional Council	• Queensland Prevention, Preparedness, Response and Recovery Disaster Management Guideline, 2018
• Evacuation – Directed and/or Mass Scale	• Queensland Police Service	• Operational Procedures Manual (OPM) • Queensland Prevention, Preparedness, Response and Recovery Disaster Management Guideline, 2018 • Evacuation Sub Plan
• Evacuation Centre Management	• Lockyer Valley Regional Council, supported by Australian Red Cross	• Queensland Prevention, Preparedness, Response and Recovery Disaster Management Guideline, 2018 • Australian Red Cross Preferred Sheltering Practices • Evacuation Centre Sub Plan
• Mass Fatality Management (including disaster victim identification)	• Queensland Health • Queensland Police Service	• Nil
• Public Health, Mental Health, and Medical Services	• West Moreton Hospital and Health Service	• Nil
• Public Information and Warnings	• Public Information – Lockyer Valley Regional Council • Warnings – Lockyer Valley Regional Council and Queensland Fire Department	• Queensland Prevention, Preparedness, Response and Recovery Disaster Management Guideline, 2018 • Emergency Alert Guidelines • Standard Emergency Warning Signal (SEWS) Guidelines
• Resupply	• Lockyer Valley Regional Council	• Queensland Prevention, Preparedness, Response and Recovery Disaster Management Guideline, 2018 • Resupply Sub Plan
• Search and / or Rescue	• Queensland Police Service	• Intergovernmental Agreement • The National Search and Rescue Manual
• Transport Systems	• Department of Transport and Main Roads	• Nil
• Temporary Emergency Accommodation	• Department of Communities, Housing and Digital Economy • LDMG	• Temporary Emergency Accommodation (TEA) Plan • Evacuation Sub Plan

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RECOVERY STRATEGY

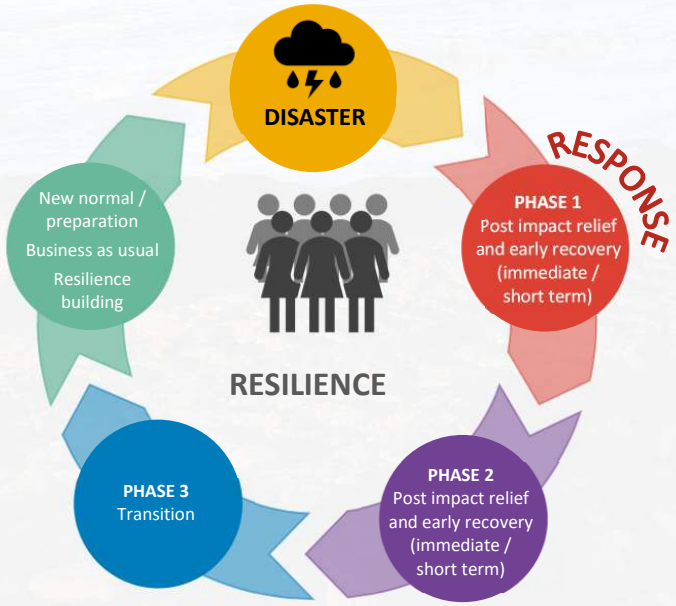
Disaster recovery is the coordinated process of supporting affected individuals and communities in the reconstruction of the physical infrastructure, restoration of the economy and of the environment, and support for the emotional, social, and physical wellbeing of those affected.

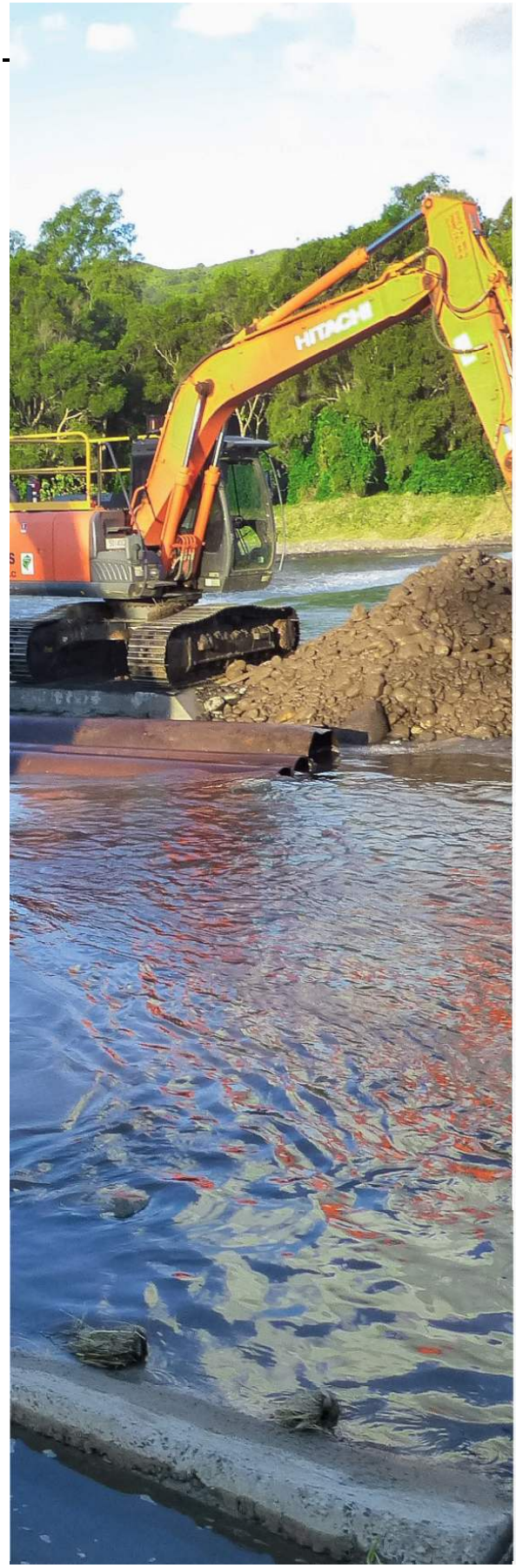
Recovery is defined as:

- Providing relief measures to assist persons affected by the event who do not have resources to provide for their own personal wellbeing
- Restoring essential infrastructure in the area or areas affected by the event
- Restoring the environment in areas affected by the event
- Providing personal support to individuals affected by the event, including temporary hospital accommodation, emergency medical supplies, material assistance and counselling services, and/or
- Supporting community development activities to restore capacity and resilience

Recovery is undertaken across phases as outlined in the *Queensland Recovery Plan*.

FIGURE 8 - PHASES OF RECOVERY





PLANNING FOR RECOVERY

The Recovery Sub Plan provides information on a framework for the coordination of recovery operations within the Lockyer Valley LGA.

A critical aspect of disaster management is planning for recovery. Recovery can offer an opportunity to learn and build resilience so that the region is better prepared for future disaster events. Communities can further develop their capability and resilience through recovery activities that focus on sustainability and growth, community development initiatives, reconstruction efforts and risk reduction strategies.

The Recovery Sub Plan includes transition arrangements from response through to recovery. It also identifies the scope of possible disaster recovery operations and the roles and responsibilities of all stakeholders involved in the process for short, medium and long-term recovery requirements.

RECOVERY FUNCTIONS

Lockyer Valley Recovery Sub Plan involves the following six key elements of recovery:

- Coordination and monitoring
- Human-social
- Economic
- Building
- Roads and transport
- Environment

ANNEXURES

ANNEXURE 1 – DOCUMENT VERSION CONTROL

Approved amendments are to be listed in the following table. The LDC is to ensure that all copies of this plan are accurately amended. The following plan updates have been issued and recorded:

NO / REF	ISSUE DATE	COMMENTS	INSERTED BY	DATE
1.0		Final version of the Lockyer Valley LDMP		
2.0	January 2011	Update of changes in accordance with amendments to the *Disaster Management Act 2010*	M Brennan	
3.0	08/06/2011	Plan updates due to review by LDMG	M Brennan	
	09/06/2011	Reviewed by Emergency Management Queensland		
	12/10/2011	Reviewed by Toowoomba DDMG		
4.0	26/09/2011	Version 4.0 of the Lockyer Valley LDMP adopted by Council.	D Mazzaferri	26/9/2012
4.1	27/11/2013	Version 4.1 of the Lockyer Valley LDMP adopted by Council	B de Jong	27/11/2013
4.2	10/09/2014	Version 4.2 of the Lockyer Valley LDMP adopted by Council	B de Jong	10/09/2014
4.3	16/12/2015	Modifications in line with IGEM Assurance Framework. Adopted by Council	D Mazzaferri	16/12/2015
5.0	17/05/2017	Version 5.0 of the Lockyer Valley LDMP Reviewed by Peter Hillcoat Endorsed by LDMG on 03/05/2017 Adopted by Council on 24/05/2017	P Hillcoat	31/05/17
5.0	14/08/2018	Annual Local Disaster Management Plan Assessment completed	Craig Berry Peter Hillcoat	14/08/2018

For version 6.0 of the Plan onwards, please see next page.

From Version 6.0 of the Plan, a detailed outline of revisions has been included, see table below:

VERSION	DATE	OUTLINE OF REVISIONS	MADE BY	APPROVED BY / DATE
6.0	26/05/2020	• Page 7-8 Minor changes • Page 10 – Updated Purpose • Statistics and References throughout • Page 12 - Renamed title to "Queensland Disaster Management Arrangements" and "Queensland Disaster Management 2016 Strategic Policy Statement" • Page 13 – Inserted "Principles of Disaster Management, Emergency Assurance Framework and References • Page 14 – Included Biosecurity Act 2014 • Page 17 – Updated Subgroups • Page 18 - Updated Functions as Allocated to the Group • Page 19 - Updated QFES-EM Roles and Responsibilities • Page 23 – Added NBN® • Page 24 – Updated DAF Roles and Responsibilities • Page 25 - Added Seqwater and GIVIT • Page 26 – added QRA • Page 42 – Inserted paragraph 2 • Page 43 - Updated Lockyer Valley Rainfall and River Height Gauges map in Hazards • Page 46 - Added reference to Gatton - Clifton Road, Mt Whitestone landslip in Hazards/Landslips • Page 56 - Added Inland Rail in Hazards • Page 60 – Updated Pandemic • Page 62 - Added reference to Heatwave definition as per State Heatwave Plan • Page 63 - Added Basis for Heatwave Arrangements in Hazards/Heatwave • Page 64 – Updated Mitigation Activities in Animal Disease • Page 65 - Updated Prevention and Preparedness Strategies and DAF action in Terrorism • Page 68-69 Added Future and Climate and Climate Change in Hazards • Page 70 – added NBN® to Disaster Management Capability • Page 77 – Added Laidley Levee Floodgate Barrier to Critical Infrastructure • Page 79 – added NBN® to Essential Services Communications • Page 87 - Added BOM Warnings in Response Strategy • Page 89-90 – Inserted Guide to LDMG Activation Triggers • Page 91 –Updated Recouping of Funds • Page 94 – 96 - Updated NDRRA to Disaster Page 96 - Added reference to Australian Government Disaster Recovery Payment and Allowance • Page 114 – Inserted link to templates	Updated by Michelle Kocsis Endorsed by Local Disaster Management Group 11/06/2020	Adopted by Council 17/06/2020
6.1	01/09/2022	Review of the LDMP • Minor amendments reflecting Machinery of Government changes.	Michelle Kocsis	Ian Church
7.0	24/02/2023	Major Review – all pages	John Holdcroft Michelle Kocsis Madonna Gibson	Adopted by Council 15/03/2023

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VERSION	DATE	OUTLINE OF REVISIONS	MADE BY	APPROVED BY / DATE
7.1	19/01/2024	Plan Review • Page 21 – QFES local responsibilities – removed reference to training and added to QPS page 23 • Page 40 – corrected Qld Strategy for Disaster Resilience 2017 to 2022-2027 • Page 42 – corrected wording in opening statement from 'through' to 'as well as' • Page 44 – reference to QDMTF training – updated from QFES to QPS • Page 47 – removed 'under development' reference in relation to the flood information portal • Page 48 – reference to activation corrected from DDC to LDC • Page 50 – updated dot point to include LDMG – 'Provide regular reports to the LDMG and DDC' • Page 50 – reference to LDCC sub plan updated. • Page 51 – renamed heading from Emergency Warning Notification and Dissemination to Public Information and Warnings • Page 51 – updated Bureau's Information/Warning Type Table 12 • Page 51 – added LVRC to Information/Warning Type Table 12 – Flash flooding • Page 51 – reworded information and warnings LDCC approval process • Page 51 – renamed table 12 header from 'organisation to 'functional lead agency' and minor wording changes in header statement • Page 52 – Created new header 'Public Information and Warning Methods' and moved reference to family, friends and neighbours to page 53 in the context of confirming public information and warnings. Reordered methods of information and warnings. • Page 52 – added reference to Grantham Siren • Page 53 – changed reference to House to House/ Public Address Systems and condensed information • Page 53 – corrected Bureau warning types • Page 53 – added reference to Australian Warning System • Page 55 – added third paragraph • Page 57 – amended fourth dot point under Accessing Support and Allocating Resources to include consultation with LDC • Page 95 Removed reference to Major Sports Facilities Act as not referenced in document and no reference in the Act to disaster management	John Holdcroft Michelle Kocsis Madonna Gibson	Endorsed by Local Disaster Management Group 01/02/2024 Transitional process caused delay in going to Council
7.2	September 2025	• Update reference to Queensland Fire and Emergency Services to Queensland Fire Department throughout the document • Page 6 – Updated image • Page 18 – Updated Deputy Chair name. • Page 42 – Prevention Strategy. Added reference to Local Floodplain Management Plan, removed reference to obsolete Building Standard Regulation 2015, removed		

VERSION	DATE	OUTLINE OF REVISIONS	MADE BY	APPROVED BY / DATE
		reference to irrelevant Queensland Coastal Plan, added 2017 to State Planning Policy removed reference to 1/03 guideline mitigating the adverse impacts of flood, bushfire and landslide, and added commentary the following schemes superseded by the Lockyer Valley Planning Scheme ○ Laidley Planning Scheme 2003 ○ Gatton Shire Planning Scheme 2007 ○ Temporary Local Planning Instrument 2020 (Flood Regulation) Grantham Reconstruction Area Development Scheme • Page 58- Added statement 'In the context of flood, a vast majority of roads within the LGA will be impacted during a flood event. The strategy of sheltering in place if safe to do so will apply and those who are safe to shelter in place, need to prepare for isolation for some days.' • Page 83 - Added Reference to Atkinson Dam Emergency Action Plan* with context *This dam is not within the Lockyer Valley Region. However, the operation of this dam may impact Communities to the south and east of the dam.		

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ANNEXURE 2 – ABBREVIATIONS AND ACRONYMS

ABBREVIATION	FULL TEXT
ABS	Australian Bureau of Statistics
AEM	Australian Emergency Management
AEMI	Australian Emergency Management Institute
AGCCC	Australian Government Crisis Communication Centre
AHD	Australian Height Datum
AIIMS	Australian Inter-service Incident Management System
ALERT	Automated Local Evaluation in Real Time
ARTC	Australian Rail Track Corporation
BUREAU	Bureau of Meteorology
CDO	Counter Disaster Operations
CEO	Chief Executive Officer of Lockyer Valley Regional Council
CHAIR	Chairperson of the Local Disaster Management Group
DACC	Defence Aid to Civil Community
DAF	Department of Agriculture and Fisheries
DCDSS	Department of Communities, Disability Services and Seniors
DDC	District Disaster Coordinator
DDMG	District Disaster Management Group
DDMP	District Disaster Management Plan
DE	Department of Education
DLDC	Deputy Local Disaster Coordinator
DM	Disaster Management
DMA	*Disaster Management Act 2003*
DMG	Disaster Management Group
DECC	Department of Environment and Climate Change
DERM	Department of Environment and Resource Management
DNRME	Department of Natural Resources and Mines and Energy
DPC	Department of Premier and Cabinet
DPHW	Department of Public Housing and Works
DRFA	Disaster Recovery Funding Arrangements
DTMR	Department Transport and Main Roads
EA	Emergency Alert
EMA	Emergency Management Australia

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ABBREVIATION	FULL TEXT
EMC	Emergency Management Coordinator
EWN	Early Warning Network
ICC	Incident Control Centre
IGEM	Inspector General Emergency Management
IMT	Incident Management Team
GIS	Geographical Information System
LDC	Local Disaster Coordinator
LDCC	Local Disaster Coordination Centre
LDMG	Local Disaster Management Group
LDRC	Local Disaster Recovery Committee
LGA	Local Government Area
LRC	Local Recovery Coordinator
LVRC	Lockyer Valley Regional Council
MDC	Manager Disaster Coordinator, Lockyer Valley Regional Council
MSQ	Maritime Safety Queensland
NDRRA	Natural Disaster Relief and Recovery Arrangements
NPSR	National Parks, Sport and Racing
OESR	Office of Economic and Statistical Research
PHAS	Personal Hardship Assistance Scheme
PPRR	Preparation, Preparedness, Response and Recovery
PSPA	*Public Safety Preservation Act 1986*
QAS	Queensland Ambulance Service
QDMA	Queensland Disaster Management Arrangements
QDMC	Queensland Disaster Management Committee
QDMTF	Queensland Disaster Management Training Framework
QERMF	Queensland Emergency Risk Management Framework
QFD	Queensland Fire Department
QPS	Queensland Police Service
QPWS	Queensland Parks and Wildlife Service
QR	Queensland Rail
QRA	Queensland Reconstruction Authority
UU	Queensland Urban Utilities
REPA	Reconstruction of Essential Public Assets
RFB	Rural Fire Brigade

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ABBREVIATION	FULL TEXT
RFSQ	Rural Fire Service Queensland
RSPCA	Royal Society for the Prevention of Cruelty to Animals
SDCC	State Disaster Coordination Centre
SDMP	State Disaster Management Plan
SDRA	State Disaster Relief Arrangements
SES	State Emergency Service
SEWS	Standard Emergency Warning Signal
SPP	State Planning Policy
SSQ	Smart Service Queensland
UQ	University of Queensland (Gatton Campus)

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ANNEXURE 3 – GLOSSARY OF TERMS

TERM	DEFINITION	REFERENCE
ALL HAZARDS APPROACH	The all-hazards approach concerns arrangements for managing the large range of possible effects of risks and emergencies. This concept is useful to the extent that a large range of risks can cause similar problems and such measures as warning; evacuation; medical services and community recovery will be required during and following emergencies.	Source EMA, 2009
MULTI AGENCY APPROACH	Multi agencies should be involved to some extent in emergency management. The context of emergency management for specific agencies varies and may include: • Ensuring the continuity of their business or service • Protecting their own interests and personnel • Protecting the community and environment from risks arising from the activities of the organisation • Protecting the community and environment from credible risks.	Source EMA, 2009
COMMUNITY	A group of people with a commonality of association and generally defined by location, shared experience, or function.	Australian Emergency Management Glossary, 1998
CONSEQUENCE	The outcome of an event or situation expressed qualitatively or quantitatively, being a loss, injury, disadvantage, or gain.	Australian Emergency Management Glossary, 1998
COORDINATION	Coordination refers to the bringing together of organisations to ensure effective disaster management before, during and after an event. It is primarily concerned with the systematic acquisition and application of resources (people, material, equipment etc.) In accordance with priorities set by Disaster Management Groups. Coordination operates horizontally across organisations and agencies.	State Disaster Management Plan
COORDINATION CENTRE	A centre established as a centre of communication and coordination during disaster operations.	
COUNCIL	In this plan Council means the Lockyer Valley Regional Council.	
DECLARATION OF DISASTER SITUATION	A District Disaster Coordinator for a Disaster District may, with the approval of the Minister, declare a Disaster Situation for the District or part of it, if satisfied of a number of conditions as set out in Part 4 – Provisions for Declaration of a Disaster Situation	*Disaster Management Act 2003, Section 6*
DISASTER	A serious disruption in a community, caused by the impact of an event, that requires a significant coordinated response by the State and other entities to help the community recover from the disruption.	*Disaster Management Act 2003, Section 13(1)*
DISASTER MANAGEMENT	Arrangements to manage the potential adverse effects of an event, including, for example, arrangements for mitigating, preventing, preparing for, responding to and recovering from a disaster.	*Disaster Management Act 2003, Section 14*
DISASTER MANAGEMENT ACT 2003	Queensland Government legislation to provide for matters relating to disaster management in the State, and for other purposes. The main objectives of *the Act* are to help communities mitigate the potential adverse effects of an event, prepare for managing the effects of an event and effectively respond to and recover from a disaster or an emergency situation.	

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TERM	DEFINITION	REFERENCE
DISASTER MANAGEMENT (DM) PORTAL	The Queensland Disaster Management Portal provides a mechanism to allow the sharing of information on disaster management and is an information service for the disaster management community.	
DISASTER MANAGEMENT REGULATION 2014	*Disaster Management Regulation 2014* was enacted by the *Disaster Management and Another Act Amendment Act 2014 No. 55 s 22 sch 1* on 27 October 2014. It provides information about membership business, and meetings of disaster management groups and a list of disaster districts.	
DISASTER OPERATIONS	Activities undertaken before, during or after an event happens to help reduce loss of human life, illness or injury to humans, property loss or damage, or damage to the environment, including, for example, activities to mitigate the adverse effects of the event.	*Disaster Management Act 2003, Section 15*
DISASTER RESPONSE CAPABILITY (LOCAL GOVERNMENT)	The ability to use Local Government resources, to effectively deal with, or help another entity to deal with, within the capacity of the Local Government an emergency situation or a disaster in the local government's area.	*Disaster Management Act 2003, Section 80(2)*
DISTRICT DISASTER COORDINATOR (DDC)	The role of the District Disaster Coordinator, in addition to other duties, is the responsibility for co-ordinating support in the Disaster District for the Disaster Management Group.	*Disaster Management Act 2003, Section 26.*
EMERGENCY MANAGEMENT ASSURANCE FRAMEWORK	Developed by the Office of the Inspector-General Emergency Management in accordance with Section 16C of the *Disaster Management Act 2003* to provide the foundation for guiding and supporting the continuous improvement of entities disaster management programs. It also provides the structure and mechanism for reviewing and assessing the effectiveness of Queensland's disaster management arrangements.	
EMERGENCY SITUATION	Under *Public Safety Preservation Act* Section 5, if at any time a commissioned officer of the Queensland Police Service (the emergency commander) is satisfied on reasonable grounds that an emergency situation has arisen or is likely to arise, the commissioned officer may declare that an emergency situation exists in respect of an area specified by the commissioned officer.	
EVENT	An event means any of the following: • A cyclone, earthquake, flood, storm, storm tide, tornado, tsunami, volcanic eruption or other natural happening • Bushfire, an explosion or fire, a chemical, fuel or oil spill, or a gas leak • An infestation, plague, or epidemic • An attack against the State • Another event similar to the above events • An event may be natural or caused by human acts or omissions	*Disaster Management Act 2003, Section 16 (1) and (2))*
FLOODING	Local flooding: an intense burst of rainfall over a short period of time may cause excessive run-off that builds up in a relatively small area and causes localised flooding. Inundation is expected to last only for a limited period of time, around one to two hours. Regional flooding: continuous heavy rainfall across a number of large catchments within the region's flood plains. It may take between one and two days for these floodwaters to subside. Riverine flooding: similar to regional flooding but on a larger scale.	
HAZARD	A source of potential harm, or a situation with a potential to cause loss	Emergency Management Australia 2004

TERM	DEFINITION	REFERENCE
INCIDENT	Day to day occurrences, being an emergency or sudden event accidentally or deliberately caused which requires a response from one or more emergency response agencies by itself or in cooperation with other response agencies.	
INCIDENT COORDINATION CENTRE / FIELD COORDINATION CENTRE	Location or room from which response operations are managed for emergency incidents or situations.	
MITIGATION	Measures taken in advance of a disaster aimed at decreasing or eliminating its impact on society and environment.	Australian Emergency Management Glossary, 1998
PLANNING	Development of systems for co-ordinating disaster response and establishing priorities, duties, roles and responsibilities of different individuals and organisations, including actual state of preparedness.	
PREPAREDNESS	Measures to ensure that, should an emergency occur, communities, resources, and services are capable of coping with the effects.	Australian Emergency Management Glossary, 1998
PREVENTION	Measures to eliminate or reduce the incidence or severity of emergencies.	Australian Emergency Management Glossary, 1998
PUBLIC SAFETY PRESERVATION ACT 1986	An *Act* to provide protection for members of the public in terrorist, chemical, biological, radiological or other emergencies that create or may create danger of death, injury or distress to any person, loss of or damage to any property or pollution of the environment and for related purposes.	
RECONSTRUCTION	Actions taken to re-establish a community after a period of rehabilitation subsequent to a disaster. Actions would include construction of permanent housing, restoration of all services, and complete resumption of the pre-disaster state.	Australian Emergency Management Glossary, 1998
RECOVERY	The co-ordinated process of supporting emergency affected communities in reconstruction of the physical infrastructure and restoration of emotional, social, economic, and physical wellbeing.	Australian Emergency Management Glossary, 1998
REHABILITATION	The operations and decisions taken after a disaster with a view to restoring a stricken community to its former living conditions, whilst encouraging and facilitating the necessary adjustments to the changes caused by the disaster.	Australian Emergency Management Glossary, 1998
RELIEF	The provision of immediate shelter, life support and human needs of persons affected by, or responding to, an emergency. It includes the establishment, management and provision of services to emergency relief centres.	Australian Emergency Management Glossary, 1998
RESIDUAL RISK	The level of risk remaining after implementation of a risk treatment.	AS/NZS 4360:2004
RESILIENCE	A measure of how quickly a system recovers from failures.	EMA Thesaurus accessed August 2009
RESPONSE	Measures taken in anticipation of, during and immediately after an emergency to ensure its effects are minimised.	Australian Emergency Management Glossary, 1998

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TERM	DEFINITION	REFERENCE
RESOURCES	Includes people, personnel or staffing, food, any horse or animal, vehicle, vessel, aircraft, plant apparatus, implement, earthmoving equipment, construction equipment, or other equipment of any kind or any means of supplying want or need.	
RISK	The chance of something happening that may have an impact on the safety and wellbeing of your community. It includes risk as an opportunity as well as a threat and is measured in terms of consequences and likelihood.	Adapted from AS/NZS 4360:2004
RISK IDENTIFICATION	The process of identifying what can happen, why, and how. (	Australian Emergency Management Glossary, 1998
RISK MANAGEMENT	The culture, processes, and structures that are directed towards realising potential opportunities whilst managing adverse effects.	AS/NZS 4360:2004
RISK REDUCTION	Actions taken to lessen the likelihood, negative consequences, or both, associated with a risk.	AS/NZS 4360:2004
RISK TREATMENT	Process of selection and implementation of measures to modify risk.	AS/NZS 4360:2004
SERIOUS DISRUPTION	Serious disruption means: • Loss of human life, or injury or illness. • Widespread or severe property loss or damage. • Widespread or severe damage to the environment.	*Disaster Management Act 2003, Section 13 (2).*
SEVERE WEATHER WARNINGS	Severe Weather Warnings are issued for: • Sustained winds of gale force (63 kilometres an hour) or more • Wind gusts of 90 kilometres an hour or more (100 kilometres an hour or more in Tasmania) • Very heavy rain that may lead to flash flooding • Abnormally high tides (or storm tides) expected to exceed highest astronomical tide • Unusually large surf waves expected to cause dangerous conditions on the coast • Widespread blizzards in Alpine areas While the threat remains, a Severe Weather Warning will usually be updated every six hours (every three hours in South Australia), however more frequent warnings may be issued if required.	Bureau of Meteorology website – Severe Weather Warning Services - Weather Services - Bureau of Meteorology (bom.gov.au)
THE PLAN	Local Disaster Management Plan	
VULNERABILITY	Degree of loss which could result from a potentially damaging phenomenon, or the extent to which a country, area, community, or structure risks being damaged by a disaster. The susceptibility and resilience of the community and environment to hazards.	IGEM Lexicon

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ANNEXURE 5 – LOCAL DISASTER MANAGEMENT PLAN LIBRARY

Sub Plans have been developed / are under development for specific hazards with some or all of the sub plans being implemented depending on the event.

NAME OF PLAN	PLAN OWNER	CURRENT VERSION	HARD COPY IN LDCC	AVAILABLE ON USB	AVAILABLE IN GUARDIAN
Local Disaster Management Plan	LVRC / LDMG	7.0	Yes	Yes	Yes
Animal Management Sub Plan	LVRC / LDMG	1.0	Yes	Yes	Yes
Bushfire Sub Plan	LVRC / LDMG	5.0	Yes	Yes	Yes
Donated Goods Sub Plan	LVRC / LDMG	3.0	Yes	Yes	Yes
Environmental Health Sub Plan	LVRC / LDMG	2.0	Yes	Yes	Yes
Evacuation Centre Management Sub Plan	LVRC / LDMG	4.0	Yes	Yes	Yes
Evacuation Sub Plan	LVRC / LDMG	3.0	Yes	Yes	Yes
Hazards and Risk Assessment Sub Plan	LVRC / LDMG	1.0	Yes	Yes	Yes
Impact Assessment Sub Plan	LVRC / LDMG	2.0	Yes	Yes	Yes
Local Disaster Coordination Centre Sub Plan	LVRC / LDMG	4.0	Yes	Yes	Yes
Pandemic Sub Plan	LVRC / LDMG	3.0	Yes	Yes	Yes
Public Information and Warning (Including Emergency Alert) Sub Plan	LVRC / LDMG	2.0	Yes	Yes	Yes
Recovery Sub Plan	LVRC / LDMG	3.0	Yes	Yes	Yes
Resupply Sub Plan	LVRC / LDMG	3.0	Yes	Yes	Yes
Waste Management Sub Plan	UNDER DEVELOPMENT				
Mt Whitestone Landslide Event Specific Plan	LVRC / LDMG	1.0	Yes	Yes	Yes
LDMG Contact List	LVRC / LDMG	ECM2223541			
TOOWOOMBA DISTRICT DISASTER MANAGEMENT GROUP					
Toowoomba District Disaster Management Plan www.police.qld.gov.au/programs/er/	Toowoomba DDMG	2.0 May 2019		Online	
COMMUNITY DISASTER LIASION GROUP PLANS					
Forest Hill Disaster Liaison Community Group	Community/ LDMG/LVRC	1.0	Yes	Yes	Yes
DAM EMERGENCY ACTION PLANS					
Bill Gunn Dam	Seqwater		Yes		
Lake Clarendon	Seqwater		Yes		
Atkinsons Dam	Seqwater		Yes		
Reck Family Dam	Reck Family		Yes		

NAME OF PLAN	PLAN OWNER	CURRENT VERSION	HARD COPY IN LDCC	AVAILABLE ON USB	AVAILABLE IN GUARDIAN
STATE DISASTER MANAGEMENT GROUP PLANS, POLICIES AND GUIDELINES					
QLD Disaster Management Act 2003	QLD Government		Yes	Yes	Yes
Disaster Management Regulation 2014	QLD Government		Yes	Yes	Yes
QLD State Disaster Management Plan	QLD Government	2023	Yes	Yes	Yes
QLD Disaster Management 2016 Policy Statement	QLD Government	2016	Yes	Yes	Yes
QLD Strategy for Disaster Resilience	QLD Government	2022-27	Yes	Yes	Yes
QLD Prevention, Preparedness, Response and Recovery (PPRR) Disaster Management Guideline	QPS	Jan 2018	Yes	Yes	Yes
Local Disaster Management Group Responsibilities Manual M.1.030	QPS	19/01/2018	Yes	Yes	Yes
Disaster Management Groups Business and Meetings Manual M.1.052	QPS	19/01/2018	Yes	Yes	Yes
Emergency Management Assurance Framework	IGEM	Jul 2014	Yes	Yes	Yes
QLD Recovery Plan	QRA	June 2023	Yes	Yes	Yes
QLD Disaster Relief and Recovery Guidelines	QRA	Nov 2018	Yes	Yes	Yes
KEY REFERENCE DOCUMENTS					
MOU – GIVIT – Donated Goods and Services	LVRC LDMG/ GIVIT		Yes	Yes	Yes
MOU – Department of Education – Laidley High School – Use as an Evacuation Centre	LVRC LDMG/ DETE		Yes	Yes	Yes
My Community Directory www.mycommunitydirectory.com.au/Queensland/Lockyer_Valley /					
Lockyer Valley Regional Council Local Laws Library	LVRC				

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ANNEXURE 6 – LOCAL DISASTER MANAGEMENT GROUP FORMS

Templates for LDMG Forms can be found within the Queensland Prevention Preparedness, Response and Recovery Disaster Management Guideline

Guideline Support Toolkit: Disaster Management | Queensland Government

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ANNEXURE 7 – CRITICAL INFRASTRUCTURE

ROAD NETWORK

There are approximately 2632 kilometres of constructed public roads within Lockyer Valley Region of which 302 kilometres are State Controlled Roads.

The State Controlled Roads in the Region include:

- Warrego Highway
- Gatton-Esk Road
- Gatton-Helidon Road
- Gatton-Clifton Road
- Gatton-Laidley Road
- Forest Hill-Fernvale Road
- Laidley-Plainland Road
- Rosewood-Laidley Road
- Mulgowie Road Mount Sylvia Road
- Murphys Creek Road

These are all sealed roads designed to take heavy vehicles. The remaining public roads, for which Council is responsible, range from sealed urban streets and rural roads to minor dirt tracks. Most of the Council-controlled rural roads have been constructed to take light to medium vehicles – few are constructed to take heavy vehicles.

The density of the road network provides a useful measure of the degree of connectivity of the network. This is significant in disaster management terms because the more dense the network, the more alternative routes there tend to be should one segment be interrupted by flood, landslide, fire or any other reason. Clearly the urban zones have the greatest network density. The following table provides the road statistics for each risk assessment zone.

TABLE 16 - LOCKYER VALLEY REGION ROAD NETWORK BY RISK ASSESSMENT ZONE

RISK ZONE	LENGTH (km)	DENSITY (km/sq km)
CENTRAL VALLEY	273.57	2.02
DIVIDING RANGE	430.57	0.75
FLAGSTONE	369.90	1.25
FOREST HILL	15.93	4.50
GATTON	51.58	7.78
HELIDON-WITHCOTT	133.19	2.00
LAIDLEY	50.38	6.11
LOWER LOCKYER	147.30	2.71
MULGOWIE	342.36	0.98
MURPHY'S CREEK	182.93	1.26
PLAINLAND	246.61	1.72
REDBANK CREEK	259.32	0.76
SPRING CREEK	186.90	1.31
UQ	4.21	1.21
REGION	2694.75	

RAILWAY

There are 70.7 kilometres of main-line rail crossing the Lockyer Valley Region. The main rail link between Brisbane and Charleville runs more-or-less from south-east to north-west along the northern side of the region. This line mainly carries coal from mines on the Darling Downs to the Port of Brisbane. It is not electrified.

There are no passenger rail services within the region though stations are maintained at locations at Laidley and Spring Bluff.

WATER STORAGE

The urban areas and some peri-urban residential areas of the region are served by 503 kilometres of reticulation mains operated by UU. Pipes range in size from 450 millimetres trunk mains to 20 millimetres reticulation polyethylene pipe. The most common materials used are PVC (approximately 220 kilometres), asbestos cement (AC) (approximately 75 kilometres) and concrete-lined iron.

UU owns and operates the following above ground water supply infrastructure including 16 reservoirs, four chlorination stations, nine pumping stations and six booster stations across the Region. These are confined to the valley settlements. Reservoirs are located at Laidley, Gatton and Forest Hill, Helidon, Postman's Ridge, Withcott, Table Top, Murphy's Creek and Grantham.

Seqwater (south east QLD's Bulk Water Authority) sources the majority of water from Lake Wivenhoe prior to treating and supplying the potable water to UU. UU distributes the potable water to the wider community through the above network.

Lake Dyer is a major source of bulk water for agriculture while other sources are mainly from groundwater aquifers.

REFERRABLE DAMS

Two Seqwater controlled dams exist in the Lockyer Valley;

- Bill Gunn Dam (also referred to as Lake Dyer), Gatton-Laidley Road, Laidley
- Clarendon Dam, Main Green Swamp Road, Lake Clarendon

One privately controlled dam exists in the Lockyer Valley;

- Reck Property Dam, Tenthill Creek Road, Lower Tenthill

These dams have separate emergency response plans maintained by Seqwater or Property Owner

- Bill Gunn Dam Emergency Action Plan
- Clarendon Dam Emergency Action Plan
- Reck Property Dam Emergency Action Plan
- Atkinson Dam Emergency Action Plan*

*This dam is not within the Lockyer Valley Region. However, the operation of this dam may impact Communities to the south and east of the dam.

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FUEL STORAGE

LOCATION	DETAILS
GATTON	• BP Gatton (Ziebarth) – 277 Eastern Drive, Gatton • Coles Express – Railway Street, Gatton • Carpenter Ford Gatton – Crescent St, Gatton • Shell Service Station Gatton – Railway St, Gatton • Lockyer Valley Regional Council Gatton Depot - Tenthill Road, Gatton • Pa and Ma Gray (Ziebarth) - 149 Eastern Drive, Gatton
LAIDLEY	• Laidley Fuel Supplies – 32 Vaux St, Laidley • Laidley North Service Station – 211 Patrick St, Laidley
FOREST HILL	• BP, Forest Hill (Van Ansem Garage) – Gatton Laidley Rd, Forest Hill
GRANTHAM	• Marnell Fuels Grantham – 28 Anzac Ave, Grantham
WITHCOTT	• Freedom Fuels Withcott – Warrego Highway, Withcott • Headys Fuels Withcott – Warrego Highway, Withcott • Neumann Fuels Withcott – Warrego Highway, Withcott
HATTON VALE	• Zischke Fuel Supplies, Hatton Vale – Warrego Highway, Hatton Vale • Rustys Oz Fuel, Hatton Vale – Warrego Highway, • Hatton Vale Freedom Fuels, Hatton Vale – Warrego Highway, Hatton Vale • Shell service station – Cnr Warrego Highway and Summerholm Road, Hatton Vale
PLAINLAND	• Plainland Travel Centre – Warrego Highway, Plainland.
COLLEGE VIEW	• BP Roadhouse College View – Warrego Highway, College View
SPRING CREEK	• Southern Queensland Correctional Centre – Millers Road, Spring Creek

MEDICAL SERVICES

HOSPITALS

Gatton has a 22-bed hospital which provides inpatient, outpatient, community and outreach services. The hospital is located such that it has not experienced threat from bushfire or flood.

Laidley has a 15-bed capacity hospital which provides inpatient, outpatient, community and outreach services. The hospital is located such that it has not experienced threat from bushfire or flood.

QUEENSLAND AMBULANCE SERVICE

The QAS has bases at:

- 90 Spencer Street, Gatton
- 156 Patrick Street, Laidley

BLUE NURSING SERVICE

Blue Nursing Service operates from Gatton servicing the Lockyer Valley.

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MEDICAL CENTRES AND PHARMACIES

SUBURB	MEDICAL CENTRES	PHARMACIES
GATTON	4	13
LAIDLEY	3	8
WITHCOTT	1	5
PLAINLAND	2	7

Note: Some doctors practice out of more than one medical centre in the region.

AIRFIELDS

There is no commercial airport within the Region.

Another small airstrip is located at Gatton Airpark residential estate, off Tenthill Creek Road, Gatton

HELICOPTER LANDING FIELDS

SUBURB	STREET ADDRESS	LATITUDE	LONGITUDE
GATTON	Showgrounds – Spencer Street, Gatton (Contact SES to open gates)	-27.559649	152.282116
LAIDLEY	Laidley Hospital – 75 William Street, Laidley **For medical emergencies only** – not for general landing (contact Laidley Hospital) 07 5466 8100	-27.632593	152.399222
WITHCOTT	Warrego Highway, Withcott	-27.556003	152.017479
LAKE CLARENDON	Main Greenswamp Road, Lake Clarendon	-27.503188	152.362357

Other sites can be utilised around the area at pilot discretion.

HAZARDOUS SITES

The Lockyer Valley Region houses:

- Two explosive factories, a fireworks factory and storage in Helidon. These facilities have their own emergency plans.
- Sandstone quarries in Helidon
- Gravel quarries in Helidon, Gatton and Laidley.
- The Centre for Advanced Animal Diseases at the University of Queensland which is a biological hazardous site.

LAIDLEY LEVEE FLOODGATE BARRIER

The Laidley Levee is an earth levee and drainage channel located in Laidley on the northern side of the Queensland Rail line at Pike Street. The levee runs from the Cribb Street road reserve north along the drainage channel to Stanford Place. An earth bund has been provided to the remainder of frontage to Stanford Place.

The levee has a break to allow for access via Kirston Street to farmland on the western side of drainage channel. The approach from the eastern side of the drainage channel comprises a floodgate barrier with reinforced concrete ramp and reinforced concrete retaining walls each side to support the levee.

The *Laidley Floodgate Operations Procedure* provides guidance on floodgate management immediately before, during and after a flood event.

FLOOD INTELLIGENCE INFRASTRUCTURE

Links to cameras, and rainfall and river gauges can be access through Council's Disaster Dashboard.

FLOOD INTELLIGENCE INFRASTRUCTURE	NUMBER
LOCKYER VALLEY REGIONAL COUNCIL FLOOD	12
DEPARTMENT OF MAIN ROADS PUBLIC TRAFFIC CAMERAS	8
RAINFALL GAUGES	22
RAIN / RIVER GAUGES	23
FIXED VMS BOARDS (Toowoomba Connection Road, Withcott and Warrego Hwy, Hatton Vale)	2

ESSENTIAL SERVICES

WATER SUPPLY

- Full Pressure town water supply is available at Forest Hill, Laidley, Gatton, Helidon and Grantham and Withcott.
- Constant flow town water supply is available at Hatton Vale, Plainland, Glenore Grove, Regency Downs, Kensington Grove and Murphy's Creek.
- Coin operated filling stations are available across the region and are located at Hatton Vale, Forest Hill and Glenore Grove.

Tanker filling stations are listed below:

SUBURB	STREET ADDRESS	LATITUDE	LONGITUDE
GATTON	East Street, (Cnr of East St and Cochrane St, 70-72 East Street)	-27.56096	152.27288
POSTMANS RIDGE	Murphy's Creek Road	-27.53710	152.05485
HELIDON	Warrego Highway	-27.55191	152.12349
FOREST HILL	Forest Hill-Fernvale Road (Corner Gatton-Laidley Rd and Forest Hill-Fernvale Rd Opposite Service Station)	-27.58383	152.36390
HATTON VALE	Fairway Drive (Corner of Fairway Drive and Scott Place)	-27.54506	152.48308
GLENORE GROVE	Brightview Road (Opposite Glenore Grove School in Glenore Park)	-27.53088	152.42068
LAIDLEY	Frome Street	-27.65014	152.39640
GRANTHAM	William Street	-27.57671	152.20096

Water Pump Stations:

SUBURB	LOCATION
GATTON	48 Cochrane Street
GATTON	205 Woodlands Road
GATTON	Old College Road
GLENORE GROVE	Brightview Road cnr Gehrke Road
HELIDON SPA	88CC2601 Warrego Highway
LAIDLEY	20 Douglas McInnes Drive
LAIDLEY	47SP113362 Summer Street
LAIDLEY HEIGHTS	Lakes Drive cnr Brown Court
POSTMANS RIDGE	112 Murphy's Creek Road
PRESTON	40 Wiseman Road
WITHCOTT	Dolley's Road

Water Reservoir tanks:

SUBURB	LOCATION
FOREST HILL	26 Victoria Street
GATTON	48 Cochrane Street
GATTON	48 Cochrane Street
GATTON	5391 Warrego Highway
GATTON	2 Industrial Road
GATTON	205 Woodlands Road
GRANTHAM	1SP270096 Bowtell's Road
HELIDON	70 Seventeen Mile Road
LAIDLEY	20 Douglas McInnes Drive
LAIDLEY	1RP85708 Railway Street
LAIDLEY HEIGHTS	972RP853901 Sippel Road
LAIDLEY SOUTH	467CC3152 Rosewood-Laidley Road
PLAINLAND	502RP904155 Sassafras Court
POSTMANS RIDGE	21SP140284 Murphy's Creek Road
UPPER LOCKYER	999RP151357 Hoods Road
WITHCOTT	42SP142113 Berghofer Drive
WITHCOTT	32SP142114 Dolleys Road

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SEWERAGE

Sewerage reticulation is confined to the urban areas of Gatton, Laidley, Forest Hill and Helidon. Each centre has its own treatment plant and pumping system. The total reticulation system consists of 25 Sewage Pump Stations across the region and 147 kilometres of mains predominantly of PVC but with a significant amount of older earthenware and AC pipes.

Sewerage Treatment Plants:

SUBURB	STREET ADDRESS
FOREST HILL	1RP114066 Greyfriars Road
GATTON	11 Treatment Plant Road
GRANTHAM	1SP270095 Philp's Road
IREDALE	100RP900696 Back Flagstone Road
LAIDLEY NORTH	2RP107816 Boundary Road

GAS

Underground gas lines/pipes running east west throughout the valley. These currently do not service the Valley.

POWER

There is no base-load power station in the Lockyer Valley LGA.

There are 275 kilovolt power transmission lines operated by Powerlink crossing the Region. This infrastructure forms part of the State and National grid and is all carried on steel towers. They are located within cleared and maintained easements.

Reticulation of the power supply is operated by Energy QLD; the great majority of this network is above ground. Major substations (110/33 kilovolt) are located at Postman's Ridge, Gatton and Lockrose. Smaller substations (33/11 kilovolt) are located at Postmans Ridge, Carpendale, Helidon, Grantham, Gatton, Tenthill, Mt Sylvia, Spring Creek, Laidley and Glenore Grove. Some small sections in the western part of the region are managed by Ergon Energy.

COMMUNICATIONS

In urban areas the telephone network infrastructure, both copper wire and optical fibre, is under ground; however, in some rural areas it is carried above ground. Telstra operates 16 telephone exchanges within the Region. These are key nodes and carry all traffic regardless of provider and mode (i.e. Landline or mobile). Apart from the Gatton and Laidley exchanges most are simply rural automatic exchanges housed in metal cabins. Details of the infrastructure operated by other carriers, such as Optus, have not been provided.

NBN® operates and maintains a national wholesale-only open-access broadband network. NBN® infrastructure throughout the Lockyer Valley Regional Council area is a mixture of fixed line, wireless and Sky Muster® satellite networks. NBN® has installed Community Wifi at the Gatton Shire Hall, North Street, Gatton and Laidley Cultural Centre, 3 Laidley-Plainland Road, Laidley.

The widespread use of the internet in rural areas probably relies on satellite services rather than the telephone network because the rural exchanges are unlikely to have the capacity to support broadband access.

Broadcast TV and radio services also cover the Region with the main transmitter sites located on Mt Coot-tha (Brisbane) or Mt Lofty (Toowoomba).

All broadcasters - commercial, public and the Australian Broadcasting Corporation (ABC) broadcast natural disaster warnings to the public via radio and television, as and when requested by the LDCC.

Areas within the region receive radio coverage by

- ABC 612 AM Brisbane
- ABC 747 AM Toowoomba
- River 94.9 FM Ipswich
- 100.7 C FM Toowoomba
- 4GR 864 AM Toowoomba
- 4AK 1242 AM Toowoomba
- 4WK 963 AM Toowoomba
- 1359 AM Toowoomba

Telecommunications towers are in the following locations:

SUBURB	STREET ADDRESS	TOWER OWNED BY
BRIGHTVIEW	16CH312242 Cricket Road	Telstra
COLLEGE VIEW	UQ Gatton Campus, 5391 Warrego Highway	Optus
GATTON	205 Woodlands Road	Optus-Vodafone
GATTON	146 Woodlands Road	Telstra
GLENORE GROVE	18 Kimlin Road	NBN®
GRANTHAM	Bowtell's Road	Telstra-Optus-Vodafone
HELIDON	70 Seventeen Mile Road	Optus
HELIDON	2 Seventeen Mile Road	Telstra
LAIDLEY	1RP814320 Range Crescent	Optus-Vodafone
LAIDLEY	2 Cribb Street	Telstra
LAIDLEY	3 Crown Street	Vodafone
LAIDLEY SOUTH	47 Beames Drive	Telstra
LAWES	5391 Warrego Highway, 184CC3374	Telstra
MURPHYS CREEK	1251 Murphy's Creek Road	Optus
MURPHYS CREEK	1RP153015 Murphy's Creek Road	Telstra
PLAINLAND	242CC1795 Porter Road	Telstra-Optus-Vodafone
PRESTON	1 Wisseman Road	Optus
SPRING CREEK	50RP807891 Balaam Hill Road	Telstra-Optus
THORNTON	35 Mulgowie School Road	Telstra-Optus-Vodafone
WITHCOTT	114SP134518 Blanchview Road	Telstra-Optus-Vodafone-NBN®
WOODBINE	2215 Mount Sylvia Road	Optus

SUPERMARKETS

There are a number of shops and supermarkets which carry quantities of fresh, frozen and tinned food to provide for the community within the Lockyer Valley region including:

SUBURB	STREET ADDRESS	STORE
GATTON	114 Spencer Street	Gatton Plaza Coles
GATTON	8 Railway Street	IGA Gatton
GATTON	80 Crescent Street	ALDI Gatton
LAIDLEY	132 Patrick Street	Food Retail Laidley
PLAINLAND	Gehrke Road	Woolworths Plainland
PLAINLAND	Gehrke Road	ALDI Plainland
HELIDON	Turner Street	SPAR Express
WITHCOTT	8561 Warrego Highway	SPAR Express
HATTON VALE	1 Fairway Drive	IGA Hatton Vale

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ANNEXURE 8 – LOCAL DISASTER MANAGEMENT GROUP MEMBER LIST

LOCKYER VALLEY LOCAL DISASTER MANAGEMENT GROUP

Members & Deputies

Contact Details are not to be used from this list for any other reason other than duties pertinent to this group

Title	Member Name	Email Address	Contact Number	Additional Contact	Alternate Contact	Address
[redacted]						

LOCKYER VALLEY LOCAL DISASTER MANAGEMENT GROUP
Advisors & Deputies

Contact Details are not to be used from this list for any other reason other than duties pertinent to this group

Title	Advisor Name	Email Address	Contact Number	Additional Contact Number/s	Address
[redacted]					

[redacted]

Title	Advisor Name	Email Address	Contact Number	Additional Contact Number/s	Address

[redacted]

Title	Advisor Name	Email Address	Contact Number	Additional Contact Number/s	Address
[redacted]					

ANNEXURE 9 - REFERENCES

Documents directly referenced in this Plan include:

- *Disaster Management Act 2003*
- *Disaster Management Regulation 2014 (the Regulation)*
- Queensland State Disaster Management Plan
- Queensland State Disaster Management Strategic Policy Statement
- Queensland Strategy for Disaster Resilience (2022-2027)
- M.1.030 Local Disaster Management Group (LDMG) Responsibilities Manual
- M.1.030 Local Disaster Management Group (LDMG) Responsibilities Manual
- Emergency Management Assurance Framework - Inspector-General Emergency Management
- Standard of Disaster Management in Qld
- Queensland Emergency Risk Management Framework
- *Queensland Recovery Plan*
- *Public Safety Preservation Act 1986*
- *Fire and Emergency Services Act 1990*
- Disaster Recovery Funding Arrangements
- Queensland Disaster Management Training Framework
- Memorandum of Understanding between GIVIT and Lockyer Valley Regional Council
- *Laidley Shire Planning Scheme 2003*
- *Gatton Shire Planning Scheme 2007*
- Temporary Local Planning Instrument 2020 (Flood Regulation) Grantham Reconstruction Area Development Scheme
- Natural Hazard Risk Assessment for Lockyer Valley Regional Council – September 2012
- Natural Hazard Risk Assessment for Lockyer Valley Regional Council – April 2016 Update

UNCONFIRMED

OTHER RELEVANT DOCUMENTS INCLUDE:

- *Agricultural Chemicals Distribution Control Act 1966*
- *Ambulance Service Act 1991*
- *Biosecurity Act 2014*
- *Chemical Usage (Agricultural and Veterinary) Control Act 1998*
- *Coastal Protection and Management Act 1995*
- *Environmental Protection Act 1994*
- *Exotic Diseases in Animals Act 1981*
- *Explosives Act 1999*
- *Fire and Emergency Services Act 1990*
- *Gas Supply Act 2003*
- *Information Privacy Act 2009*
- *Land Act 1994*
- *Liquid Fuel Supply Act 1984*
- *Local Government Act 2009*
- *Marine Parks Act 2004*
- *Native Title (Queensland) Act 1993*
- *Nature Conservation Act 1992*
- *Queensland Reconstruction Authority Act 2011*
- *Petroleum Act 1923*
- *Planning Act 2016*
- *Police Powers and Responsibilities Act 2000*
- *Public Health Act 2005*
- *Public Safety Preservation Act 1986*
- *Right to Information Act 2009*
- *Terrorism (Commonwealth Powers) Act 2002*
- *Water Act 2000*
- *Water Supply (Safety and Reliability) Act 2008*
- *Work Health and Safety Act 2011*

UNCONFIRMED

For more information phone 1300 005 872,
email mailbox@lvrc.qld.gov.au or visit www.lockyervalley.qld.gov.au

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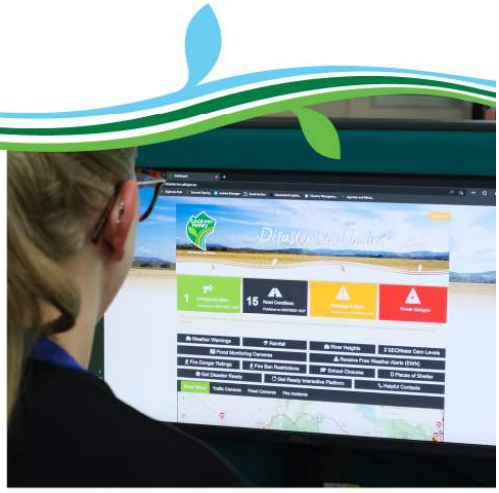

10.4 Lockyer Valley Regional Council Disaster Management Policy

Author: John Holdcroft, Principal Disaster Management
Responsible Officer: Ian Church, Chief Executive Officer

Purpose:

The purpose of this report is to seek Council's adoption of the Disaster Management Policy, version 1.

Officer's Recommendation:
THAT Council adopt the Disaster Management Policy, version 1, as attached to this report.

RESOLUTION

THAT Council adopt the Disaster Management Policy, version 1, as attached to these minutes.

Moved By: **Cr J Reck** **Seconded By:** **Cr M Hagan**
Resolution Number: 24-28/0443

CARRIED
7/0

Executive Summary

The Disaster Management Policy has been drafted for the Lockyer Valley Regional Council. The Disaster Management policy provides Council's direction and intent regarding Disaster Management.

Functions of Local Governments are identified within the Disaster Management Act 2003 and the Disaster Management Regulations 2014 providing direction for local governments in the development of effective disaster management. The Lockyer Valley Regional Council Disaster Management Policy provides that direction in line with the identified legislation.

Proposal

The Lockyer Valley Regional Council Disaster Management Policy provides effective direction of Council's disaster management events in line with the States Disaster Management Strategic Policy Framework.

Options

1. To adopt the Disaster Management Policy to provide effective direction for council as attached to this report.
2. To not adopt the Disaster Management Policy.
3. Council request amendments to the Policy.

Previous Council Resolutions
This Policy has not been to Council previously.

Strategic Implications

Corporate Plan
Lockyer Leadership and Council

- Commit to open and accountable governance to ensure community confidence and trust in Council and our democratic values
- Undertake robust and accountable financial, resource and infrastructure planning and management to ensure affordable and sustainable outcomes for our community
- Compliant with relevant legislation.

Finance and Resource
There are no additional finance or resource implications to this report existing disaster management arrangements cover the governance of disaster management within the Lockyer Valley Regional Council area.

Legislation and Policy
The Disaster Management Act 2003 and the Disaster Management Regulations 2014 prescribe the functions of Local Government ensuring a disaster response capability.

Risk Management
LCL1 – Legal compliance and liability.

Consultation
Internal Consultation
The CEO has reviewed the Disaster Management Policy document.

Governance has reviewed the Disaster Management Policy document.

Subject to the updated policies and procedures being adopted by Council:

- the updated documents will be published on Council's website; and
- the Audit and Risk Management Committee will be advised in December 2025 that the review of these documents has been completed.

Attachments

1⇩ Disaster Management Policy 4 Pages

UNCONFIRMED

Policy

STRATEGIC

DISASTER MANAGEMENT

Head of Power

Disaster Management Act 2003
Disaster Management Regulation 2014

Key Supporting Council Document

Lockyer Valley Regional Council Corporate Plan (2022-2027):
Lockyer Community:

- Enhanced wellbeing and safety of the community.
- The community's preparedness for disasters is improved through community education, training and strong partnerships between Council and other agencies.

Definitions

Act	*Disaster Management Act 2003*
Council	Lockyer Valley Regional Council
Disaster	As defined in section 13(1) of the Disaster Management Act 2003, a serious disruption in a community, caused by the impact of an event, that requires a significant coordinated response by the State and other entities to help the community recover from the disruption.
Disaster Management	As defined in section 14 of the Disaster Management Act 2003: Arrangements about managing the potential adverse effects of an event, including, for example, arrangements for mitigating, preventing, preparing for, responding to and recovering from a disaster.
Disaster Operations	As defined in *section 15* of the *Disaster Management Act 2003*. Activities undertaken before, during or after an event happens to help reduce loss of human life, illness or injury to humans, property loss or damage, or damage to the environment, including for example, activities to mitigate the adverse effects of the event.

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Version: 10, Version Date: 31/10/2025

Disaster Response Capability	As defined in *section 80(2)* of the *Disaster Management Act 2003*. The ability to provide equipment and a suitable number of persons, using the resources available to Council, to effectively deal with or help another entity to deal with a emergency situation or a disaster in the Council's area.
State Group	State Disaster Management Group
District Group	A District Disaster Management Group is established for each disaster district.
Local Group	Local Disaster Management Group (LDMG)
QEMAF	Queensland Emergency Management Assurance Framework
QERMF	Queensland Emergency Risk Management Framework 2017
PPRR Guideline	Queensland Prevention, Preparedness, Response and Recovery Disaster Management Guideline.

Policy Objective

The purpose of this policy is to define Council's approach to disaster management arrangements and discharging of its responsibilities in accordance with the *Disaster Management Act 2003, Disaster Management Regulation 2014* and the Queensland Emergency Management Assurance Framework.

This policy applies to Council (Councillors, employees, volunteers and contractors of Council).

Human Rights Statement

Council is committed to respecting, protecting and promoting human rights. Council has an obligation under the Human Rights Act 2019 to give proper consideration to human rights when making a decision, and to act and make decisions in a way that is compatible with human rights. To the extent that an act or decision under this policy may engage human rights, Council will have regard to the Human Rights Act 2019 in undertaking the act or making the decision..

Policy Statement

Council is committed to the development of its disaster management arrangements and fostering community resilience through the promotion of a sustainable community in the prevention, preparedness, response and recovery from the impacts of a disaster.

The *Disaster Management Act 2003 (the Act)* identifies that the local government must establish a Local Disaster Management Group (the Local Group) for their respective local government area (*s.29 Establishment)* and functions for the Local Group *(s.30 Functions).* The local government have the primary responsibility for managing events in their local government area [*s.4A(d)*].

Functions of local government are identified at *Part 5 s.80* of the *Act*:

(a) To ensure it has a disaster response capability,
(b) To prepare and approve a Plan for their local government area,
(c) To ensure information about an event or a disaster in its area is promptly given to the District Disaster Coordinator; and

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Version: 10, Version Date: 31/10/2025

(d) To perform other functions given to it under the *Act.*

Councils' responsibility to disaster management complies with the various supporting State legislation and instruments which include but are not limited to the following;

(a) Queensland State Disaster Management Plan (*s.49*),
(b) The Queensland Prevention, Preparedness, Response and Recovery Disaster Management Guidelines (s.4A),
(c) The Lockyer Valley Local Disaster Management Plan [LDMP (s*.57*),
(d) The Queensland Strategy for Disaster Resilience 2017,
(e) The Standard for Disaster Management in Queensland (*s.16N*)

Council promotes collaboration and interoperability *(interim PPRR Guideline 1.3*) to disaster management and supporting effective engagement with stakeholders, considering best practice to best collaborate, communicate, ensuring collaboration and interoperability with key stakeholders and the community.

Council advocates community engagement which builds capacity, capability and resilience in accordance with the United Nations Sendai Framework for Disaster Reduction 2015-2030 and the Queensland Strategy for Disaster Resilience 2017.

This entails active community involvement in identifying and managing their risks and collaboratively planning collective efforts to build local capacity, capability and community self-reliance and resilience.

Council's *Disaster Operations* (*s.15*) and *Disaster Management* (*s.14*) arrangements and activities before, during and after an event will be directed by the Local Disaster Controller (LDC) or delegated Deputy Local Controller (DLDC) or depending upon the stated operational phase, Response or Recovery, the Local Recovery Coordinator.

The Lockyer Valley Regional Council as an entity, is separate from the disaster management group or groups, will maintain a disaster response capability in accordance with the Act (s.80) which recognises that disaster management and emergency management is a whole of Council responsibility supported and undertaken by all Council departments and groups.

Related Documents

Queensland Disaster Management Strategic Policy Statement
Queensland Emergency Management Assurance Framework
Standard for Disaster Management
Queensland Emergency Risk Management Framework
Queensland State Disaster Management Plan
LDMG Terms of Reference - Version 1 - Adopted 20210915.pdf
Local Disaster Management Plan - Version 7.0.pdf
Queensland Human Rights Commission

UNOFFICIAL DRAFT

Document Set ID: 4232767
Version: 10, Version Date: 31/10/2025

DRAFT UNCONFIRMED

11.0 PEOPLE, CUSTOMER AND CORPORATE SERVICES REPORTS

11.1 Policy Updates

Author: Caitlan Natalier, Principal Governance and Property
Responsible Officer: Dan McPherson, Group Manager People, Customer and Corporate Services

Purpose:

The purpose of this report is to seek adoption by Council of the following updated policies and procedures:

- Asset Management Policy
- Public Interest Disclosure Policy (PID Policy); and
- Public Interest Disclosure Procedure (PID Procedure).

Officer's Recommendation:
THAT Council adopt the following documents, as attached to this report:

1. **Asset Management Policy, version 2;**
2. **Public Interest Disclosure Policy, version 3; and**
3. **Public Interest Disclosure Procedure, version 2.**

RESOLUTION

THAT Council adopt the following documents, as attached to these minutes:

1. **Asset Management Policy, version 2;**
2. **Public Interest Disclosure Policy, version 3; and**
3. **Public Interest Disclosure Procedure, version 2.**

Moved By: **Cr C Steinhardt** **Seconded By:** **Cr A Wilson**
Resolution Number: 24-28/0444

CARRIED
7/0

Executive Summary

Council is required under the *Local Government Act 2009* to adopt specific policies, procedures and guidelines for the good governance of the organisation.

Proposal

Asset Management Policy

Council's Asset Management Policy demonstrates Council's commitment to sound asset stewardship on behalf of the community in a responsible and sustainable manner. It supports Council's Asset Management Plans and Asset Management Strategy.

The Asset Management Policy has been reviewed in collaboration with the Asset Management Technical Sub-Committee to:

- reflect Council's current Corporate Plan

- expand the application of the policy to managing the disposal and valuation of assets and cover trunk infrastructure and other public assets that have been created through development processes
- establish the Asset Management Steering Committee to take responsibility for determining the program, governance and achievement of outcomes to ensure asset management practices, investments and decisions are aligned with Council's overall business objectives and long-term financial sustainability
- establish the Asset Management Technical Sub-Committee to provide specialist technical guidance and standardisation across Council's asset management practices
- reference Council's LGIP
- include a human rights statement
- update relevant legislation and related document references.

The updated policy has also been discussed with the Asset Management Steering Committee in anticipation of it being presented to Council for adoption.

Public Interest Disclosure Policy and Procedure

The *Public Interest Disclosure Act 2010* (PID Act) facilitates the disclosure, in the public interest, of information about wrongdoing in the public sector and provides protection for those who make such disclosures.

As a public sector entity Lockyer Valley Regional Council is subject to the PID Act and all Council employees, Councillors and persons engaged on a contract of service (ie. on a temporary basis to fill a position) are public officers for the purposes of the PID Act. Council, therefore, has obligations placed on it related to receiving public interest disclosures (PIDs) and to ensure that persons making such disclosures are protected from reprisal.

Council's PID Policy and PID Procedure have been reviewed to:

- provide a secure and dedicated email address for making a PID – integrity@lvrc.qld.gov.au.
- specifically reference the PID Standards issued by the Queensland Ombudsman.
- better clarify the responsibilities of all staff, and also all staff with management or supervisory duties within the organisation, to embed a culture that supports and encourages the reporting of wrongdoing and protection of all parties involved in the PID process.
- better identify the necessary elements of a PID and the tests applied during the assessment phase.
- more clearly identify the Proper Authorities for the reporting of different types of PIDs.
- provide more clarity around confidentiality obligations and expectations of staff involved in the PID process about maintaining confidentiality.
- more clearly identify that making a PID does not prevent reasonable management action and what this means.
- identify potential outcomes of a PID investigation.
- emphasise the presumption of innocence of officers the subject of wrongdoing allegations until there is evidence to the contrary to the required standard of proof.
- set an expectation that all Public Officers will complete all PID training requirements to improve education and awareness across the organisation and embed a culture that supports the reporting of wrongdoing.
- ensure compliance with the requirements of the PID Act and the PID Standards published by the Queensland Ombudsman.

The updated documents are presented to Council in this report for adoption.

UNCONFIRMED

Options

1. Council adopt the updated policies and procedures as attached to this report.
2. Council request amendments to the policies and procedures.

Previous Council Resolutions

The Asset Management Policy was first developed and adopted by Council on 22 March 2019 – Resolution No. 16-20/1293.

The PID policy and PID procedure were last reviewed and adopted by Council on 16 November 2022 – Resolution No. 20-24/0681.

Strategic Implications

Corporate Plan

Lockyer Leadership and Council

- Commit to open and accountable governance to ensure community confidence and trust in Council and our democratic values
- Undertake robust and accountable financial, resource and infrastructure planning and management to ensure affordable and sustainable outcomes for our community
- Compliant with relevant legislation.

Legislation and Policy

Consideration was also given to the PID Act and the following PID Standards issued under section 60 of the PID Act by the Queensland Ombudsman as the relevant oversight agency in the review of the PID Policy and PID Procedure:

- PID Standard 1/2019 – Public Interest Disclosure Management Program
- PID Standard 2/2019 – Assessing, Investigating and Dealing with Public Interest Disclosures
- PID Standard 3/2019 – Public Interest Disclosure Data Recording and Reporting.

Risk Management

Key Corporate Risk Category: FE2
Reference & Risk Descriptor: Finance and Economic
Decision making governance, due diligence, accountability and sustainability

Consultation

Subject to the updated policies and procedures being adopted by Council:

- the updated documents will be published on Council's website; and
- the Audit and Risk Management Committee will be advised in December 2025 that the review of these documents has been completed.

Attachments

1⇩	Asset Management Policy	3 Pages
2⇩	Public Interest Disclosure Policy	4 Pages
3⇩	Public Interest Disclosure Procedure	22 Pages

UNCONFIRMED

Policy

STRATEGIC

ASSET MANAGEMENT

Head of Power

Local Government Act 2009

Key Supporting Council Document

Lockyer Valley Regional Council Corporate Plan 2022 – 2027

Lockyer Leadership and Council – Undertake robust and accountable financial, resource and infrastructure planning and management to ensure affordable and sustainable outcomes for our community.

Definitions

Asset	is a resource controlled by Council as a result of past events and from which future economic benefits are expected to flow to Council. The Asset can be tangible, i.e. have a physical substance (e.g. land, road, bridge, plant and equipment) or intangible, i.e. no physical substance (e.g. computer software).
Asset Management	The combination of management, financial, economic, engineering, and other practices applied to Assets with the objective of providing the required Level of Service in the most cost-effective manner.
Asset Management Plan	A plan developed for the management of one or more Assets that combines multi-disciplinary management techniques (including financial and technical) over the life cycle of the Asset in the most cost-effective manner to provide a specified Level of Service.
Development	is defined in the *Planning Act 2016* to mean: (a) carrying out – (i) building work; or (ii) plumbing or drainage work; or (iii) operational work; or (b) reconfiguring a lot; or (c) making a material change of use of premises.

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Level of Service	The defined service quality for a particular activity or service area against which service performance may be measured. Levels of service usually relate to quality, quantity, reliability, responsiveness, environmental acceptability and cost.
Lifecycle Cost	The total cost of an Asset throughout its life including planning, design, construction, acquisition, operation, maintenance, rehabilitation and disposal costs.
Local Government Infrastructure Plan (LGIP)	is defined in the *Planning Act 2016* to mean that part of Council's planning scheme that: (a) has been prepared under the Minister's rules; and (b) does any or all of the following: (i) identifies a priority infrastructure area (ii) states assumptions about population and employment growth (iii) states assumptions about the type, scale, location and timing of future development (iv) includes plans for Trunk Infrastructure (v) states the desired standard of service for Development infrastructure.
Trunk Infrastructure	is defined in the *Planning Act 2016* to mean: (a) Development infrastructure identified in a LGIP as Trunk Infrastructure; or (b) Development infrastructure that, because of a conversion application, becomes Trunk Infrastructure; or (c) Development infrastructure that is required to be provided under a condition under section 128(3) of the *Planning Act 2016*.

Policy Objective

This policy outlines Lockyer Valley Regional Council's commitment to the responsible management of Council-owned Assets.

Policy Statement

This policy applies to all Council activities and services that are provided through or with the use of an Asset or Assets.

Council will efficiently manage the long-term acquisition and disposal, use, maintenance and valuation of Assets to achieve identified Levels of Service, consistently and equitably. Council will pursue non-asset-based solutions to service delivery where this is deemed the appropriate approach.

The efficient management of Assets will be achieved by:

- establishing the Asset Management Steering Committee to take responsibility for determining the program, governance and achievement of outcomes to ensure asset management practices, investments and decisions are aligned with Council's overall business objectives and long-term financial sustainability
- establishing the Asset Management Technical Sub-Committee to provide specialist technical guidance and standardisation across Council's asset management practices
- developing and maintaining long-term Asset Management Plans and a Local Government Infrastructure Plan
- acquisition of Trunk Infrastructure and public Assets through the Development cycle
- making decisions to sustainably adjust services or the Levels of Service, based on defined needs and affordability
- maintaining a long-term financial plan which demonstrates the funding requirements to deliver the services

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- pursuing the lowest Lifecycle Cost of an Asset through continual review and improvement
- identifying Trunk Infrastructure, critical Assets and the risks associated with their failure, assessing risks periodically and monitoring and addressing these risks within available resources
- regularly reviewing the Local Government Infrastructure Plan (every 5 years) and Asset Management Plans (including 10-year capital works forecasts) and
- ensuring a corporate approach to Asset Management.

Human Rights Statement

Council is committed to respecting, protecting and promoting human rights. Council has an obligation under the *Human Rights Act 2019* to give proper consideration to human rights when making a decision, and to act and make decisions in a way that is compatible with human rights. To the extent that an act or decision under this policy may engage human rights, Council will have regard to the *Human Rights Act 2019* in undertaking the act or making the decision.

Relevant Legislation

Local Government Act 2009
Local Government Regulation 2012
Planning Act 2016
Planning Regulation 2017

Related Documents

Asset Management Plans (per asset class)
Corporate Plan
Local Government Infrastructure Plan
Lockyer Valley Planning Scheme
Long Term Financial Plan
Operational Plan
Strategic Asset Management Plan

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Policy

STRATEGIC

PUBLIC INTEREST DISCLOSURE

Head of Power

Public Interest Disclosure Act 2010

Key Supporting Council Document

Lockyer Valley Regional Council Corporate Plan 2022-2027

- Commit to open and accountable governance to ensure community confidence and trust in council and our democratic values.
- Compliant with relevant legislation.

Definitions

PID Act	means the *Public Interest Disclosure Act 2010.*
Public Interest Disclosures (PIDs)	are broadly defined in the PID Act as being all information about suspected wrongdoing in the public sector disclosed to a Proper Authority under Chapter 2 of the PID Act.
PID Standards	means the following Public Interest Disclosure Standards issued under section 60 of the PID Act by the Queensland Ombudsman as the relevant oversight agency: • PID Standard 1/2019 – Public Interest Disclosure Management Program • PID Standard 2/2019 – Assessing, Investigating and Dealing with Public Interest Disclosures • PID Standard 3/2019 – Public Interest Disclosure Data Recording and Reporting

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Group: People, Customer & Corporate Services
Unit: Governance & Property
Approved: Ordinary Council Meeting – 19 November 2025
(Resolution Number: 24-28/)
Date Approved:
ECM: 5170209

Effective Date:
Version: 3.0 Last Updated:
Review Date: 30/09/2028

Superseded/Revoked: 4426040

Public Officer	is an employee, member or officer of Council. This includes the Mayor and councillors and any person engaged on a contract of service (ie. on a temporary basis to fill a position).
Proper Authority	means a person or organisation that is authorised under the PID Act to receive disclosures.
Wrongdoing	means conduct or another matter as defined at section 12(1) and section 13(1) of the PID Act.

Policy Objective

The objectives of this policy are to:

a) establish Council's commitment to:
   a. supporting and encouraging the reporting of information about suspected Wrongdoing in Council
   b. the promotion and proper management of Public Interest Disclosures (PIDs).
b) acknowledge Council's obligations as a public sector entity as defined in the PID Act.
c) implement the PID management program set out in Council's Public Interest Disclosure Procedure (PID Procedure) that provides for practical and effective procedures for reporting and managing PIDs which comply with the requirements of the PID Act.
d) ensure that Council fulfils its responsibilities under the PID Act.

Policy Statement

Council is committed to fostering an ethical, transparent culture. In pursuit of this, Council values the disclosure of information about suspected Wrongdoing in the public sector so that it can be properly assessed and, if necessary, appropriately investigated.

By virtue of their office or position, Council recognises the important role Public Officers of Council and members of the public can play in the identification of suspected Wrongdoing in the public sector. Council will provide support to any employee or other person who makes a PID about matters in the public interest.

In accordance with the objectives of the PID Act, Council will:

- promote the public interest by facilitating PIDs of Wrongdoing
- ensure that PIDs are properly assessed and, where appropriate, properly investigated and dealt with
- ensure that appropriate consideration is given to the interests of persons who are the subject of a PID, and
- afford protection from reprisals to persons making PIDs.

As required under the PID Act, the Chief Executive Officer will implement procedures to ensure that:

- any Public Officer who makes a PID is given appropriate support
- PIDs made to Council are properly assessed and, where appropriate, properly investigated and dealt with
- appropriate action is taken in relation to any Wrongdoing which is the subject of a PID

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- a management program for PIDs made to Council, consistent with the PID Standards issued by the Queensland Ombudsman, is developed and implemented, and
- Public Officers who make PIDS are offered protection from reprisal by Council or other Public Officers of Council.

Council's commitment is demonstrated by the implementation of the PID management program set out in Council's PID Procedure. This has been developed and implemented by the Chief Executive Officer and provides for practical and effective procedures that comply with the requirements of the PID Act and the PID Standards.

Council recognises the sensitivities which can be associated with PIDs and the need to maintain public confidence in its process for managing PIDs.

To that end Council will:

- ensure that PIDs are managed appropriately in accordance with the requirements of the PID Act and Council's PID management program
- maintain confidentiality of PIDs received (as per section 65 of the PID Act)
- prosecute any person who provides a false or misleading statement or information to Council with the intention of it being processed as a PID (as per section 66 of the PID Act)
- prosecute and/or take disciplinary action against any Public Officer of Council who takes or attempts to take a reprisal action (refer section 40 & section 41 of the PID Act)
- ensure that proper records of PIDs received (as per section 29 of the PID Act) are maintained, and that the confidentiality of all records created during the investigation and reporting of PIDs are preserved (as per section 65 of the PID Act).

Publication and Review

This Policy and the PID Procedure are available for public viewing on Council's website.

These documents will be reviewed regularly in accordance with Council's Policy Framework Guideline and updated as required to ensure they meet the requirements of the PID Act and the PID Standards issued by the Queensland Ombudsman from time to time.

Human Rights Statement

Council is committed to respecting, protecting and promoting human rights. Council has an obligation under the *Human Rights Act 2019* to give proper consideration to human rights when making a decision, and to act and make decisions in a way that is compatible with human rights. To the extent that an act or decision under this policy may engage human rights, Council will have regard to the *Human Rights Act 2019* in undertaking the act or making the decision.

Relevant Legislation

Anti-Discrimination Act 1991
Crime and Corruption Act 2001
Disability Services Act 2006
Human Rights Act 2019

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Local Government Act 2009
Public Interest Disclosure Act 2010
Public Records Act 2023
Public Sector Ethics Act 1994

Related Documents

Complaints Management Policy
Complaints Management Procedure
Employee Code of Conduct
Code of Conduct for Councillors in Queensland
Public Interest Disclosure Procedure
Public Interest Disclosure Standard No. 1/2019
Public Interest Disclosure Standard No. 2/2019
Public Interest Disclosure Standard No. 3/2019

UNCONFIRMED

Procedure

Public Interest Disclosure

November 2025

UNCONFIRMED

Document Control

This page will be re-issued every time amendments are made to controlled documents. Amended documents will have their revision status and issue date updated accordingly.

Version	Clause(s)	Changes	Author	Issue Date
1		Initial draft	Susan Boland	01/08/2017
1.1		Adopted by Council	Council Meeting	17/01/2018
2.0		Amendment to definition "Public Officer" removal of volunteer	Susan Boland	06/03/2018
2.1		Reviewed	Susan Boland	27/08/2020
2.2		Adopted by Council	Council Meeting (20-24/0157)	14/10/2020
3.0		Reviewed	Caitlan Natalier	8/11/2022
3.1		Adopted by Council	Council Meeting	16/11/2022
4.0		Reviewed	Caitlan Natalier	21/10/2025
4.1		Adopted by Council	Council Meeting	

UNCONFIRMED

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9. Deciding whether a matter is a PID 14
10. Assessing a PID 14
11. Referring a PID 15
12. Risk assessment and protection from Reprisal 15
13. Declining to take action on a PID 16
14. Communication with Disclosers 16
15. Confidentiality 17
16. Support and protection 18
17. Managing Reprisals 19
18. Investigating a PID 19
19. Rights of Subject Officers 20
20. Record keeping and reporting 20
21. Education and Awareness 21
22. Publication and Review 21
23. Relevant Legislation 21
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UNCONFIRMED

1. Introduction

The *Public Interest Disclosure Act 2010* (PID Act) facilitates the disclosure, in the public interest, of information about Wrongdoing in the public sector and provides protection for those who make such disclosures.

As a public sector entity, Lockyer Valley Regional Council is subject to the PID Act and all Council Employees, persons engaged on a contract of service on a temporary basis to fill a position within Council and Councillors are Public Officers for the purposes of the PID Act. Council, therefore, has obligations placed on it related to receiving Public Interest Disclosures (PIDs) and to ensure that persons making such disclosures are protected from Reprisals.

Council is committed to fostering an ethical, transparent culture. In pursuit of this, Council values the disclosure of information about suspected Wrongdoing in the public sector so that it can be properly assessed and, if necessary, appropriately investigated. Council will provide Support to any Public Officer who makes a PID about matters in the public interest.

This Procedure demonstrates this commitment and ensures that practical and effective procedures are implemented which comply with the requirements of the PID Act and the PID Standards issued by the Queensland Ombudsman as the relevant oversight agency under section 60 of the PID Act.

2. Definitions

The following definitions apply for the purposes of this Procedure:

Administrative Action — as defined in Schedule 4 of the PID Act:

(a) means any action about a matter of administration, including, for example:

(i) a decision and an act; and

(ii) a failure to make a decision or do an act, including a failure to provide a written statement of reasons for a decision; and

(iii) the formulation of a proposal or intention; and

(iv) the making of a recommendation, including a recommendation made to a Minister; and

(v) an action taken because of a recommendation made to a Minister; and

(b) does not include an operational action of a police officer or of an officer of the Crime and Corruption Commission.

Chief Executive Officer — is the Chief Executive Officer of the Lockyer Valley Regional Council.

Confidential Information — as defined in Section 65 of the PID Act:

(a) includes:

(i) information about the identity, occupation, residential or work address or whereabouts of a person:

A. who makes a PID; or

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B. against whom a PID has been made; and

(ii) information disclosed by a PID; and

(iii) information about an individual's personal affairs; and

(iv) information that, if disclosed, may cause Detriment to a person; and

(b) does not include information publicly disclosed in a PID made to a court, tribunal or other entity that may receive evidence under oath, unless further disclosure of the information is prohibited by law.

Corrupt Conduct is defined formally in section 15 of the *Crime and Corruption Act 2001* but can be summarised as being any conduct relating to the performance of a Public Officer's duties that is dishonest, lacks impartiality, involves a breach of trust placed in a person by virtue of their position or a misuse of officially obtained information. The conduct must also be a criminal offence or serious enough to justify dismissal if proven.

Councillor means all elected representatives of Council, including the Mayor.

Detriment as defined in Schedule 4 of the PID Act, includes:

(a) personal injury or prejudice to safety;

(b) property damage or loss;

(c) intimidation or harassment;

(d) adverse discrimination, disadvantage or adverse treatment about career, profession, employment, trade or business;

(e) financial loss; and

(f) damage to reputation, including, for example, personal, professional or business reputation.

Disability As defined in Section 11 of the *Disability Services Act 2006*, for the purposes of this Procedure:

(1) a disability is a person's condition that:

(a) is attributable to:

(i) an intellectual, psychiatric, cognitive, neurological, sensory or physical impairment; or

(ii) a combination of impairments mentioned in subparagraph (i); and

(b) results in:

(i) a substantial reduction of the person's capacity for communication, social interaction, learning, mobility or self-care or management; and

(ii) the person needing support.

(2) for subsection (1), the impairment may result from an acquired brain injury.

(3) the disability must be permanent or likely to be permanent.

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	(4) the disability may be, but need not be, of a chronic episodic nature.
Discloser	is a person who makes a PID in accordance with the PID Act.
Employee	of Council, includes a person engaged by Council under a contract of service.
Investigation	for the purposes of this Procedure, Investigation includes any enquiry undertaken to establish whether the information provided in a PID can be substantiated, including a review or audit.
Journalist	a person engaged in the occupation of writing or editing material intended for publication in the print or electronic news media.
Maladministration	as defined in Schedule 4 of the PID Act, Maladministration is Administrative Action that: (a) was taken contrary to law; or (b) was unreasonable, unjust, oppressive, or improperly discriminatory; or (c) was in accordance with a rule of law or a provision of an Act or a practice that is or may be unreasonable, unjust, oppressive, or improperly discriminatory in the particular circumstances; or (d) was taken: (i) for an improper purpose; or (ii) on irrelevant grounds; or (iii) having regard to irrelevant considerations; or (e) was an action for which reasons should have been given, but were not given; or (f) was based wholly or partly on a mistake of law or fact; or (g) was wrong. It must adversely affect someone's interest in a Substantial and Specific way.
Natural Justice	also referred to as 'procedural fairness', Natural Justice applies to any decision that can affect the rights, interests or expectations of individuals in a direct or immediate way. Natural Justice is at law a safeguard applying to an individual whose rights or interests are being affected. The rules of Natural Justice, which have been developed to ensure that decision-making is fair and reasonable, are: • avoid bias; • give a fair hearing; and • act only on the basis of logically probative evidence.
PID Act	means the *Public Interest Disclosure Act 2010.*
Proper Authority	is a person or organisation that is authorised under the PID Act to receive PIDs.

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Public Interest Disclosure (PID)	are broadly defined in the PID Act as being information about suspected Wrongdoing in the public sector disclosed to a Proper Authority under Chapter 2 of the PID Act.
PID Standards	means the following Public Interest Disclosure Standards issued by the Queensland Ombudsman as the relevant oversight agency under section 60 of the PID Act: • PID Standard 1/2019 – Public Interest Disclosure Management Program • PID Standard 2/2019 – Assessing, Investigating and Dealing with Public Interest Disclosures • PID Standard 3/2019 – Public Interest Disclosure Data Recording and Reporting.
Public Officer	is an employee, member or officer of Council. This includes Councillors and any person engaged on a contract of service (ie. on a temporary basis to fill a position).
Reasonable Management Action	action taken by a manager or supervisor in relation to an Employee, including any of the following: (a) a reasonable appraisal of the Employee's work performance (b) a reasonable requirement that the Employee undertake counselling (c) a reasonable suspension of the Employee from the employment workplace (d) a reasonable disciplinary action (e) a reasonable action to transfer or deploy the Employee; (f) a reasonable action to end the Employee's employment by way of redundancy or retrenchment (g) a reasonable action in relation to an action mentioned in paragraphs (a) to (f) (h) a reasonable action in relation to the Employee's failure to obtain a promotion, reclassification, transfer or benefit, or to retain a benefit, in relation to the Employee's employment.
Reprisal	is defined in the PID Act and occurs when any person causes, or attempts or conspires to cause, Detriment to another person because or in the belief that they or someone else: (a) has made or intends to make a PID; or (b) has been, or intends to be, involved in a proceeding under the PID Act against any person. Reprisal under the PID Act is a criminal offence and Investigations may be undertaken by the Queensland Police Service.
Subject Officer	is an officer who is the subject of allegations of Wrongdoing made in a PID.

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Substantial and Specific	Substantial means 'of a significant or considerable degree'. It must be more than trivial or minimal and have some weight or importance. Specific means 'precise or particular'. This refers to conduct or Detriment that is able to be identified or particularised as opposed to broad or general concerns or criticisms.
Support	for the purposes of this Procedure, support means actions such as, but not limited to: (a) providing moral and emotional support (b) advising Disclosers about agency resources available to handle any concerns they have as a result of making their PID; (c) appointing a mentor, confidante or other support officer to assist the Discloser through the process (d) referring the Discloser to the agency's Employee Assistance Program or arranging for other professional counselling (e) generating support for the Discloser in their work unit where appropriate (f) ensuring that any suspicions of victimisation or harassment are dealt with (g) maintaining contact with the Discloser (h) negotiating with the Discloser and their support officer a formal end to their involvement with the Support program when it is agreed that they no longer need assistance.
Wrongdoing	means conduct or another matter as defined at section 12(1) and section 13(1) of the PID Act.

3. PID Management Program

The Chief Executive Officer has overall responsibility for ensuring that Council develops, implements and maintains a PID management program. Council's PID management program complies with 'Standard 1.3: Management program for PIDs' in PID Standard 1/2019 – Public Interest Disclosure Management Program.

Council's PID management program, as developed and contained in this Procedure, encompasses:

- commitment to encouraging the internal reporting of Wrongdoing
- senior management endorsement of the value to Council of PIDs, the proper management of PIDs
- a communication strategy to raise awareness among Employees about PIDs and Council's PID Procedure
- a training strategy to give Employees access to training about how to make a PID, information on the Support available to a Discloser, and advice on how PIDs will be managed
- specialist training and awareness about PIDs for senior management and other staff who may receive or manage PIDs, disclosers or workplace issues relating to PIDs
- the appointment of a specialist officer (PID Coordinator) to be responsible for issues related to the management of PIDs
- ensuring effective systems and procedures are in place so that issues and outcomes from PIDs inform improvements to service delivery, business processes and internal controls
- regular review of the PID Procedure and evaluation of the effectiveness of the PID management program.

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4. Roles and Responsibilities

The Chief Executive Officer has designated the following roles and responsibilities for managing PIDs within Council:

Role	Responsibilities	Officer
PID Coordinator	• principal contact for PID issues within Council • document and manage implementation of PID management program • review and update PID Procedure regularly • maintain and update internal records of PIDs received • report data on PIDs to the Queensland Ombudsman • assess PIDs received • provide acknowledgement of receipt of PID to Discloser • undertake risk assessments in consultation with Disclosers and other relevant officers • liaise with other agencies about referral of PIDs • allocate Investigator and Support Officers to PID matter	Principal Governance & Property
PID Support Officer	• provide advice and information to the Discloser or others involved in the PID process on Council's PID Procedure • provide personal Support and referral to other sources of advice or Support as required • facilitate updates on progress of the Investigation • proactively contact the Discloser or other supported person throughout the PID management process	An appropriate person nominated by the Chief Executive Officer or the PID Coordinator
Investigator	• conduct the Investigation of information in the PID in accordance with the terms of reference • prepare a report for the delegated decision-maker	An appropriate internal or external investigator will be appointed for each PID investigated. Appointment will be governed by the type of PID and other relevant considerations.
Delegated decision-maker	• review the Investigation report and determine whether alleged Wrongdoing is substantiated	An appropriate decision-maker will be appointed for each PID investigated.

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More generally, all Employees are responsible for:

- being aware of the possibility that Maladministration and Corrupt Conduct may exist in the workplace and report any concerns to their supervisor, manager or group manager or the PID Coordinator in accordance with the PID Policy and this Procedure.
- completing all code of conduct and Public Interest Disclosure training as scheduled by Council.

The Executive Leadership Team, management and all staff with supervisory duties are responsible for:

- leading by example in demonstrating Council's corporate values and maintaining an ethical culture;
- conducting themselves as outlined in the Employee Code of Conduct and in accordance with the PID Act; and
- ensuring that Disclosers are able to continue their work in an environment that is free from Reprisal, report Reprisal where it is suspected or has occurred, and ensure Employees are aware of their obligations in relation to the PID Policy and this Procedure.

5. Why make a PID?

People who are prepared to speak up about Wrongdoing can be an important source of information to identify and address problems in public sector administration. Council supports the disclosure of information about Wrongdoing because:

- implementing systems for reporting and dealing with Wrongdoing contributes to the integrity of Council
- the outcomes of PIDs can include improvements to systems that prevent fraud and other economic loss to Council
- the community's trust in public administration is strengthened by having strong processes in place for reporting Wrongdoing.

When making a PID the Discloser receives the protections provided under the PID Act, including:

- confidentiality – the Discloser's name and other identifying information will be protected to the extent possible
- protection against Reprisal – the Discloser is protected from unfair treatment by Council and Employees of Council because of making the PID
- immunity from liability – the Discloser cannot be prosecuted for disclosing the information, but is not exempt from action if they have engaged in Wrongdoing
- protection from defamation – the Discloser has a defence against an accusation of defamation by any Subject Officer.

The Discloser has the protections under the PID Act irrespective of whether the alleged Wrongdoing is substantiated. There are no time limits on the protections.

6. What is a PID?

A PID is a disclosure in the public interest, of information about Wrongdoing in the public sector. For an allegation to be considered a PID and attract the protections under the PID Act, it must meet the following three elements:

1. public interest information – see below the information that any person can make a PID about and the information that only a Public Officer can make a PID about.

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2. an appropriate disclosure – the person disclosing the information must have an honest belief, on reasonable grounds, that there is Wrongdoing or danger (subjective test), or the information must tend to indicate the Wrongdoing (objective test).
3. made to a Proper Authority – for example, the relevant public sector entity. For example, to Council or the Queensland Ombudsman (for Maladministration by a Public Officer of Council) or to Council or the Crime and Corruption Commission (for Corrupt Conduct by a Public Officer of Council).

What constitutes a PID depends on who is making the disclosure, with the PID Act distinguishing between PIDs made by a Public Officer and those made by anyone else.

Under the PID Act, any person can report Wrongdoing to a Proper Authority about the following public interest information:

- a Substantial and Specific danger to the health or safety of a person with a Disability; or
- the commission of an offence, or a contravention of a condition imposed under a provision of legislation mentioned in Schedule 2 of the PID Act, if the offence or contravention would be a Substantial and Specific danger to the environment; or
- the conduct of another person that could, if proved, be a Reprisal because of a belief that a person has made, or intends to make, a PID.

In addition, Public Officers can make a PID to a Proper Authority about the following public interest information:

- Corrupt Conduct
- Maladministration that adversely affects a person's interest in a Substantial and Specific way;
- a Substantial misuse of public resources (other than an alleged misuse based on mere disagreement over policy that may properly be adopted about amounts, purposes or priorities of expenditure); or
- a Substantial and Specific danger to public health or safety; or
- a Substantial and Specific danger to the environment (this refers to any conduct that is an offence, or the contravention of a condition imposed, under the Queensland environmental legislation as listed in the PID Act, Schedule 2).

A disclosure meeting the three elements of a PID is covered by the PID Act even if the:

- Discloser reports the information as part of their duties – such as an auditor reporting a fraud or a work health and safety officer reporting a safety breach (also known as a 'role reporter')
- disclosure is made anonymously – the Discloser is not required to give their name or any identifying information
- Discloser has not identified the material as a PID – it is up to Council to assess information received and decide if it is a PID
- disclosure is unsubstantiated following Investigation – the Discloser is protected when the information they provide is assessed as a PID, whether or not it is subsequently investigated or found to be substantiated.

7. Who can a PID be disclosed to?

The PID Act only protects PIDs that are made to a Proper Authority to receive PIDs of the type being made. Council is a Proper Authority for conduct concerning the Council or one of its Public Officers or behaviour that Council has the power to investigate or remedy.

Disclosures made otherwise than in accordance with this Procedure may not attract the protection of the PID Act, including disclosures made to the media (except in special circumstances outlined below and in Part 4 Section 20 of the PID Act), unions or professional associations, federal government departments and agencies, private organisations and organisations operating outside of Queensland.

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Disclosers are encouraged to make a PID to the Chief Executive Officer or the PID Coordinator. In addition, Employees may also make a PID to their supervisor, manager or group manager.

Council's contact details are:

Letter: PID Coordinator
PO Box 82
Gatton Qld 4343
Phone: (07) 5462 0633
Email: integrity@lvrc.qld.gov.au

A PID can also be made to a Proper Authority. A Proper Authority is an authority that is responsible for investigating the particular matters and some information to assist in identifying the Property Authority for particular matters is set out in the table below.

If a Discloser's information relates to more than one type of PID, they may contact the appropriate Proper Authorities identified below for advice.

When the information relates to:	The Proper Authorities are:
Corrupt Conduct	Council Crime and Corruption Commission (CCC) A Member of Parliament (MP)
Maladministration	Council Queensland Ombudsman MP
Substantial misuse of public resources	Council Queensland Audit Office MP
Substantial danger to the health and safety of a child, or a young person with a Disability	Council Department of Families, Seniors, Disability Services and Child Safety MP
Substantial danger to the health or safety of a person with a Disability	Council Office of the Public Guardian MP
Substantial danger to the environment	Council Department of Environment Tourism Science and Innovation MP
Wrongdoing by a judicial officer	Chief Judicial Officer of the Court or Tribunal
Reprisal	Council MP CCC – if related to a PID of Corrupt Conduct Human Rights Commission – if a complaint of Reprisal is made under the *Anti-Discrimination Act 1991* in accordance with section 44 of the PID Act

A disclosure can also be made to a Journalist if the following conditions have been met:

- a valid PID was initially made to a Proper Authority; and
- the Proper Authority:
  - decided not to investigate or deal with the PID, or

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- investigated the PID but did not recommend taking any action, or
- failed to notify the Discloser within six months of making the PID whether or not the PID was to be investigated or otherwise dealt with.

Where a Discloser makes a disclosure to a Journalist, the disclosure is to be substantially the same information that was provided to the Proper Authority.

A person who makes a disclosure to a Journalist in these circumstances is protected under the PID Act. However, Disclosers should be aware that Journalists are not bound under the confidentiality provisions of section 65 of the PID Act.

8. How to make a PID

A Discloser can make a PID in any way, including anonymously, either verbally or in writing. To assist in the assessment, and any subsequent Investigation of a PID, Disclosers are requested to:

- provide contact details (this could be an email address that is created for the purpose of making the PID or a telephone number)
- provide as much information as possible about the suspected Wrongdoing, including:
  - who was involved
  - what happened
  - when it happened
  - where it happened
  - whether there were any witnesses, and if so, who they are
  - any evidence that supports the PID, and where the evidence is located
  - any further information that could help investigate the PID.
- provide this information in writing.

A PID may be made anonymously however, it is difficult in these circumstances to protect the person making the PID from any Reprisal. As such, although anonymous PIDs are permitted under the PID Act, Disclosers are encouraged to provide their contact details when making a PID.

If a supervisor or manager receives a PID, they should encourage the Discloser to put the information in writing. If the Discloser is unable or unwilling to do so, the supervisor or manager should document the disclosure and ask the Discloser to confirm the contents before signing it. If circumstances prevent this occurring (e.g. telephone caller who remains anonymous), the supervisor or manager should promptly make a written note recording the precise matters raised and this should be referred promptly to the Chief Executive Officer and the PID Coordinator to conduct an assessment and determine the action to be taken.

A PID can be made about an unidentified person. A person can involuntarily make a PID if they are legally compelled to do so. A PID can be made in a proceeding in a court or tribunal as part of giving information to the court or tribunal.

A PID can concern an event that happened or may have happened even if the event occurred before the enactment of the PID Act. The PID can also concern a current or potential event that will or may happen.

Each separate allegation should be reported as a separate PID, unless the matters are clearly linked, and it would be reasonable to view them as a single PID.

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9. Deciding whether a matter is a PID

If there is any doubt as to whether a matter is a PID, further information may be obtained to inform the decision. If doubt still remains, the matter will be considered and managed as a PID.

Mere disagreements over policy do not meet the threshold for a PID under the PID Act.

There is no limit to the number of PIDs that can be made. When making a PID, the Discloser has the responsibility to provide honest and accurate information.

It is an offence under the PID Act to intentionally give false or misleading information intending it to be acted on as a PID. Employees may face disciplinary action and criminal prosecution for intentionally giving false or misleading information in a PID or during an Investigation into a PID. Knowingly providing false or misleading information is different to providing information that turns out to be incorrect or unable to be substantiated.

Council encourages persons contemplating the making of a PID to give due prior consideration to that course to ensure that matters raised have substance and are soundly based.

Where a Discloser states they are making a PID, but it is assessed that the matter is not a PID, Council will advise the Discloser:

- that their information has been received but was not assessed as a PID
- the reasons for the decision
- the review rights available if the Discloser is dissatisfied with the decision and how to request review
- any action Council proposes to take in relation to the matter
- any other options the Discloser has in relation to the matter.

10. Assessing a PID

When a disclosure is made, the person who receives it must communicate the disclosure immediately to the Chief Executive Officer and the PID Coordinator. The Chief Executive Officer must ensure that a disclosure made to Council or referred to it by another entity or Member of the Legislative Assembly is assessed.

Council cannot decline to receive and/or assess a disclosure as a PID.

The disclosure will be assessed by the PID Coordinator in accordance with the PID Act, the PID Standards, Council's PID Policy, this Procedure and any other relevant procedures.

The disclosure will be assessed to determine if:

- it was made by an appropriate person who is able to receive the protection of the PID Act
- the disclosure concerns a matter about which a PID can be made
- the disclosure meets either the subjective or objective test set out in the PID Act
- the disclosure has been made to an individual or entity who may receive a PID (ie. a Proper Authority), and
- the disclosure has been made in accordance with this Procedure or to a person listed in the PID Act.

If the answer is yes to all of the points above, then the disclosure is a PID.

Where a disclosure contains multiple allegations, each allegation will be assessed and managed separately unless the matters are clearly linked and it would be reasonable to view them as a single disclosure.

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Once the matter has been assessed as a PID, Council will advise the Discloser:

- that their information has been received and assessed as a PID
- the action to be taken by Council in relation to the PID, which could include referring the matter to an external agency, or investigating
- the likely timeframe involved
- the name and contact details of the PID Support Officer assigned by Council's PID Coordinator that they can contact for updates or advice
- of the Discloser's obligations regarding confidentiality
- the protections the Discloser has under the PID Act
- the commitment of Council to keep appropriate records and maintain confidentiality, except where permitted by the PID Act
- how updates regarding intended actions and outcomes will be provided to the Discloser; and
- contact details for Council's Employee Assistance Program (where the Discloser is an Employee).

If the PID has been made anonymously and the Discloser has not provided any contact details, Council will not be able to acknowledge the PID or provide any updates.

11. Referring a PID

- If Council decides there is another Proper Authority that is better able to deal with the PID, the PID may be referred to that agency. This may be because:the PID concerns Wrongdoing by that agency or an Employee of that agency
- that agency has the power to investigate or remedy the matter.

Before referring the PID to another agency, Council will conduct a risk assessment, and will not proceed with the referral if there is an unacceptable risk of Reprisal. In considering whether there would be an unacceptable risk, Council will, if appropriate, consult with the Discloser.

It may also be necessary to refer the PID to another agency because of a legislative obligation, for example, to refer a matter to the Crime and Corruption Commission where there is a reasonable suspicion that the matter involves or may involve Corrupt Conduct (as required by section 38 of the *Crime and Corruption Act 2001*).

The confidentiality obligations of the PID Act permit appropriate officers of Council to communicate with another agency about the referral of a PID. Officers will exercise discretion in their contacts with any other agency.

The Discloser will be advised of the action taken by Council.

12. Risk assessment and protection from Reprisal

A person should not suffer any form of Detriment because they, or someone else, has made a PID (or is mistakenly believed to have made a PID).

Upon receiving a PID, Council will conduct a risk assessment to assess the likelihood of the Discloser, or witnesses or affected third parties suffering Reprisal action because of the PID. This assessment will consider the actual and reasonably perceived risk of the Discloser, or witnesses or affected third parties suffering Detriment, and will include consultation with the Discloser or impacted person.

A risk assessment will be undertaken if the Discloser is anonymous on the basis of information available in the PID. The risk assessment will also consider the risk to persons who may be suspected of making the PID.

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Consistent with the assessed level of risk, Council will develop and implement a risk management plan and arrange any reasonably necessary Support or protection for the Discloser or impacted person.

Council will regularly reassess the risk of Reprisal while the PID is being managed, in consultation with the Discloser or other impacted person, and review the risk management plan if required.

In the event of Reprisal action being alleged or suspected, Council will:

- attend to the safety of the Discloser or impacted person as a matter of priority
- review its risk assessment, risk management plan and any protective measures needed to mitigate any further risk of Reprisal
- manage any allegation of a Reprisal as a PID in its own right.

If a Discloser, witness or other affected third party experiences any form of Detriment identified in this section, the impacted person has the right to request that Council take positive action to protect them. The impacted person should also advise their supervisor or manager and the PID Coordinator immediately.

13. Declining to take action on a PID

Under the PID Act, Council may decide not to investigate or deal with a PID in various circumstances, including if:

- the information disclosed has already been investigated or dealt with by another process
- it is reasonably considered that the information disclosed should be dealt with by another process
- the age of the information makes it impractical to investigate
- the information disclosed is too trivial to warrant Investigation and dealing with it would substantially and unreasonably divert the resources of Council from the performance of its functions, or
- another entity with jurisdiction to investigate the information has informed Council that an Investigation by Council is not warranted.

If a decision is made not to investigate or deal with a PID, Council will give the Discloser written reasons for that decision.

If the Discloser is dissatisfied with the decision, they can request a review by writing to the Chief Executive Officer of Council within 28 days of receiving the written reasons for the decision.

14. Communication with Disclosers

Under the PID Act, Council must give reasonable information to a Discloser.

Council will acknowledge receipt of the PID in writing as soon as practicable. The Discloser will be provided with information that meets the requirements of the PID Act and the PID Standards, including:

- the action that will be taken in response to the PID
- the protections under the PID Act
- confidentiality obligations of the Discloser and Council
- Support arrangements.

Council will maintain contact with the Discloser and provide regular updates during the management of the PID.

In accordance with the PID Act, after finalising action in response to the PID, Council will advise the Discloser in writing of the action taken and the results of the action.

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15. Confidentiality

Maintaining confidentiality is very important in the handling of a PID. Confidentiality not only protects the Discloser against Reprisals, but any other people affected by a PID. Confidential Information includes:

- the fact a PID has been made.
- any information that may identify the Discloser or any person who may be the subject of a PID.
- the actual information that has been disclosed.
- information relating to the PID that, if known, may cause Detriment.

While Council will make every attempt to protect confidentiality, a Discloser's identity may need to be disclosed to:

- provide Natural Justice to Subject Officers
- respond to a court order, legal directive or court proceedings.

Affording Natural Justice does not mean that Council must advise the Subject Officer(s) of the allegation as soon as it is received or an Investigation is commenced. Also, the Subject Officer(s) need not be told about the allegation if enquiries confirm the allegation is unfounded and Council takes no further action. The particular requirements of Natural Justice will be determined on a case by case basis and may vary.

Section 65 of the PID Act provides that Confidential Information may be disclosed to meet Natural Justice obligations. However, before Confidential Information can be released it must be clear that:

- the release of the Confidential Information is essential to provide Natural Justice, and
- the risk of Reprisal against the Discloser is low.

If it is possible for a Subject Officer to answer allegations without the source of the allegations being identified, the release of the Confidential Information cannot be said to be essential.

Council will ensure that communication with all parties involved will be arranged discreetly to avoid identifying the Discloser wherever possible.

Disclosers should be aware that while Council will make every attempt to keep their details confidential, it cannot guarantee that others will not try to deduce their identity.

While Council will take all steps necessary to protect the confidentiality of the information that a Discloser has provided, all parties involved (including Disclosers, Subject Officers, witnesses and affected third parties) also have obligations to maintain confidentiality under the PID Act, except in limited circumstances provided in the PID Act. This includes:

- not discussing the details of the PID with others (noting the exception contained in section 16 of this Procedure)
- not disclosing any relevant correspondence
- not discussing the Investigation process.

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The fewer people who know about the PID – both before and after it is made – the more likely it is that Council will be able to keep the identity of the Discloser and others involved in the PID process confidential and protect them from any Detrimental action in Reprisal.

A Public Officer who gains Confidential Information because he or she receives a PID or is involved in dealing with a PID must not make a record of the information, or intentionally or recklessly disclose the information to anyone, other than:

- for the PID Act
- to discharge a function under another Act including, for example, to investigate something disclosed by a PID
- for a proceeding in a court or tribunal
- if the person to whom the Confidential Information relates consents in writing to the making of the record or disclosure of the information
- if the Public Officer cannot reasonably obtain consent from the person to whom the Confidential Information relates and making the record or disclosing the information is unlikely to harm the interests of the person to whom the Confidential Information relates and is reasonable in all the circumstances
- if the person reasonably believes that making the record or disclosing the information is necessary to provide for the safety or welfare of a person, or
- if authorised under a regulation or another Act.

Making a record of Confidential Information or disclosing information to anyone (other than for the reasons noted above) is an offence under the PID Act.

16. Support and protection

Council recognises that providing appropriate Support to Disclosers, Witnesses and Subject Officers is an important feature of effective PID management.

As soon as possible after receiving a PID, an assessment will be undertaken to determine the Support and protection needs of the Discloser. Support and protection needs of witnesses and Subject Officers will also be considered and assessed throughout the PID management process.

The Chief Executive Officer will ensure Support and protective measures are in place which are appropriate to the risk of Reprisal, and the potential consequences of a Reprisal. If the risk is assessed as sufficiently high, Council will prepare a Support plan to protect the Discloser, witness or Subject Officer. Where feasible, this will be developed in consultation with the party requiring Support and other relevant stakeholders.

Where appropriate, a PID Support Officer will be assigned to the Discloser, witness or Subject Officer. The PID Support Officer will assist the Discloser, witness or Subject Officer they are supporting to access information about PIDs, protections available under the PID Act and the PID management process. The PID Support Officer will proactively contact the Discloser, witness or Subject Officer assigned to them to offer Support.

Disclosers, witnesses and Subject Officers may share information with their Support Officer, union representative or Employee Assistance Program provider.
Information and Support will be provided until the matter is finalised.

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17. Managing Reprisals

Reprisals are not condoned or tolerated by Council. Reprisals should be immediately reported to the impacted person's supervisor, manager, the PID Coordinator or the Chief Executive Officer. A Discloser or other impacted person has the right to request that positive action be taken to investigate the Reprisal and protect them from further Reprisal.

If a supervisor, manager or anyone else is informed of an allegation of Reprisal, or identifies a risk of Reprisal, this should be reported promptly to the PID Coordinator.

The Chief Executive Officer will ensure effective systems and procedures are in place to monitor the workplace for any signs of Reprisal action. In the event of a Reprisal being alleged or suspected, Council will act in the interest of the Discloser or other impacted person by:

- attending to the safety of the Discloser or other impacted person as a matter of priority
- reviewing the risk assessment of Reprisal, the protection plan (if any) and any protective measures needed; and
- managing any allegation of a Reprisal as a PID in its own right.

Any Employees found to have engaged in Reprisals will be the subject of disciplinary action up to dismissal. Criminal action may be taken with respect to Reprisal and penalties under the PID Act may apply.

Council may be vicariously liable for Reprisal actions taken by Employees, but may be able to raise as a defence, on the balance of probabilities, that reasonable steps were taken to prevent the Employee taking Reprisal action. A Discloser will remain liable for their own conduct. The making of a PID does not prevent Reasonable Management Action. That means, an Employee who is a Discloser will continue to be managed in accordance with normal, fair and reasonable management practices during and after the handling of the PID. The manager's or supervisor's reasons for taking the action should be documented.

18. Investigating a PID

If a decision is made to investigate a PID, this will be done with consideration for the:

- principles of Natural Justice
- obligation under the PID Act to protect Confidential Information
- obligation under the PID Act to protect officers from Reprisal
- interests of Subject Officers.

Where appropriate, an investigator will be engaged to investigate the PID. In all cases the investigator must:

- have the necessary skills or training to perform that task in a professional manner
- not be under the direction of a person being investigated
- be sufficiently removed from the issue as to not have a conflict of interest or perceived conflict of interest when undertaking the Investigation, and
- when assessing (and where necessary, investigating and taking action on) a PID, take account of Council's obligations to the Subject Officer.

The fact that Council is relying on information obtained through a PID for any subsequent disciplinary process does not exempt Council from its obligations to the Subject Officer.

On conclusion of the Investigation, the investigator will provide the Chief Executive Officer or other delegated decision-maker with a written report detailing the process followed and their findings. The delegated decision-

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maker will consider the evidence and findings and form their own decision regarding the outcome of the Investigation and any necessary action.

An Investigation may result in one or more of the following outcomes:

- disciplinary action being commenced
- a recommendation that there be administrative changes
- a recommendation that corruption prevention strategies be developed
- a criminal charge
- the complaint being dismissed as unsubstantiated
- further training or a review of systems, policies and procedures.

The Discloser will be advised at the conclusion of the Investigation process of whether or not the PID has been substantiated, and if so, what action (if any) in general terms has been taken.
A person dissatisfied with Council's handling of their PID has an internal right of review to the Chief Executive Officer. Disclosers are also entitled to raise the matter with other Proper Authorities, such as the Queensland Ombudsman in cases of Maladministration.

19. Rights of Subject Officers

Council acknowledges that for Public Officers who are the subject of a PID the experience may be stressful. Subject Officers are presumed to be innocent of any Wrongdoing until there is evidence to the required standard of proof to show otherwise.

Council will protect their rights by:

- assuring them that the PID will be dealt with impartially, fairly and reasonably in accordance with the principles of Natural Justice
- confirming that the PID is an allegation only until information or evidence obtained through an Investigation substantiates the allegation
- providing them with information about their rights and the progress and outcome of any Investigation
- referring them to the Employee Assistance Program for Support.

Information and Support will be provided to a Subject Officer until the matter is finalised.

20. Record keeping and reporting

In accordance with its obligations under the PID Act, PID Standards and the *Public Records Act 2023,* Council will ensure that:

- accurate data is collected about the receipt and management of PIDs
- anonymised data is reported to the Office of the Queensland Ombudsman in their role as the oversight agency, through the PID reporting database (RaPID).

Records about PIDs, Investigations and related decisions will be kept secure and accessible only to appropriately authorised people involved in the management of the PID.
Responsibility for fulfilling Council's reporting obligations rests with Council's PID Coordinator. Council's PID Coordinator will also provide the Queensland Ombudsman with the required information via the RaPID database in compliance with PID Standard No. 3/2019.

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21. Education and Awareness

Employees and other Public Officers are required to complete all education and awareness training on PIDs required by the Chief Executive Officer or the PID Coordinator. Specialist training and awareness Support will also be provided from time to time for all:

- managers, supervisors and other Employees and Public Officers who may receive or manage PIDs, Disclosers or workplace issues relating to PIDS; and
- Support officers.

Education and awareness training may be delivered through Council's Induction process and Council's Learning Management System or by external agencies such as the Office of the Queensland Ombudsman.

22. Publication and Review

The PID Policy and this Procedure are available for public viewing on Council's website.

These documents will be reviewed regularly in accordance with the policy review and adoption schedule set out in Council's Policy Framework Guideline and updated as required to ensure they meet the requirements of the PID Act and PID Standards.

23. Relevant Legislation

Anti-Discrimination Act 1991
Crime and Corruption Act 2001
Disability Services Act 2006
Human Rights Act 2019
Local Government Act 2009
Public Interest Disclosure Act 2010
Public Records Act 2023
Public Sector Ethics Act 1994

24. Related Documents

Complaints Management Policy
Complaints Management Procedure
Complaints of Corrupt Conduct by Chief Executive Officer Policy
Conflict of Interest Policy
Conflict of Interest Framework Guideline
Councillor Code of Conduct
Employee Code of Conduct
Fraud & Corruption Control Plan
Fraud & Corruption Control Policy
Public Interest Disclosure Policy
Risk Management Policy
Risk Management Framework Guideline

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25. Supporting Information

Disclosure Fact sheet 1: What is a disclosure
Disclosure Face sheet 2: Checklist for making a disclosure
Disclosure Fact sheet 3: Discloser information and support
Handling a Public Interest Disclosure – A guide for public sector managers and supervisors
Public Interest Disclosure Standard No. 1/2019
Public Interest Disclosure Standard No. 2/2019
Public Interest Disclosure Standard No. 3/2019

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12.0 COMMUNITY AND REGIONAL PROSPERITY REPORTS

12.1 Proposal to Make Amendment Subordinate Local Law No. 2 (Animal Management) 2025

Author: Annette Doherty, Manager Planning, Policy and Community Wellbeing
Responsible Officer: Amanda Pugh, Group Manager Community & Regional Prosperity

Purpose:

Proposed *Amendment Subordinate Local Law No. 2 (Animal Management) 2025* is presented for Council's consideration.

If, following public notification, the proposed Amendment Subordinate Local Law is adopted, it will amend *Subordinate Local Law No. 2 (Animal Management) 2011.*

Officer's Recommendation:

THAT Council:

1. **Propose to make *Amendment Subordinate Local Law No. 2 (Animal Management) 2025*;**
2. **Note the proposed *Amendment Subordinate Local Law No. 2 (Animal Management) 2025* does not contain anti-competitive provisions;**
3. **Undertake public consultation in relation to the proposed *Amendment Subordinate Local Law No. 2 (Animal Management) 2025* in accordance with Council's Local Law Making Process.**

RESOLUTION
THAT Council:

1. **Propose to make *Amendment Subordinate Local Law No. 2 (Animal Management) 2025*;**
2. **Note the proposed *Amendment Subordinate Local Law No. 2 (Animal Management) 2025* does not contain anti-competitive provisions;**
3. **Undertake public consultation in relation to the proposed *Amendment Subordinate Local Law No. 2 (Animal Management) 2025* in accordance with Council's Local Law Making Process.**

Moved By: **Cr M Hagan** **Seconded By:** **Cr C Steinhardt**
Resolution Number: 24-28/0445

CARRIED
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Executive Summary

Proposed *Amendment Subordinate Local Law No. 2 (Animal Management) 2025*, which proposes amendments to *Subordinate Local Law No. 2 (Animal Management) 2011*, is presented for Council's consideration.

The proposed *Amendment Subordinate Local Law No. 2 (Animal Management) 2025* ('the proposed Amendment Subordinate Local Law') proposes amendments to the following parts of Subordinate Local Law No. 2:

- Section 22 – minor amendment recognising there no longer a requirement to register cats
- Schedule 1 – Prohibitions on keeping of animals
- Schedule 2 – Requirement for approval to keep animal
- Schedule 4 – Minimum standards for keeping animals generally
- Schedule 5 – Minimum standards for keeping particular animals
- Schedule 8 – Requirements for proper enclosures
- Schedule 13 – Definitions

Proposal

The purpose of Subordinate Local Law No. 2 is to supplement *Local Law No. 2 (Animal Management) 2011,* to provide for regulation of the keeping and control of animals within the local government's area. This purpose is achieved (in part) by providing for the circumstances in which the keeping of animals is prohibited or requires approval, and stipulating the minimum standards for the keeping animals, including providing proper enclosures.

Any amendments to Subordinate Local Law No. 2 will not apply retrospectively. If an animal is being kept in compliance with the current Subordinate Local Law, any amendment of the Subordinate Local Law will not affect the keeping of that animal.

The proposed amendments are discussed in more detail below.

Schedules 1 and 2 – Prohibitions and when approval is required to keep an animal

Schedule 1 stipulates when the keeping of animals is prohibited, based either on the area of land on which the animal is kept and the number of animals being kept. Prohibitions do not apply to every type of animal.

A prohibition under Subordinate Local Law No. 2 can only be overcome by obtaining a development approval for Animal keeping under the Planning Scheme.

Schedule 2 stipulates when a local law approval is required from Council to keep an animal.

The provisions of Schedules 1 and 2 work together to determine how many animals can be kept without a local law approval from Council, and the maximum number that can be approved. The proposed amendments to Schedule 1 and 2 are outlined below.

<u>Keeping of Dogs</u>

The provisions of Subordinate Local Law No. 2 do not apply to working dogs, dogs less than 12 weeks of age, or dogs kept in a kennel for which there is a development approval.

Currently Subordinate Local Law No. 2 prohibits the keeping of more than 4 dogs.

It is proposed to implement new prohibitions as follows:

- the keeping of more than 2 dogs on a caravan site or multi-residential premises (e.g. a flat, unit, duplex) would be prohibited;
- the keeping of more than 2 dogs on a lot less than 1,500m^2 would be prohibited; and

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- the keeping of more than 3 dogs on a lot between 1,500m^2 and 4,000m^2 would be prohibited.

The keeping of more than 4 dogs on a lot of 4,000m^2 or more would continue to be prohibited.

Amendments are proposed to Schedule 2 which would result in a local law approval being needed to:

- keep a second dog on a caravan site or multi-residential premises;
- keep a third dog on a lot between 1,500m^2 and 4,000m^2; and
- keep a fourth dog on a lot 4,000m² or more, but less than 20,000m².

Table 1 shows a comparison of the number of dogs that can currently be kept under Subordinate Local Law No. 2, and the number that could be kept if the amendments proceed as proposed.

Table 1. Number of dogs allowed under the current Subordinate Local Law and proposed Amendment Subordinate Local Law

Description of Premises	Maximum number of dogs			
	Current		Proposed	
	Approval not required	Max. with local law approval	Approval not required	Max. with local law approval
On a caravan site or Multi-residential premises			1	2
Less than 1,500m^2	2	4	2	NA
1,500m^2 or more, but less than 4,000m^2	2	4	2	3
4,000m^2 or more, but less than 20,000m^2	3	4	3	4
20,000m^2 or more	4	NA	4	NA

Cats

Currently Subordinate Local Law No. 2 requires a person to obtain a local law approval to keep more than 4 cats (over the age of 3 months) on a lot less than 4,000m^2. No changes are proposed to this provision.

Amendments are proposed which would require residents of caravan parks to seek local law approval to keep more than 1 cat, and for residents of multi-residential premises (e.g. flats, units, duplexes) to keep more than 2 cats.

Horses, cattle, sheep, goats, camels, alpacas, llamas, deer

Subordinate Local Law No. 2 prohibits the keeping of a stallion on a lot less than 4,000m^2. Amendments are proposed which would also prohibit the keeping of a bull on a lot less than 4,000m^2.

Other livestock can only be kept on a lot less than 4,000m^2 with a local law approval.

Currently, Subordinate Local Law No. 2 stipulates the number of livestock that can be kept based on lots:
- 4,000m^2 or more, but less than 20,000m^2; and
- 20,000m^2 or more, but less than 40,000m^2.

To provide more flexibility, the proposed amendments include additional increments in land area, and an increase in the number of animals that may be kept without a local law approval, as shown in Table 2 below.

Table 2. Number of livestock allowed under the current Subordinate Local Law and proposed Amendment Subordinate Local Law

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Description of Premises	No. allowed without need for Local law approval (does not include an animal that has not been weaned)	
	Current	Proposed
Less than 4,000m^2	0	0
4,000m^2 or more, but less than 10,000m^2	1 large animal; or 2 small animals; or 1 large and 1 small animal	1 large animal; or 2 small animals; or 1 large and 1 small animal
10,000m^2 or more, but less than 20,000m^2		2 large animals; or 4 small animals; or 2 large and 2 small animals
20,000m^2 or more, but less than 30,000m^2	2 large animals; or 4 small animals; or 2 large and 2 small animals	3 large animals; or 6 small animals; or 3 large and 3 small animals
30,000m^2 or more, but less than 40,000m^2		4 large animals; or 8 small animals; or 4 large and 4 small animals

Pigs

Subordinate Local Law No. 2 prohibits the keeping of pigs on a lot less the 4 hectares.

Amendments are proposed which would prohibit a pig being kept on a lot less than 1 hectares, but would allow 1 pig to be kept on a lot of 1 to 2 hectares, and 2 pigs to be kept on a lot of 2 to 4 hectares as shown in Table 3.

Table 3. Number of pigs allowed under the current Subordinate Local Law and proposed Amendment Subordinate Local Law

Description of Premises	No. allowed without need for Local law approval	
	Current	Proposed
Less than 10,000m^2	Prohibited	Prohibited
10,000m^2 or more, but less than 20,000m^2	Prohibited	1
20,000m^2 or more, but less than 40,000m^2	Prohibited	2

Bees

Subordinate Local Law No. 2 prohibits the keeping of bee hives on a lot less than 4,000m².

It is proposed to amend the Subordinate Local Law to allow bee hives on a lot less than 4,000m² if kept in accordance with the *Biosecurity Act 2014* and the Australian Honey Bee Industry Biosecurity Code of Practice (2016).

Poultry and birds

The current Subordinate Local Law prohibits the keeping of a rooster on a lot less than 1 hectare. Amendments are proposed which would also prohibit the keeping of a peacock and guinea fowl on a lot less than 1 hectare.

No other amendments are proposed that affect the keeping of poultry.

No amendments are proposed that affect the keeping of budgerigars, canaries, cockatoos, galahs, pigeons and other birds of a similar size.

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Emus and ostriches

It is proposed to add provisions for the keeping of emus, ostriches and other birds of a similar size. The proposed amendments would allow the following number of birds to be kept without the need for a local law approval:

- 3 birds on a lot less than 4,000m²;
- 4 birds on a lot of 4,000m² to 2 hectares; and
- 6 birds on a lot of 2 to 4 hectares.

Schedules 4 and 5 – Minimum standards for keeping animals

Amendments are proposed to Schedule 4 to clarify what constitutes an 'animal noise nuisance', and the criteria an authorised person must consider when deciding whether an animal makes a noise which disrupts or inhibits ordinary activity. These are standard provisions that are included in the model subordinate local law on which Subordinate Local Law No. 2 is based.

The proposed amendments to Schedule 5 include the deletion of specific requirements for the keeping of greyhounds. Greyhounds will be required to be kept in accordance with the requirements for dogs, or in accordance with any development approval issued for a kennel (if relevant). It is noted the Queensland Racing Integrity Commission have minimum standard requirements for the kennelling and housing of racing greyhounds.

Amendments are proposed to Schedule 5 to include additional requirements for the keeping of birds (i.e. budgerigar, canary, cockatoo, pigeons and the like) such that they are kept at least 10 metres from an adjoining residence or a place used for preparation or storage of food (other than that of the owner of the birds). These are standard provisions that are included in the model subordinate local law on which Subordinate Local Law No. 2 is based.

Schedule 8 – Requirements for proper enclosures

Amendments are proposed to Schedule 8 to clarify that electric tape is not considered of sufficient strength to achieve a suitably fenced enclosure.

A minor amendment is proposed to the requirements for enclosures for stallions, and requirements have been included for enclosures for bulls on a lot of less than 4 hectares.

Schedule 13 – Definitions

Several definitions are proposed to be deleted from Schedule 13 as these terms are not used in the Subordinate Local Law.

New definitions are proposed to be added for 'bull' and 'caravan site', and amendments are proposed to the definitions for 'keep', 'stallion', 'vermin' and to update references to legislation.

Process to Make a Subordinate Local Law

Council has decided on a process for making local laws in accordance with section 29(1) of the *Local Government Act 2009*. For a subordinate local law, the steps in this process are as follows:

1. Council, by resolution, proposes to make the proposed subordinate local law.

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2. If the subordinate local law contains anti-competitive provisions, comply with the procedures prescribed under a regulation for the review of anti-competitive provisions.
3. Consult with the public about the proposed subordinate local law for at least 21 days by:
   (a) publishing a notice in a newspaper;
   (b) displaying the notice at Council's offices and on Council's website; and
   (c) making a copy of the proposed subordinate local law available at Council's offices and on Council's website.
4. Accept and consider every properly made submission.
5. Council resolves to:
   (a) proceed with the making of the proposed subordinate local law as advertised; or
   (b) proceed with the making of the proposed subordinate local law with amendments (if the amendments are substantial, public consultation will need to be undertaken again); or
   (c) not proceed with the making of the proposed subordinate local law.
6. If Council resolves to make the subordinate local law, a notice of the making of the local law is published in the gazette and on Council's website.
7. The subordinate local law is made available at Council's offices and website.
8. The Minister is provided a copy of the notice and the subordinate local law.
9. Council's Local Laws Register is updated.

Following the completion of the public consultation period, a further report will be presented to Council outlining any submissions received, and if appropriate, recommending changes to the proposed Amendment Subordinate Local Law prior to adoption.

Review of Anti-competitive Provisions

A review of the anti-competitive provisions must be undertaken to determine whether significant impacts will exist if the provisions are adopted. An anti-competitive provision is a provision that creates barriers to entry to a market or competition within a market. A review of anti-competitive provisions has been conducted (see attached) and found the proposed *Amendment Subordinate Local Law No. 2* does not include anti-competitive provisions.

Options

1. Council proposes to make proposed *Amendment Subordinate Local Law No. 2 (Animal Management) 2025*, as attached.
2. Council proposes to make the proposed Amendment Subordinate Local Law but with changes.
3. Council makes no changes to *Subordinate Local Law No. 2 (Animal Management) 2011*.

Previous Council Resolutions

Local Law No. 2 (Animal Management) 2011 and *Subordinate Local Law No. 2 (Animal Management) 2011* were made by resolution on 21 December 2011.

Several amendments have since been made to *Subordinate Local Law No. 2 (Animal Management) 2011* as follows:

1. On 28 February 2018, Council made *Amending Local Law No.1 (Miscellaneous Subordinate Local Laws) 2017* which (in part) amended Subordinate Local Law No. 2 to clarify requirements for approval to keep animals and to amend Schedule 7 to add a new 'dog off-leash area' at the Laidley Recreation Reserve.

2. On 13 February 2019, Council made *Amending Subordinate Local Law No.1 (Animal Management) 2018* which amended Schedule 7 to add a new 'dog off-leash area' at Lake Apex Park.

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3. On 21 July 2021, Council made *Amending Subordinate Local Law No.1 (Animal Management) 2021* which amended Schedule 7 to add a new 'dog off-leash area' at Fairways Park.

Critical Dates
There are no critical dates.

Strategic Implications

Corporate Plan
Provide regulatory services for the safety of the community.

Finance and Resource
There will be costs associated with public consultation and publishing notices of adoption.

Legislation and Policy
Local Government Act 2009
Local Government Regulation 2012
Local Law No. 2 (Animal Management) 2011
Subordinate Local Law No. 2 (Animal Management) 2011

Risk Management

Environment and Community (EC1)	Environment and the community, including sustainable development, social and community wellbeing, community relationships, public health, recreation, regional profile and identity

Consultation

Councillor Consultation
Proposed amendments to *Subordinate Local Law No. 2 (Animal Management) 2011* were discussed with Councillors at workshops on 12 November 2024 and 28 October 2025.

Internal Consultation
Advice regarding the proposed Amendment Subordinate Local Law was sought from Council's Community Wellbeing, and Governance and Property Teams.

Community Engagement
Public consultation of the proposed Amendment Subordinate Local Law will be conducted in accordance with Council's local law making process.

Attachments

1⇩	Draft Amendment Subordinate Local Law No. 2 (Animal Management) 2025	14 Pages
2⇩	Review of Anti-Competitive Provisions	3 Pages

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Amendment Subordinate Local Law No. 2 (Animal Management) 2025

Contents

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4 Replacement of schedule 1 (Prohibition on keeping animals) 2

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8 Amendment of schedule 8 (Requirements for proper enclosures for animals)..... 12

9 Amendment of schedule 13 (Dictionary) 13

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Part 1 Preliminary

1 Short title

This subordinate local law may be cited as *Amendment Subordinate Local Law No. 2 (Animal Management) 2025.*

2 Subordinate local law amended

This subordinate local law amends *Subordinate Local Law No. 2 (Animal Management) 2011*.

Part 2 Amendment of Subordinate Local Law No. 2 (Animal Management) 2011

3 Amendment of section 22 (Prescribed period for reclaiming animals–Authorising local law, schedule)

(1) Section (22)(a), 'registered cat'—

omit, insert—

cat

(2) Section (22)(b), 'unregistered cat'—

omit.

4 Replacement of schedule 1 (Prohibition on keeping animals)

Schedule 1—

omit, insert—

Schedule 1 Prohibition on keeping animals

Section 5

	Column 1 Animal	**Column 2 Circumstances in which keeping of animal or animals is prohibited**
1	Dog	(a) If the person responsible for the dog is a permanent resident of a caravan park—the keeping of more than 2 dogs over the age of 3 months on a caravan site. (b) If multi-residential premises—the keeping of more than 2 dogs over the age of 3 months. (c) If (a) and (b) do not apply— (i) The keeping of more than 2 dogs over the age of 3 months on an allotment with an area less than 1,500m²;

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		(ii) The keeping of more than 3 dogs over the age of 3 months on an allotment with an area of 1,500m^2 or more, but less than 4,000m^2; (iii) The keeping of more than 4 dogs over the age of 3 months on an allotment with an area of 4,000m^2 or more. (d) Any of the following breeds anywhere in the local government area: American pit bull terrier or pit bull terrier; dogo Argentino; fila Brasileiro; Japanese tosa; Perro de Presa Canario or Presa Canario. This item 1 does not apply to— (i) the keeping of working dogs, where ***working dog*** has the meaning given in the Animal Management Act; or (ii) the keeping of dogs in accordance with a development approval issued by the local government under the planning scheme of the local government.
2	Horse or other member of the Equidae (equine) family	An entire male over the age of 12 months on an allotment with an area less than 4,000m^2
3	Poultry	A rooster, peacock or guinea fowl on an allotment with an area less than 10,000m^2
4	Pig	A pig on an allotment with an area less than 10,000m^2
5	Cattle	A bull over the age of 12 months on an allotment with an area less than 4,000m^2

A prohibition prescribed in this schedule does not apply to the keeping of an animal or animals on premises if—

(a) the animal or animals were kept on the premises before the commencement of the authorising local law; and

(b) the keeping of the animal or animals on the premises immediately before the commencement of the authorising local law did not contravene any provision of a local law of the local government that was repealed contemporaneously with the making of the authorising local law.

5 Replacement of schedule 2 (Requirement for approval to keep animal)

Schedule 2—

omit, insert—

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Schedule 2 Requirement for approval to keep animal

Section 6

	Column 1 Species or breed of animal	Column 2 Circumstances in which keeping of animal or animals requires approval[1]
1	Dog	(a) If the person responsible for the dog is a permanent resident of a caravan park—the keeping of more than 1 dog on a caravan site. (b) If multi-residential premises—the keeping of more than 1 dog over the age of 3 months. (c) If (a) and (b) do not apply— (i) The keeping of more than 2 dogs over the age of 3 months on an allotment with an area of 1,500m^2 or more, but less than 4,000m^2; (ii) The keeping of more than 3 dogs over the age of 3 months on an allotment with an area of 4,000m^2 or more, but less than 20,000m^2; (iii) The keeping of more than 4 dogs over the age of 3 months on an allotment with an area of 20,000m^2 or more. (d) Any dog over the age of 3 months if— (i) the dog is being kept on premises for more than 1 month; and (ii) the address for the dog in the registration for the dog is not the premises. This item 1 does not apply to— (i) the keeping of working dogs, where ***working dog*** has the meaning given in the Animal Management Act; (ii) the keeping of dogs in accordance with a development approval issued by the local government under the planning scheme of the local government.
2	Cat	(a) If the person responsible for the cat is a permanent resident of a caravan park—the keeping of more than 1 cat on a caravan site. (b) If multi-residential premises—the keeping of more than 2 cats over the age of 3 months.

[1] See *Local Law No. 1 (Administration) 2011* and *Subordinate Local Law No. 1.5 (Keeping of Animals) 2011* in relation to the requirements and processes for approvals (e.g. form of application for approval, documents and materials that must accompany applications, criteria for granting approval, conditions that must be imposed on approvals, conditions that will ordinarily be imposed on approvals, term of approval, third party certification of applications).

		(c) If (a) and (b) do not apply—the keeping of more than 4 cats over the age of 3 months on an allotment with an area less than 4,000m².
3	Horse, deer, donkey, cattle, bison, camel, alpaca, llama, sheep, goat, or other similar animal	(a) The keeping of an animal to which this item 3 applies on an allotment with an area less than 4,000m². (b) If on an allotment with an area of 4,000m² or more, but less than 10,000m², the keeping of more than— (i) 1 large animal (e.g. a horse, deer, donkey, cattle, bison or camel); or (ii) 2 small animals (e.g. a sheep, goat, alpaca or llama); or (iii) 1 large animal and 1 small animal. (c) If on an allotment with an area of 10,000m² or more, but less than 20,000m², the keeping of more than— (i) 2 large animals; or (ii) 4 small animals; or (iii) 2 large animals and 2 small animals. (d) If on an allotment with an area of 20,000m² or more, but less than 30,000m², the keeping of more than— (i) 3 large animals; or (ii) 6 small animals; or (iii) 3 large animals and 3 small animals. (e) If on an allotment with an area of 30,000m² or more, but less than 40,000m², the keeping of more than— (i) 4 large animals; or (ii) 8 small animals; or (iii) 4 large animal and 4 small animals. For this item 3– (i) A large animal is a horse, deer, donkey, cattle, bison, camel or similar animal; and (ii) A small animal is a sheep, goat, alpaca, llama or similar animal. The animals to which this item 3 applies does not include an animal which has not been weaned from its mother.
4	Pig	(a) More than 1 pig on an allotment with an area of 10,000m² or more, but less than 20,000m². (b) More than 2 pigs on an allotment with an area of

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		20,000m^2 or more, but less than 40,000m^2.
5	Bees	The keeping of bee hives on an allotment with an area less than 4,000m² otherwise than in accordance with the *Biosecurity Act 2014* and the Australian Honey Bee Industry Biosecurity Code of Practice (2016).
6	Poultry	(a) The keeping of more than 20 poultry on an allotment with an area less than 4,000m². (b) The keeping of more than 40 poultry on an allotment with an area of 4,000m² or more, but less than 10,000m². (c) The keeping of more than 60 poultry on an allotment with an area more than 10,000m². This item applies to birds over the age of 4 weeks. To remove any doubt, (a) and (b) do not include the keeping of a rooster, peacock or guinea fowl.
7	Budgerigar, canary or other bird of a similar size	The keeping of more than 20 birds to which this item 7 applies on an allotment with an area less than 1,000m².
8	Cockatoo, galah, pigeon or other bird of a similar size	The keeping of more than 10 birds to which this item 8 applies on an allotment with an area less than 1,000m².
9	Emu, ostrich or other bird of a similar size	(a) The keeping of more than 2 birds to which this item 9 applies on an allotment with an area less than 4,000m². (b) The keeping of more than 4 birds to which this item 9 applies on an allotment with an area of 4,000m² or more, but less than 20,000m. (c) The keeping of more than 6 birds to which this item 9 applies on an allotment with an area of 20,000m² or more but less than 40,000m². This item 9 does not apply to a bird under the age of 3 months.

6 Replacement of schedule 4 (Minimum standards for keeping animals generally)

Schedule 4—

omit, insert—

Schedule 4 (Minimum standards for keeping animals generally)

1. A person who keeps an animal on premises must—

(a) ensure that the animal is adequately identified so that the owner's name,

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and current address and telephone number are readily ascertainable; and

(b) ensure that waste waters from enclosures are drained in a nuisance free manner and that run-off is kept off adjoining premises or as otherwise directed by an authorised person; and

(c) ensure that excreta, food scraps and other material that is, or is likely to become, offensive is collected at least daily and, if not immediately removed from the premises, is kept in a vermin and fly proof waste container of a kind approved by an authorised person; and

(d) ensure that any enclosure in which the animal is kept is properly maintained in—

(i) a clean and sanitary condition; and

(ii) an aesthetically acceptable condition; and

(e) take all reasonable steps to prevent the animal from making a noise or disturbance that causes a nuisance or disturbance to the occupiers of—

(i) adjoining premises; or

(ii) premises in the vicinity of the land on which the animal is ordinarily kept; and

(f) ensure that the area available to the animal kept on the premises is appropriately sized so that the animal can be effectively and comfortably kept; and

(g) ensure that the keeping of the animal on the premises does not cause an animal noise nuisance.

2. For the purposes of section 1(g), an animal causes an animal noise nuisance if it makes a noise which—

(a) occurs more than once; and

(b) disrupts or inhibits an activity ordinarily carried out on adjoining or nearby residential premises.

Example for section 2(b)—

The barking of a dog which disrupts a person—

(a) holding a conversation; or
(b) watching television; or
(c) listening to a radio or recorded material; or
(d) sleeping.

In order for a nuisance under this section 2 to occur, it is not necessary that the degree of interference from the barking is such as to be continuous, or to make it practically impossible to—

(a) hold a conversation; or
(b) watch television; or
(c) listen to a radio or recorded material at ordinary volumes; or
(d) fall or stay asleep.

Any occurrence by which a person is woken from sleep, or by which a person is distracted or annoyed during the course of carrying out some other ordinary activity, in a way which would not occur in the absence of the dog barking, is a disruption to or an inhibition of an activity ordinarily carried out on residential premises. It is not necessary that the barking totally drowns out the sound of the conversation, television, radio or recorded material. It is sufficient if attention is merely

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diverted from this sound by the barking of the dog. It is not necessary that it be a repeated or ongoing interruption of sleep or that it be the total shattering of sleep.

3. The criteria an authorised person must consider when deciding whether an animal makes a noise which disrupts or inhibits an activity ordinarily carried out on adjoining or nearby residential premises include—

(a) has the local government received 3 complaints of a contravention of section 1(g) from 3 persons all of whom occupy separate premises in the same or an adjoining street to the premises the subject of the complaints and all complaints are received within 30 days of the first complaint being received; and

(b) has the local government received 2 complaints of a contravention of section 1(g) in circumstances where the land the subject of the complaints is not located in an area occupied predominantly by residential premises.

7 Replacement of schedule 5 (Minimum standards for keeping particular animals)

Schedule 5—

omit, insert—

Schedule 5 Minimum standards for keeping particular animals

Section 8(2)

	Column 1 **Species or breed of animal**	**Column 2** **Minimum standards for keeping animals**
1	Horse, donkey, cattle, bison, camel and other domesticated animals of a similar size, and sheep, goat, alpaca, llama, pig and other animals of a similar size	Each owner of, and responsible person for, an animal specified in column 1, item 1 which is kept on premises must ensure that any enclosure in which the animal is kept is not located within a radius of 10m of— (a) a residence on adjoining premises; or (b) a place used for the manufacture, preparation or storage of food intended for human consumption other than a domestic kitchen used solely for domestic purposes by the owner or responsible person for the animal; or (c) a place used for the storage of food (other than food kept in hermetically sealed packages).
2	Budgerigar, canary, cockatiel, cockatoo, galah and other birds of a similar size	Each owner of, and responsible person for, a bird specified in column 1, item 2 must ensure that— (a) the bird is kept without nuisance; and (b) the bird is contained within an enclosed cage or aviary; and (c) the bird's food is kept in a properly sealed, vermin proof container; and (d) the cage or aviary in which the bird is kept is

		thoroughly cleaned at least once each week; and (e) if a code of practice for the keeping of birds of a relevant species has been approved by the local government – the bird is kept in accordance with the requirements of the code of practice; and (f) any enclosure in which the bird is kept is not located within a radius 10m of— (i) a residence on adjoining premises; or (ii) a place used for the manufacture, preparation or storage of food intended for human consumption other than a domestic kitchen used solely for domestic purposes by the owner or responsible person for the animal; or (iii) a place used for the storage of food (other than food kept in hermetically sealed packages).
3	Pigeons	Each owner of, and responsible person for, pigeons which are kept on premises must ensure that— (a) the pigeons are kept without nuisance; and (b) the pigeons contained within an enclosed cage, coop or aviary; and (c) the pigeon's food is kept in a properly sealed, vermin proof container; and (d) the cage, coop or aviary in which the pigeons are kept is— (i) thoroughly cleaned at least once each week; and (ii) located at the rear of, and behind, any residence situated on the premises; and (e) if a code of practice for the keeping of pigeons has been approved by the local government – the pigeons are kept in accordance with the requirements of the code of practice; and (f) any enclosure in which the pigeon is kept is not located within a radius 10m of— (i) a residence on adjoining premises; or (ii) a place used for the manufacture, preparation or storage of food intended for human consumption other than a domestic kitchen used solely for domestic purposes by the owner or responsible person for the animal; or (iii) a place used for the storage of food (other than food kept in hermetically sealed packages).

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4	Bees	Each owner of, and responsible person for, bees which are kept on premises must ensure that— (a) the bees are kept without nuisance; and (b) any beehive constructed for the purpose of keeping the bees is not located within a radius of 10m of— (i) a residence on adjoining premises; or (ii) a place used for the manufacture, preparation or storage of food intended for human consumption other than a domestic kitchen used solely for domestic purposes by the owner or responsible person for the bees; or (iii) a place use for the storage of food (other than food kept in hermetically sealed packages); and (c) each beehive constructed for the purpose of keeping bees is adequately identified so that the owner's name, address and telephone number are readily ascertainable; and (d) the bees are kept in accordance with the *Biosecurity Act 2014* and the Australian Honey Bee Industry Biosecurity Code of Practice (2016).
5	Poultry, peafowl, ostrich and emu	Each owner of, and responsible person for, a bird identified in column 1 item 5 which is kept on premises must ensure that— (a) the bird is kept without nuisance; and (b) the bird is contained within an enclosure; and (c) the bird's food is kept in a properly sealed, vermin proof container; and (d) the enclosure in which the bird is kept is— (i) thoroughly cleaned at least once each week; and (ii) located at the rear of, and behind, any residence situated on the premises; and (e) the enclosure in which the bird is kept is not located within a radius of 10m of— (i) a residence on adjoining premises; or (ii) a place used for the manufacture, preparation nor storage of food intended for human consumption other than a domestic kitchen used solely for domestic purposes by the owner or responsible person for the bird; or

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		(iii) a place used for the storage of food (other than food kept in hermetically sealed packages); and (f) the enclosure in which the bird is kept is not located less than 1m from the side or rear boundaries of the premises.
6	Dogs, if the dogs are kept on premises at a kennel and cats, if the cats are kept on premises at a cattery	Each owner of, and responsible person for, an animal kept on premises in the circumstances specified in column 1, item 6 must ensure that— (a) the keeping of the animals on the premises— (i) does not detrimentally affect the amenity of neighbouring premises; and (ii) does not involve the storage in the open of goods, materials or activities associated with the keeping of the animals; and (iii) does not attract fly breeding or vermin infestation; and (b) the premises are suitably and continuously ventilated to ensure that all areas on which animals are kept are free of dampness, nuisance odours and dust emissions; and (c) only rain water from uncontaminated areas may drain directly into the storm water system; and (d) all spillages of wastes, contaminants and other materials are cleaned up immediately and are not cleaned up by hosing, sweeping or otherwise releasing such wastes, contaminants or materials to any storm water system or waters; and (e) the premises are kept free of vermin and conditions offering harbourage for vermin; and (f) all fixtures, fittings, equipment and facilities at the premises are maintained in a clean, tidy, sanitary and hygienic condition; and (g) waste waters from the washing down of floors, surfaces, enclosures and other areas is collected, and drained to, an approved pre-treatment device before discharge to the sewerage system; and (h) waste containers sufficient to accommodate the collection and storage of all waste generated as part of the keeping of dogs or cats on the premises are provided; and (i) all waste containers are regularly cleaned and maintained in a clean, tidy, sanitary and hygienic

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		condition; and (j) all enclosures which form part of the operation of the premises are provided and maintained in a manner so as to— (i) be clean and in a sanitary condition; and (ii) prevent the escape of any animal kept in the enclosure; and (iii) protect the safety of staff and the public; and (iv) be in a state of good order and repair; and (v) avoid injury to any animal kept in the enclosure; and (vi) permit regular cleaning of all internal and external surfaces of each enclosure and regular checking of any animal within the enclosure; and (vii) be impervious and able to be effectively cleaned and sanitised; and (viii) ensure the comfort of any animal kept in the enclosure and prevent the spread of disease; and (k) animal feed is stored in insect and vermin proof containers.

8 Amendment of schedule 8 (Requirements for proper enclosures for animals)

(1) Schedule 8, item 1, column 2, after (c)(i)—

insert—

Example of a material which is not of sufficient strength—

Where it is the only material used, electric tape or similar is not of sufficient strength to provide a suitably fenced enclosure.

(2) Schedule 8, item 2—

omit, insert—

2	Horse (or other member of the Equine family)	A proper enclosure for the keeping of a horse must, in addition to the requirements specified in item 1— (a) effectively enclose the horse so that the horse cannot reach over or through the fence to adjoining land or any public place; and (b) where the animal is a stallion—the enclosure must be constructed at least 2m within an additional or

		second suitable and adequate fence or enclosure, that is provided at the land on which the stallion is kept, to a standard approved by an authorised person.

(3) Schedule 8, after item 2—

insert—

3	Cattle	A proper enclosure for the keeping of a bull on an allotment less than 40,000m^2 must, in addition to the requirements specified in item 1, be constructed at least 2m within an additional or second suitable and adequate fence or enclosure, that is provided at the land on which the bull is kept, to a standard approved by an authorised person.

9 Amendment of schedule 13 (Dictionary)

(1) Schedule 13, definitions *assistance dog*, *childproof*, *guide dog*, *handler*, *hearing dog*, *immediate vicinity*—

omit.

(2) Schedule 13—

insert—

caravan site means a part of a caravan park which is designated for a single accommodation of a particular type.

bull means an uncastrated male bovine over the age of 12 months.

(3) Schedule 13, definition *land*, '*Sustainable Planning Act 2009*'—

omit, insert—

Planning Act 2016

(4) Schedule 13, definition *keep*—

omit, insert—

keep –

(a) (an animal)—

(i) includes board, breed and train; and

(ii) in the absence of evidence to the contrary, a person is presumed to keep an animal on land if the person—

(A) feeds and cares for the animal on the land; and

(B) the animal is observed by an authorised person on the land on more than 1 occasion during a month; and

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(b) kept has a corresponding meaning; and

(c) for an animal kept on premises, each person who is a responsible person for, or an owner of, the animal, is deemed to keep the animal on the premises.

(5) Schedule 13, definition *sewerage system*, '*Plumbing and Drainage Act 2002*'—

omit, insert—

Plumbing and Drainage Act 2018

(6) Schedule 13, definition *stallion*, 'adult male horse'—

omit, insert—

male horse over the age of 12 months

(7) Schedule 13, definition *vermin*, 'guinea pigs and other'—

omit.

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REVIEW OF ANTI-COMPETITIVE PROVISIONS

AMENDMENT SUBORDINATE LOCAL LAW NO. 2 (ANIMAL MANAGEMENT) 2025

1. Background

Under the National Competition Policy (NCP), all levels of government must review all legislation that contains measures that may restrict competition. A Public Interest Test (PIT) is the mechanism for conducting the legislation review process.

The NCP is implemented by an inter-governmental agreement signed by the Council of Australian Governments (COAG) and includes the Competition Principles Agreement (CPA), which establishes the principles covering pro-competitive reform of government business enterprises and government regulation. Under clause 5(1) of the CPA, the guiding principle is that legislation should not restrict competition unless it can be demonstrated that:

- the benefits of the restriction to the community as a whole outweigh the costs; and
- the objectives of the legislation can only be achieved by restricting competition.

Under the agreement, the Queensland Government requires local governments to review anti-competitive provisions in any proposed local law before the law is adopted.

2. Review of Anti-Competitive Provisions

A review of anti-competitive provisions is conducted against the principles and objectives set by the CPA. Clause 5(9) of the CPA requires a review to:

(a) clarify the objectives of the legislation;
(b) identify the nature of the restriction on competition;
(c) analyse the likely effect of the restriction on competition and on the economy generally;
(d) assess and balance the costs and benefits of the restriction; and
(e) consider alternative means of achieving the same result including non-legislative approaches.

Without limiting the matters that may be taken into account, clause 1(3) of the CPA sets out the following matters which, where relevant, must be taken into account:

(a) government legislation and policies relating to ecologically sustainable development;
(b) social welfare and equity considerations, including community service obligations;
(c) government legislation and policies relating to matters such as occupational health and safety, industrial relations and access and equity;
(d) economic and regional development, including employment and investment growth;
(e) the interests of consumers generally or of a class of consumers;
(f) the competitiveness of Australian businesses; and
(g) the efficient allocation of resources.

Under section 38 of the *Local Government Act 2009*, a local government must not make a local law that contains an anti-competitive provision unless the local government has complied with the procedures prescribed under a regulation for the review of anti-competitive provisions.

Under section 15 of the *Local Government Regulation 2012*, a provision is identified as creating a barrier to entry to a market or competition within a market if, in applying the procedures of the Competition Policy Guidelines, Council identifies the provision as creating one of those barriers.

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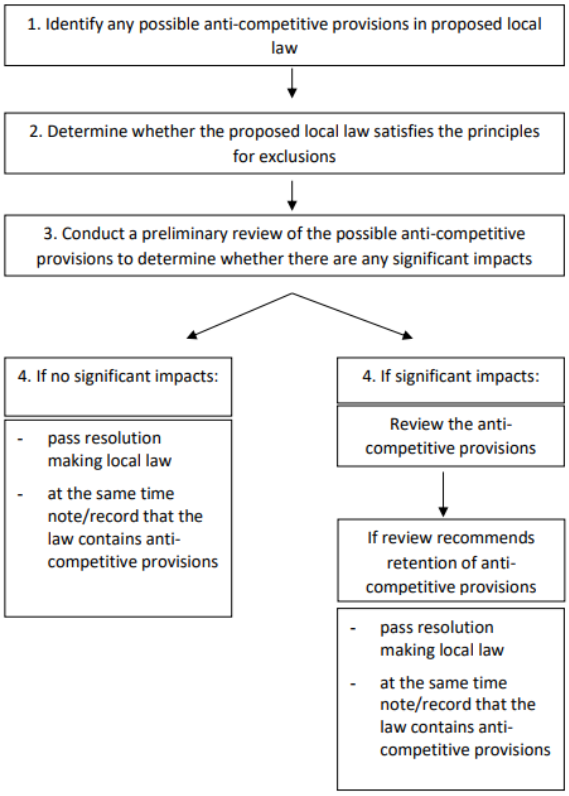
Council is required to undertake a review of possible anti-competitive provisions in accordance with the *National Competition Policy - Guidelines for Conducting Reviews on Anti-Competitive Provisions in Local Laws* (2022) ('the Competition Policy Guidelines').

3. Process for Review of Anti-Competitive Provisions

In the context of local laws, an anti-competitive provision means a provision that a regulation identifies as creating barriers to—

(a) entry to a market — this involves either prohibiting particular business activities or placing obligations on the operators of business activities; or
(b) competition within a market — this involves giving some benefit or imposing some hindrance on particular business operators.

The process for undertaking a review of anti-competitive provisions in a local law is set out below.



4. Proposed Amendment Subordinate Local Law No. 2 (Animal Management) 2025

Proposed *Amendment Subordinate Local Law No. 2 (Animal Management) 2025* seeks to amend *Subordinate Local Law No. 2 (Animal Management) 2011.*

In accordance with section 38 of the *Local Government Act 2009,* Council must review possible anti-competitive provisions identified in the proposed Amendment Subordinate Local Law.

STEP 1 - IDENTIFYING POSSIBLE ANTI-COMPETITIVE PROVISIONS

Proposed *Amendment Subordinate Local Law No. 2 (Animal Management) 2025* relates only to the keeping of animals where ancillary to the existing (residential) use of land. Where the keeping of animals is done so at a commercial scale, this is a Material change of use under the *Planning Act 2016* and therefore regulated under that Act and the Lockyer Valley Planning Scheme.

Therefore the proposed Amendment Subordinate Local Law does not create a barrier to the entry to a market or competition within a market, and therefore contains no anti-competitive provisions.

STEP 2 – DETERMINING EXCLUSIONS

In some cases, depending on the nature of the local law or the proposed amendment, the local government may not be required to conduct a review of any anti-competitive provisions. The Competition Policy Guidelines confirm that the following types of local laws are excluded from a review of anti-competitive provisions:

(i) local laws regulating the behaviour of individuals;
(ii) local laws dealing solely with internal administrative procedures of a local government;
(iii) local laws intended as a legitimate measure to combat the spread of pest and disease;
(iv) local laws to ensure accepted public health and safety standards are met; and
(v) repealing local laws.

Proposed *Amendment Subordinate Local Law No. 2 (Animal Management) 2025* meets criteria (i) and (iv) for exclusion from the review of anti-competitive provisions because the proposed Amendment Subordinate Local Law regulates the behaviour of individuals and ensures accepted public health and safety standards are met.

STEP 3– PRELIMINARY REVIEW OF IMPACTS ANTI-COMPETITIVE PROVISIONS

The proposed Amendment Subordinate Local Law does not introduce anti-competitive provisions and no further review of anti-competitive provisions is required.

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12.2 **Proposed Planning Scheme Amendment - Flood Regulation (Stage 1) and Proposed Amendment to Planning Scheme Policy SC6.4 Flood Hazard**

Author: Annette Doherty, Manager Planning, Policy and Community Wellbeing
Responsible Officer: Amanda Pugh, Group Manager Community & Regional Prosperity

Purpose:

The purpose of this report is to seek a Council decision to commence the statutory process to make an amendment to the Planning Scheme to incorporate the provisions and Flood hazard overlay of the *Temporary Local Planning Instrument 2024 Flood Regulation* into the Lockyer Valley Planning Scheme. This amendment represents the first of a two-stage process.

An amendment is also proposed to Planning Scheme Policy SC6.4 Flood Hazard to include Appendix E of the TLPI in the Planning Scheme Policy.

Officer's Recommendation:

1. **THAT, in accordance with the *Planning Act 2016* and the Minister's Guidelines and Rules, Council decide to make Planning Scheme Amendment – Flood Regulation (Stage 1) to amend the Lockyer Valley Planning Scheme by incorporating the provisions and Flood hazard overlay of *Temporary Local Planning Instrument 2024 Flood Regulation* ('the TLPI'), as outlined in Appendix A of the TLPI.**

2. **THAT Council give notice under section 18 of the *Planning Act 2016* to the Chief Executive of the Department of State Development, Infrastructure and Planning, and consult with the Chief Executive about the process for amending the Planning Scheme.**

3. **THAT, in accordance with the *Planning Act 2016* and the Minister's Guidelines and Rules, Council decide to amend Planning Scheme Policy SC6.4 Flood Hazard by including the following parts of the TLPI in the Planning Scheme Policy:**
   (a) Appendix D Maps 2a -2e; and
   (b) Appendix E Guidance for determining tolerable risk.

RESOLUTION

1. **THAT, in accordance with the *Planning Act 2016* and the Minister's Guidelines and Rules, Council decide to make Planning Scheme Amendment – Flood Regulation (Stage 1) to amend the Lockyer Valley Planning Scheme by incorporating the provisions and Flood hazard overlay of *Temporary Local Planning Instrument 2024 Flood Regulation* ('the TLPI'), as outlined in Appendix A of the TLPI.**

2. **THAT Council give notice under section 18 of the *Planning Act 2016* to the Chief Executive of the Department of State Development, Infrastructure and Planning, and consult with the Chief Executive about the process for amending the Planning Scheme.**

3. **THAT, in accordance with the *Planning Act 2016* and the Minister's Guidelines and Rules, Council decide to amend Planning Scheme Policy SC6.4 Flood Hazard by including the**

following parts of the TLPI in the Planning Scheme Policy:
(a) Appendix D Maps 2a -2e; and
(b) Appendix E Guidance for determining tolerable risk.

Moved By: Cr D Neuendorf Seconded By: Cr C Steinhardt
Resolution Number: 24-28/0446

CARRIED
7/0

Executive Summary

As a result of feedback received during public consultation on the Draft Lockyer Valley Planning Scheme, Council progressed a revised draft of the Planning Scheme to the State Government seeking the Minister's approval to adopt the Planning Scheme. The revised version of the Planning Scheme did not include a Flood hazard overlay or Flood hazard overlay code, and did not include any zone changes initially proposed due to extreme flood risk. Council proposed that while a new Flood hazard overlay was being prepared, development in flood prone areas would continue to be regulated through a Temporary Local Planning Instrument (TLPI).

The Minister approved the adoption of the draft Planning Scheme (with supporting TLPI) subject to several conditions, including completing a flood risk assessment with flood hazard mapping, and undertaking a planning scheme amendment to include the new planning policy, land use and development responses to flood hazards.

The current TLPI is due to expire on 21 July 2026. Given delays in preparing the necessary flood risk assessment and flood hazard mapping, and the timeframe involved in undertaking a major planning scheme amendment, it is not possible to complete an amendment to incorporate a new flood risk assessment and flood hazard mapping prior to the expiration of the TLPI.

To avoid the need for a new TLPI, the Department of State Development, Infrastructure and Planning (DSDIP) has suggested a two-stage approach to integrate flood mapping and development requirements into the Planning Scheme. The two stages are:

Stage 1 Incorporating the existing TLPI into the Planning Scheme; and

Stage 2 Completing the flood risk assessment and flood hazard mapping, and amending the Planning Scheme to incorporate these, fully addressing the Minister's conditions and fulfilling Council's commitments to the community following public consultation on the Draft Planning Scheme.

This report recommends Council decides to make Planning Scheme Amendment – Flood Regulation (Stage 1) and commence the amendment process for Stage 1.

It is also recommended that Council decided to make a Planning Scheme Policy Amendment, to include Appendix E of the TLPI in Planning Scheme Policy SC6.4 Flood Hazard.

Proposal

The Draft Lockyer Valley Planning Scheme underwent community consultation during August to October 2023.

In December 2023, following receipt of the consultation report on the draft Planning Scheme community consultation process, Council resolved as follows (amongst other things):

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2. THAT Council endorse removal of the Flood hazard overlay from the Draft Lockyer Valley Planning Scheme, and any consequential changes including removal of the Flood hazard overlay code and back-zoning of areas of extreme flood risk;

3. THAT Council endorse the amendments to the Flood hazard overlay following these six (6) principles:

   (i) 'Warning time' will be removed from the methodology for assigning Flood risk categorisations and instead this information will be provided on a separate map;

   (ii) Low and high 'Flood Islands' will be removed from the methodology for assigning Flood risk categorisations, and these will be included on a separate map;

   (iii) The flood mapping will be refined to remove the speckling effect that had occurred on the overlay map with the draft scheme;

   (iv) Council will reconsider how 'extreme flood risk' is derived including investigating other flood design events;

   (v) Only the land that is included in the Extreme flood risk category will be rezoned to Limited development zone, and Council will not proceed with rezoning all of a property where 75% or more of the property is affected by extreme flood risk. This will result in a greater number of 'split zone' properties and will address numerous submissions which raised this matter; and

   (vi) Council will investigate using a common design event, such as the 1% AEP + Climate Change, and using the 2022 LiDAR.

The Minister subsequently approved the adoption of the draft Planning Scheme in this form (supported by a new TLPI for flood regulation), subject to several conditions, specifically:

1. COMPLETE a fit-for-purpose flood risk assessment that includes a flood study, flood hazard mapping and flood risk assessment of the local government area; and
2. IMPLEMENT a planning scheme amendment to include planning policy, land use and development responses to flood hazards, as identified in the flood risk assessment study, into the planning scheme, on completion of the flood risk assessment identified in Condition 1.

When Council adopted the Planning Scheme on 17 July 2024, a new TLPI was also adopted. That TLPI, *Temporary Local Planning Instrument 2024 (Flood Regulation),* incorporates a Table of assessment and Flood hazard overlay code very similar to that of the Draft Planning Scheme. However, the Flood hazard overlay (the mapping) remains the same as that used by Council since 2012 (in previous TLPIs).

At the time Council adopted the Planning Scheme and current TLPI, it was anticipated the new flood risk assessment and flood hazard mapping could be completed within 6 months. However, changes to National and State guidance on the intensity, frequency and duration of rainfall standard (i.e. Australian Rainfall and Runoff) and climate change have come into effect since the commencement of the modelling process, creating delays. Council is expediting flood modelling for its riverine models, however the modelling process is complex and time consuming. New mapping from this process is not expected until early to mid-2026.

An amendment to the Planning Scheme to include a new Flood hazard overlay into the Planning Scheme relies on the completion of technical work (flood modelling, risk assessment, land use policy work). Updates to the flood modelling (that are still underway) will necessitate reworking all subsequent technical documents to allow Council to undertake an amendment in accordance with the natural hazards, risk and resilience state interest of the State Planning Policy, i.e. risk assessment, policy response, scheme provisions, and a Feasible Alternatives Assessment Report (FAAR).

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A TLPI has effect for 2 years only (unless a shorter period is stated in the TLPI, or it is repealed sooner). Council's current TLPI will expire on 21 July 2026.

This results in a timing misalignment between when the TLPI expires (July 2026) and when the flood modelling and scheme amendment work can be completed. There is not enough time to be able to complete all tasks required for a major amendment prior to the expiration of the TLPI.

TLPIs are not intended for long-term use, and DSDIP has indicated the Minister is hesitant to use TLPIs unless absolutely necessary to address a short-term planning issue.

Officers from the DSDIP have proposed the following:

1. The State is willing for Council to adopt the TLPI 'as is' into the Planning Scheme as an 'interim' (i.e. Stage 1) amendment prior to expiry of the TLPI.
2. The State has committed to undertake a streamlined process to adopt the interim amendment. The State Interest Review and community consultation could occur simultaneously, and the amendment could be completed ahead of expiration of the TLPI.
3. The State will likely condition a more permanent solution to the flooding matters as part of Ministerial approval to adopt the interim amendment, and will likely require Council to complete the required mapping and risk assessment updates within a specified timeframe (i.e. Stage 2).

Amendment to the Planning Scheme

The current TLPI in effect amends the Planning Scheme to include provisions to implement the Flood hazard overlay and regulate development within the overlay.

The proposed Planning Scheme Amendment is basically a 'cut and paste' exercise with the relevant parts of the current TLPI incorporated into sections of the Planning Scheme as outlined in Table 2 of Appendix A of the TLPI, which is copied below. This includes the Flood hazard overlay map, the Table of assessment, and the Flood hazard overlay code.

Table 2: Effect on Planning Scheme

<table>
<tr><th>SCHEME REFERENCE</th><th colspan="3">EFFECT OF TEMPORARY LOCAL PLANNING INSTRUMENT</th></tr>
<tr><td rowspan="3">Table 1.6-1 Building assessment provisions in the planning scheme for an assessment manager</td><td colspan="3">Inserts five rows in Table 1.6-1 Building assessment provisions in the planning scheme for an assessment manager, and two notes as follows:</td></tr>
<tr><td>COLUMN 1
CATEGORIES OF ASSESSMENT AND/OR CODE</td><td>COLUMN 2
DESCRIPTION AND REGULATION</td><td>COLUMN 3
BUILDING ASSESSMENT PROVISIONS OF THE PLANNING SCHEME</td></tr>
<tr><td>Flood hazard</td><td>Designates the 'flood hazard area' for the QDC under section 32 of the Building Act and section 8 of the Building Regulation. The date of designation is the date of commencement.

Editor's note—Building work in a designated flood hazard area must meet the requirements of the relevant building assessment provisions under the Building Act.</td><td>The flood hazard area is the Flood hazard overlay mapped in Flood hazard overlay - Map 1 in Appendix D and including:
a. High flood hazard areas;
b. Medium flood hazard areas;
c. Low flood hazard areas;
d. Flood investigation areas;
e. Overland flow paths.</td></tr>
</table>

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SCHEME REFERENCE	EFFECT OF TEMPORARY LOCAL PLANNING INSTRUMENT		
	Flood hazard	Declaration within the designated flood hazard area of the 'defined flood level' for the NCC and QDC under section 53 of the *Building Act*, for the purposes of section 8 of the *Building Regulation*.	a. Planning Scheme Policy 4 Flood hazard, section SC6.4.9 Special areas declared 'defined flood level'; b. Defined flood level (DFL) - Map 2a – Peak flood level in Appendix D.
	Flood hazard	Declaration within the designated flood hazard area of a 'finished floor level' of Class 1 buildings built in all or part of the flood hazard area for the NCC and QDC under section 32 of the *Building Act* and section 8 of the *Building Regulation*.	For parts of Forest Hill, Laidley North and Portobello Road, Helidon Spa – Planning Scheme Policy 4 Flood hazard, section SC6.4.9 Special areas, 'declared finished floor level' in Tables SC6.4-2 and SC6.4-3, and shown in section SC4.9.1.
	Flood hazard	Declaration of a 'freeboard' that is more than 300mm for the NCC and QDC under section 32 of the *Building Act* and section 8 of the *Building Regulation*.	Appendix C Flood hazard overlay code, Table 10 Flood immunity – Minimum design requirements.
	Flood hazard	Declaration within the designated flood hazard area of a 'maximum flow velocity of water' for the NCC and QDC under section 32 of the *Building Act.* For the purposes of section 8 of the *Building Regulation* the date of designation is the date of commencement.	a. For parts of Forest Hill, Laidley North and Portobello Road, Helidon Spa – Planning Scheme Policy 4 Flood hazard, section SC6.4.9 Special areas, 'maximum flow velocity' in Tables SC6.4-2 and SC6.4-3, and 'flood velocity' in section SC4.9.1. b. Defined Flood Level (DFL) – Map 2c - Peak flood velocity in Appendix D.
	Note—Building work in a designated flood hazard area must meet the requirements of the relevant building assessment provisions under the Building Act. *Note—Building work in high flood hazard areas with flow velocity greater than 1.5m a second will require a structural engineering design capable of withstanding the nature of the hazard(s) to which the building will be subject consistent with the requirements of the relevant building assessment provisions, to be supported by a report (or multiple reports) prepared by a Registered Professional Engineer Queensland that identifies the flood hazard and the structural approach to be utilised.*		
Table 5.10-6: Flood hazard overlay	Suspends and replaces with Appendix B Table of Assessment.		
8.7 Flood hazard overlay code	Suspends and replaces with Appendix C Flood hazard overlay code.		
Schedule 1 Definitions, SC1.2 Administrative terms, Flood hazard area	Suspends and replaces with a revised definition for ***flood hazard area*** as follows: The area designated as the flood hazard area under section 8 of the *Building Regulation*. See Table 1.6-1 Building assessment provisions in the planning scheme for an assessment manager.		

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SCHEME REFERENCE	EFFECT OF TEMPORARY LOCAL PLANNING INSTRUMENT
Schedule 2 Planning Scheme Maps, Table SC2.1-1: Map index, OM7 Flood hazard overlay	Suspends OM7 Flood hazard overlay map and replaces with TLPI Flood hazard overlay map – Map 1 in Appendix D.

It is considered appropriate that the remaining parts of the TLPI (as listed below) be incorporated into Planning Scheme Policy SC6.4 Flood hazard:

(a) Appendix D Maps 2a -2e:
- Defined Flood Level (DFL) Map 2a – Peak Flood Level;
- Defined Flood Level (DFL) Map 2b – Peak Flood Depth;
- Defined Flood Level (DFL) Map 2c – Peak Flood Velocity;
- Defined Flood Level (DFL) Map 2d – Peak Flood Intensity (Velocity depth);
- Defined Flood Level (DFL) Map 2e – Hydraulic hazard; and

(b) Appendix E Guidance for determining tolerable risk.

Process for Making a Major Amendment to the Planning Scheme

The process for making a major amendment to the Planning Scheme must follow that outlined in Chapter 2, Part 4 of the Minister's Guidelines and Rules, or using a tailored process approved by the Chief Executive of DSDIP in accordance with section 18 of the Act.

Officers of the DSDIP have suggested Council utilise section 18 to have a streamlined process approved. This would allow the Chief Executive of the DSDIP to give Council a notice about the process for amending the planning scheme. Council officers would work with the DSDIP to achieve a streamlined amendment process (as suggested by the DSDIP) which could potentially reduce the scale of the State Interest Review, and allow the State Interest Review and public consultation to occur concurrently.

In accordance with the Act, the process for amending a planning scheme must require Council to:

1. Undertake public consultation involving–
   (i) Publishing at least 1 public notice about the proposal to amend the planning scheme;
   (ii) A consultation period of at least 20 business days during which time any person may make a submission; and
   (iii) The implementation of a communications strategy;
2. Consider all properly made submissions about the amendment;
3. Notify submitters about how the submissions were dealt with;
4. Give the Minister a notice containing a summary of the matters raised in the submissions and stating how these were dealt with; and
5. After the planning scheme is amended, publish a public notice about amending the planning scheme.

Due to the level of community interest in the Flood hazard overlay during consultation on the Draft Planning Scheme, Council officers will ensure the community is clearly advised of the purpose of this amendment; i.e. that it represents only Stage 1 of a two-stage approach. This two-stage approach will ultimately result in the adoption of a new Flood hazard overlay, enabling Council to meet its obligations under the Minister's conditions, and its commitments to the community. Consultation will include correspondence to anyone who made a submission to the Draft Planning Scheme regarding the Flood hazard overlay.

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Process for Making a Planning Scheme Policy Amendment

The process for amending a planning scheme policy (PSP) must follow that outlined in Chapter 3, Part 1 of the Minister's Guidelines and Rules.

In accordance with the Minister's Guidelines and Rules, the process for amending a PSP requires Council to:

1. Decide to amend a PSP and prepare the PSP amendment.
2. Undertake public consultation involving a consultation period of at least 20 business days during which time any person may make a submission.
3. Consider all properly made submissions about the proposed PSP amendment.
4. Prepare a consultation report about how the submissions were dealt with, and provide this to each submitter and make it available on Council's website and at Council's offices.
5. Decide to adopt or not to proceed with the proposed PSP amendment.
6. Provide public notice of Council's decision.
7. Give the Chief Executive a copy of the public notice and a certified copy of the PSP amendment.

Options

1. Council decide to make Proposed Planning Scheme Amendment – Flood Regulation (Stage 1) to amend the Lockyer Valley Planning Scheme by incorporating the current TLPI into the Planning Scheme as the first of a two-stage approach to meet the Minister's conditions and Council's commitments in relation to integrating flood mapping and development requirements into the Planning Scheme; and decide to amend Planning Scheme Policy SC6.4 Flood Hazard to incorporate Appendix E of the TLPI.
2. Council decide not to proceed with Proposed Planning Scheme Amendment – Flood Regulation (Stage 1) and the proposed amendment to the Planning Scheme Policy, and accepts the risk of not being able to regulate development within flood prone areas during the period between the expiration of the current TLPI and the commencement of a major amendment to the Planning Scheme to incorporate planning policy, land use and development responses to flood hazards, as identified in a flood risk assessment study.

Previous Council Resolutions

At Ordinary Meeting of Council on 22 December 2023, Council resolved to remove the Flood hazard overlay, Flood hazard overlay code, and zone changes due to extreme flood risk from the Draft Planning Scheme, and progress the revised version of the Draft Planning Scheme to the Minister seeking approval for adoption.

The Lockyer Valley Planning Scheme and the current TLPI were adopted at the Ordinary Meeting of Council on 17 July 2024.

Critical Dates

The current TLPI expires on 21 July 2026. To ensure Council can continue to regulate development in flood prone areas, the amendment to incorporate the TLPI into the Planning Scheme must be completed before this date.

Strategic Implications

Corporate Plan

Lockyer Planned - A development assessment process that facilitates sustainable outcomes for the community.

Finance and Resource

The significant costs associated with consultants undertaking flood modelling are being funded with grants from the Queensland Reconstruction Authority.

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Budget provision has been made for consultants to assist with the work required to comply with the State Planning Policy, i.e. risk assessment, policy response, scheme provisions, and the Feasible Alternatives Assessment Report (FAAR).

Legislation and Policy

Council must follow the process for making a major amendment in accordance with the Planning Act 2016 and the Minister's Guidelines and Rules. The State government has provided a guideline to assist with this process: *Streamlining the planning scheme amendment process under section 18 of the* Planning Act 2016 – *Guidance for local governments*.

Risk Management

Environment and Community (EC1)	Environment and the community, including sustainable development, social and community wellbeing, community relationships, public health, recreation, regional profile and identity

Consultation

Councillor Consultation

The proposed two-stage approach to integrating flood mapping and development requirements into the Planning Scheme was discussed with Councillors at a workshop on 28 October 2025.

Internal Consultation

Internal consultation has been undertaken with Council's planning officers.

External Consultation

External consultation has been undertaken with officers of the DSDIP.
Council has also sought expert advice from consultants on how best to integrate flood mapping and development requirements into the Planning Scheme given the challenges with flood modelling and timing constraints.

Community Engagement

Public consultation will be undertaken in accordance with the requirements of the *Planning Act 2016* and the Minister's Guideline and Rules. This will include a public consultation period of at least 20 business days.
Due to the level of community interest in the Flood hazard overlay during consultation on the Draft Planning Scheme, officers will ensure all those who made a submission regarding the Flood hazard overlay will be directly advised of the proposed amendment. They will also be informed that this amendment represents the first of a two-stage approach to meeting Council's commitments in relation to a new Flood hazard overlay.

Attachments

1⇩ Temporary Local Planning Instrument 2024 (Flood Regulation) 30 Pages

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LOCKYER VALLEY REGIONAL COUNCIL

Temporary Local Planning Instrument 2024 (Flood Regulation)

1. Short Title

1. This temporary local planning instrument ('the TLPI') may be cited as Temporary Local Planning Instrument 2024 (Flood Regulation).

2. Purpose

1. The purpose of the TLPI is to:
   a. provide improved flood regulation based on the identification of a Flood hazard overlay for the Lockyer Valley Region; and
   b. to protect life and property by ensuring development appropriately responds to, or is avoided in response to, the risk of flood hazard present on a site.

3. Commencement

1. The TLPI commences on 22 July 2024.

4. Expiry

1. In accordance with section 23 of the *Planning Act 2016*, the TLPI has effect for two (2) years from the date of commencement, unless repealed sooner.

5. Application of the TLPI

1. The TLPI applies to the Lockyer Valley local government area.
2. The TLPI affects the operation of the Lockyer Valley Planning Scheme 2024 ('the planning scheme').
3. The TLPI applies to development on land shown on the Flood hazard overlay map in Appendix D as being a flood hazard area, investigation area or overland flow path.

6. Relationship with the Planning Scheme

1. If the planning scheme is inconsistent with the TLPI, the TLPI prevails to the extent of any inconsistency.

7. Effect

1. The TLPI affects the operation of the planning scheme by:
   a. defining a Flood hazard overlay (see Appendix D);
   b. suspending and replacing provisions of the planning scheme (see Appendix A);
   c. identifying categories of development and categories of assessment for development within the Flood hazard overlay (see Appendix B);
   d. introducing a new Flood hazard overlay code which includes assessment benchmarks for development within the Flood hazard overlay (see Appendix C); and
   e. introducing guidance material for determining tolerable risk (see Appendix E).
2. The TLPI designates the flood hazard area and the defined flood level for the purposes of the Building Code of Australia and the Queensland Development Code.

8. Interpretation

1. Unless otherwise defined in the TLPI, the terms used in the TLPI have the same meaning as defined in the *Planning Act 2016* and the planning scheme.
2. For the TLPI, the following terms have the meaning shown in Table 1.

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Table 1: Definitions of terms in the TLPI

TERM	DEFINITION
defined flood level (DFL)	The level to which it is reasonably expected flood waters may rise (see Section 8 of the *Building Regulation 2021*).
flood hazard overlay	The area identified on TLPI Flood hazard overlay – Map 1 in Appendix D as being a flood hazard area, investigation area or overland flow path.
flood investigation area	The area on TLPI Flood hazard overlay – Map 1 in Appendix D categorised as flood investigation area. Land within the flood investigation area is known to be, or has the potential to be, flood affected and subject to a defined flood event, that has not yet been quantified.
habitable room	Has the same meaning as in the National Construction Code.
high flood hazard area	The area on TLPI Flood hazard overlay – Map 1 in Appendix D categorised as high hazard. Development of land in this area may pose an unacceptable risk to life and property during a defined flood event. During a defined flood event: a. major to extreme risk to life is likely; b. able bodied adults cannot walk safely; and c. light frame buildings can structurally fail.
items of value	Items that cannot be easily repaired, replaced or restored and include: a. personal, organisational or historical records; b. cultural heritage artefacts of importance such as museum collections, unique artworks, rare books, etc.
low flood hazard area	The area on TLPI Flood hazard overlay - Map 1 in Appendix D categorised as low hazard. Development of this land, after application of relevant mitigation actions, does not pose a significant risk to life or property during a defined flood event. During a defined flood event: a. there is no significant risk to life; and b. property is only at risk when exposed and in direct contact with flood waters.
medium flood hazard area	The area on TLPI Flood hazard overlay – Map 1 in Appendix D categorised as medium hazard. Development of land in this area may pose a risk to life and property during a defined flood event. During a defined flood event: a. able bodied adults may not be able to walk safely; b. cars can float and precautions must be taken; and c. only large vehicles (trucks) may be able to travel safely.
overland flow path	An area on TLPI Flood hazard overlay - Map 1 in Appendix D identified as an overland flow path.
tolerable risk	A risk that, following an understanding of the likelihood and consequences, is low enough to allow the exposure to continue, and at the same time high enough to require new treatments or actions to reduce risk. Society can live with this risk but believes that as much as reasonably practical should be done to reduce the risks further. (Refer to Appendix E Guidance on determining tolerable risk.)

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APPENDIX A

EFFECT OF TEMPORARY LOCAL PLANNING INSTRUMENT 2024 (FLOOD REGULATION) ON THE LOCKYER VALLEY PLANNING SCHEME 2024

Table 2: Effect on Planning Scheme

<table>
<tr><th>SCHEME REFERENCE</th><th>EFFECT OF TEMPORARY LOCAL PLANNING INSTRUMENT</th></tr>
<tr><td>Table 1.6-1 Building assessment provisions in the planning scheme for an assessment manager</td><td>Inserts five rows in Table 1.6-1 Building assessment provisions in the planning scheme for an assessment manager, and two notes as follows:
<table>
<tr><th>COLUMN 1
CATEGORIES OF ASSESSMENT AND/OR CODE</th><th>COLUMN 2
DESCRIPTION AND REGULATION</th><th>COLUMN 3
BUILDING ASSESSMENT PROVISIONS OF THE PLANNING SCHEME</th></tr>
<tr><td>Flood hazard</td><td>Designates the ‘flood hazard area’ for the QDC under section 32 of the Building Act and section 8 of the Building Regulation. The date of designation is the date of commencement.
Editor’s note—Building work in a designated flood hazard area must meet the requirements of the relevant building assessment provisions under the Building Act.</td><td>The flood hazard area is the Flood hazard overlay mapped in TLPI Flood hazard overlay - Map 1 in Appendix D and including:
a. High flood hazard areas;
b. Medium flood hazard areas;
c. Low flood hazard areas;
d. Flood investigation areas;
e. Overland flow paths.</td></tr>
<tr><td>Flood hazard</td><td>Declaration within the designated flood hazard area of the ‘defined flood level’ for the NCC and QDC under section 53 of the Building Act, for the purposes of section 8 of the Building Regulation.</td><td>a. Planning Scheme Policy 4 Flood hazard, section SC6.4.9 Special areas declared ‘defined flood level’;
b. Defined flood level (DFL) - Map 2a – Peak flood level in Appendix D.</td></tr>
<tr><td>Flood hazard</td><td>Declaration within the designated flood hazard area of a ‘finished floor level’ of Class 1 buildings built in all or part of the flood hazard area for the NCC and QDC under section 32 of the Building Act and section 8 of the Building Regulation.</td><td>For parts of Forest Hill, Laidley North and Portobello Road, Helidon Spa - Planning Scheme Policy 4 Flood hazard, section SC6.4.9 Special areas, ‘declared finished floor level’ in Tables SC6.4-2 and SC6.4-3 and shown in section SC4.9.1.</td></tr>
<tr><td>Flood hazard</td><td>Declaration of a ‘freeboard’ that is more than 300mm for the NCC and QDC under section 32 of the Building Act and section 8 of the Building Regulation.</td><td>Appendix C Flood hazard overlay code, Table 10 Flood immunity – Minimum design requirements.</td></tr>
</table></td></tr>
</table>

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<table>
<tr><th>SCHEME REFERENCE</th><th>EFFECT OF TEMPORARY LOCAL PLANNING INSTRUMENT</th></tr>
<tr><td></td><td>
<table>
<tr><td>Flood hazard</td><td>Declaration within the designated flood hazard area of a ‘maximum flow velocity of water’ for the NCC and QDC under section 32 of the Building Act.
For the purposes of section 8 of the Building Regulation the date of designation is the date of commencement.</td><td>a. For parts of Forest Hill, Laidley North and Portobello Road, Helidon Spa - Planning Scheme Policy 4 Flood hazard, section SC6.4.9 Special areas, ‘maximum flow velocity’ in Tables SC6.4-2 and SC6.4-3, and ‘flood velocity’ in section SC4.9.1;
b. Defined Flood Level (DFL) – Map 2c - Peak flood velocity in Appendix D.</td></tr>
</table>
Note—Building work in a designated flood hazard area must meet the requirements of the relevant building assessment provisions under the Building Act.

Note—Building work in high flood hazard areas with flow velocity greater than 1.5m a second will require a structural engineering design capable of withstanding the nature of the hazard(s) to which the building will be subject consistent with the requirements of the relevant building assessment provisions, to be supported by a report (or multiple reports) prepared by a Registered Professional Engineer Queensland that identifies the flood hazard and the structural approach to be utilised.
</td></tr>
<tr><td>Table 5.10-6: Flood hazard overlay</td><td>Suspends and replaces with Appendix B Table of Assessment.</td></tr>
<tr><td>8.7 Flood hazard overlay code</td><td>Suspends and replaces with Appendix C Flood hazard overlay code.</td></tr>
<tr><td>Schedule 1 Definitions, SC1.2 Administrative terms, Flood hazard area</td><td>Suspends and replaces with a revised definition for flood hazard area as follows:

The area designated as the flood hazard area under section 8 of the Building Regulation. See Table 1.6-1 Building assessment provisions in the planning scheme for an assessment manager.</td></tr>
<tr><td>Schedule 2 Planning Scheme Maps, Table SC2.1-1: Map index, OM7 Flood hazard overlay</td><td>Suspends OM7 Flood hazard overlay map and replaces with TLPI Flood hazard overlay map – Map 1 in Appendix D.</td></tr>
</table>

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APPENDIX B

CATEGORIES OF DEVELOPMENT AND CATEGORIES OF ASSESSMENT FOR THE FLOOD HAZARD OVERLAY

1. Categories of development and categories of assessment for the Flood hazard overlay

1. The categories of development and categories of assessment for development within the Flood hazard overlay are identified in Column 2 of Table 3.
2. If development is identified in the planning scheme as having a different category of development or category of assessment than under Table 3 below, the highest level of assessment applies as follows:
   i. accepted development subject to requirements prevails over accepted development;
   ii. code assessment prevails over accepted development subject to requirements and accepted development;
   iii. impact assessment prevails over code assessment, accepted development subject to requirements and accepted development.

Note—Where development is proposed on a site that is included in more than one overlay, or in more than one sub-category within an overlay, that changes the category of development or category of assessment, the highest category applies.

Note—This section should be read in conjunction with section 5.3 of the planning scheme, particularly section 5.3.2 — Determining the category of development and category of assessment and section 5.3.3 — Determining the assessment benchmarks.

2. Assessment benchmarks for development within the Flood hazard overlay

1. Table 3 identifies development for which the Flood hazard overlay code is an assessment benchmark.

Table 3: Categories of development and categories of assessment - Flood hazard overlay

DEVELOPMENT	CATEGORIES OF DEVELOPMENT AND ASSESSMENT	ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT
Building work		
Building work for demolition or relocation off-site.	No change	Not applicable
Building work in a Flood investigation area where Council's most recent flood modelling shows the land is not subject to flooding in the DFL.	No change	Not applicable
Building work not listed above.	Code assessment	Flood hazard overlay code
Reconfiguring a lot		
Reconfiguring a lot in a Flood investigation area where Council's most recent flood modelling shows the land is not subject to flooding in the DFL.	No change	Not applicable
Reconfiguring a lot not listed above.	No change	Flood hazard overlay code
Material change of use in a Flood investigation area or an Overland flow path		
Material change of use in a Flood investigation area where Council's most	No change	Not applicable

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DEVELOPMENT	CATEGORIES OF DEVELOPMENT AND ASSESSMENT	ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT
recent flood modelling shows the land is not subject to flooding in the DFL.		
Material change of use for: a. Animal husbandry; or b. Cropping; or c. Permanent plantation.	No change	Not applicable
Material change of use not listed above.	Code assessment	Flood hazard overlay code
Material change of use in the Low flood hazard area		
Material change of use for: a. Animal husbandry; or b. Cropping; or c. Park; or d. Permanent plantation; or e. Roadside stalls.	No change	Not applicable
Material change of use for: a. Dwelling house; or b. Home-based business; or c. Utility installation involving: i. electricity supply infrastructure; or ii. stormwater drainage infrastructure; or iii. transport service; or iv. water supply infrastructure; or v. water treatment infrastructure; or vi. water cycle management infrastructure.	Accepted development	Flood hazard overlay code
Material change of use for: a. a Vulnerable use (excluding a Dwelling house); or b. Essential community infrastructure; or c. Critical infrastructure where not a Utility installation.	Code assessment	Flood hazard overlay code
Material change of use not listed above for this hazard area.	No change	Flood hazard overlay code
Material change of use in the Medium flood hazard area		
Material change of use for: a. Animal husbandry; or b. Cropping; or c. Park; or d. Permanent plantation; or e. Roadside stalls.	No change	Not applicable
Material change of use for: a. Dwelling house; or b. Dual occupancy; or c. Home-based business; or d. Utility installation involving: i. a sewerage treatment plant; or ii. a maintenance depot; or iii. a storage depot; or	Code assessment	Flood hazard overlay code

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DEVELOPMENT	CATEGORIES OF DEVELOPMENT AND ASSESSMENT	ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT
iv. a waste management facility; or d. a Vulnerable use; or e. Critical infrastructure; or f. Essential community infrastructure.		
Material change of use not listed above for this hazard area.	No change	Flood hazard overlay code
Material change of use in the High flood hazard area and the Rural zone		
Material change of use for: a. Animal husbandry; or b. Cropping; or c. Park; or d. Permanent plantation; or e. Roadside stalls.	No change	Not applicable
Material change of use for Utility installation involving: a. stormwater drainage infrastructure; or b. water cycle management infrastructure.	No change	Flood hazard overlay code
Material change of use not involving Building work.	No change	Flood hazard overlay code
Material change of use not listed above for this hazard area.	Code assessment	Flood hazard overlay code
Material change of use in the High flood hazard area and the Local centre zone		
Material change of use for: a. Agricultural supplies store; or b. Food and drink outlet; or c. Garden centre; or d. Hardware and trade supplies; or e. Health care service; or f. Indoor sport and recreation; or g. Market; or h. Outdoor sport and recreation; or i. Park; or j. Parking station; or k. Place of worship; or l. Service industry; or m. Shop; or n. Utility installation involving: i. stormwater drainage infrastructure; or ii. water cycle management infrastructure.	No change	Flood hazard overlay code
Material change of use not listed above for this hazard area.	Code assessment	Flood hazard overlay code
Material change of use in the High flood hazard area other than in the Rural zone or Local centre zone		
Material change of use	Code assessment	Flood hazard overlay code

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DEVELOPMENT	CATEGORIES OF DEVELOPMENT AND ASSESSMENT	ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT
Operational work in a Flood investigation area or an Overland flow path		
Operational work in a Flood investigation area where Council's most recent flood modelling shows the land is not subject to flooding in the DFL.	No change	Not applicable
Operational work for exempt clearing work.	No change	Not applicable
Operational work not listed above for these areas.	Code assessment	Flood hazard overlay code
Operational work in the Low flood hazard area or Medium flood hazard area		
Operational work for: a. exempt clearing work; or b. minor filling or excavation.	No change	Not applicable
Operational work not listed above for these hazard areas.	No change	Flood hazard overlay code
Operational work in the High flood hazard area and the Rural zone		
Operational work for exempt clearing work.	No change	Not applicable
Operational work for filling or excavation of less than $10m^3$ and: a. not associated with Reconfiguring a lot or a Material change of use; or b. associated with Cropping, Permanent plantation or land rehabilitation.	Accepted development	Not applicable
Operational work not listed above for this hazard area.	Code assessment	Flood hazard overlay code
Operational work in the High flood hazard area and the Local centre zone		
Operational work for exempt clearing work.	No change	Not applicable
Operational work for filling or excavation of $10m^3$ or more and not associated with Reconfiguring a lot or a Material change of use.	Code assessment	Flood hazard overlay code
Operational work for filling or excavation not listed above for this hazard area.	No change	Not applicable
Operational work not listed above for this hazard area.	No change	Flood hazard overlay code
Operational work in the High flood hazard area other than in the Rural zone or Local centre zone		
Operational work for: a. exempt clearing work; or b. minor filling or excavation.	No change	Not applicable
Operational work for filling or excavation, other than minor filling or excavation.	Code assessment	Flood hazard overlay code
Operational work not listed above for this hazard area.	No change	Flood hazard overlay code

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APPENDIX C

FLOOD HAZARD OVERLAY CODE

1. Application

1. This code applies to development:
   a. within the Flood hazard overlay as shown in Map 1 of Appendix D;
   b. identified as requiring assessment against the Flood hazard overlay code in Table 3.

2. Compliance with the Flood hazard overlay code

1. Development that complies with the purpose of the code, complies with the code.
2. Accepted development that complies with the relevant acceptable outcomes of the code, complies with the purpose of the code.
3. Assessable development that complies with the Performance outcomes of the code, complies with the purpose of the code.

Note—The Flood hazard overlay code is only one of Council's responses to flooding. Strategic planning, education, disaster management, flood emergency management, and mitigation and protection works are also important.

Note—Compliance with this code may be demonstrated by providing any required technical reports prepared by a suitably qualified person consistent with Planning Scheme Policy 4 Flood hazard.

3. Purpose

1. The purpose of the Flood hazard overlay code is to ensure development is designed, constructed and operated to:
   a. protect life and property;
   b. avoid exposing people and property to unacceptable risk from flood hazard;
   c. where avoidance of areas of intolerable risk from flood hazard is not reasonably practicable, ensure development mitigates the risk from flood hazard to people and property to an acceptable level;
   d. limit the exposure of vulnerable uses where risk levels cannot be mitigated to an acceptable level;
   e. ensure that works to mitigate the risk from flood hazard occur in a way that protects, maintains and improves the protective function of landforms, vegetation, biodiversity and natural processes in managing the effects of flooding.
2. The purpose of the code will be achieved through the following overall outcomes:
   a. All new development in the Low flood hazard area is compatible with the identified flood risk and mitigates the risk to people and property from flood hazard to an acceptable level.
   b. Development in the Medium flood hazard area is avoided, or where not reasonably practicable to avoid, development:
      i. is located in the area of lowest flood hazard;
      ii. mitigates risk to an acceptable level for all flood events up to and including the defined flood level or as determined by Planning Scheme Policy 4 Flood hazard.
   c. Development in the High flood hazard area is avoided, or where not reasonably practicable to avoid, development:
      i. is located in the area lowest flood hazard;
      ii. mitigates risk to an acceptable level for all flood events up to and including the defined flood level;
      iii. does not result in an increase in intensity or scale of development (including excavation and filling).
   d. Development in the High flood hazard area of the Local centre zone:

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i. is located on the area of lowest flood hazard;
ii. mitigates risk to an acceptable level for all flood events up to and including the defined flood event;
iii. does not result in an increase in intensity or scale of development.

e. Development in flood hazard areas of the Rural zone is limited to agricultural activities and uses directly supporting the primary agricultural use.

f. Vulnerable uses and essential community infrastructure do not occur in areas of Medium or High flood hazard and only locate in Low flood hazard areas where it is demonstrated that avoidance is not reasonably practicable and they are consistent with Table 10: Flood immunity - Minimum design requirements.

g. Critical infrastructure avoids areas of High flood hazard and only occurs in areas of Low or Medium flood hazard where it is demonstrated that avoidance is not reasonably practicable, and that critical infrastructure remains operational and accessible to serve the community during and immediately after a flood event.

h. Buildings and structures in the flood hazard area are located, designed and constructed to be resilient to flood hazards up to and including the defined flood event, including:
i. protecting the contents of buildings from flood damage;
ii. minimising the impacts of flooding on the life of assets including preventing and withstanding the effects of floodwater inundation;
iii. ensuring buildings and structures are structurally adequate to resist hydrostatic, hydrodynamic and debris impact loads associated with flooding;
iv. minimising disruption to residents, business and site operations;
v. minimising ongoing maintenance costs, recovery time and restoration costs after a flood event.

i. Development supports and does not unduly burden disaster management response or recovery capacity and capability.

j. The natural floodplain function (conveyance and storage) is protected and improved by ensuring development:
i. does not adversely affect the hydraulic function of flood conveyance and capacity of waterways or overland flow paths;
ii. maintains flood storage;
iii. does not, directly or cumulatively, cause or increase adverse impacts from flooding on other properties or land upstream, downstream or adjacent.

k. Development occurs in a way that:
i. maintains or improves the protective function of landforms, vegetation, biodiversity, natural processes and natural land contours, where possible;
ii. protects and improves vegetation, riparian corridors and overland flow paths.

l. The manufacture, assembly, storage, distribution or disposal of hazardous chemicals, hazardous materials and dangerous goods in the flood hazard overlay is avoided, or risks to public safety and the environment from the potential impact of floodwaters are mitigated to an acceptable level up to and including the 0.2% AEP flood event or the defined flood level, whichever is the greater flood event, plus 500mm freeboard.

Note—

a. Building work for Class 1 buildings in flood hazard areas with a velocity less than 1.5m/s must comply with:
i. National standard Construction of buildings in flood hazard areas, sections 2.3, 2.4, 2.5, 2.6, 2.7, 2.8 and 2.10;
ii. DFL plus freeboard of 500mm.

b. A study must be conducted to determine the DFL and the flood hazard category in a Flood investigation area or an Overland flow path. The assessment benchmarks of the Flood hazard overlay code relevant to that flood hazard category are then applicable.

c. Building work in flood hazard areas with a velocity 1.5m/s or greater, requires structural engineering design capable of withstanding the nature of the hazard/s to which the building will be subject consistent with the requirements of the relevant building assessment provisions.

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d. Any engineering design solution is to be:
i. supported by a report identifying the flood hazard and the structural approach to be used;
ii. certified by RPEQ.

4. Assessment benchmarks for accepted development

1. Accepted development does not require a development approval and is not subject to assessment benchmarks. However, certain requirements may apply to development for it to be accepted development. Where nominated in Table 3, accepted development must comply with the relevant acceptable outcomes identified in Tables 5 and 6 of the Flood hazard overlay code.
2. Assessment benchmarks for accepted development are shown with an asterisk (*) in the Acceptable outcomes column of Tables 5 and 6.
3. Where assessment benchmarks apply to accepted development, the development must comply with all nominated requirements of this and other applicable codes of the planning scheme. Accepted development that does not comply with one or more of the nominated acceptable outcomes of the applicable code/s becomes code assessable in accordance with section 5.3.3(2) of the planning scheme.

5. Determining the flood hazard category from a site-specific flood risk assessment

1. Where the code requires a site-specific flood risk assessment to be undertaken, Table 4: Flood hazard category parameters for site specific flood risk assessments is to be used to determine an equivalent flood hazard area for this code.

Table 4: Flood hazard category parameters for site-specific flood risk assessments

CRITERIA	FLOOD HAZARD CATEGORY		
	LOW	MEDIUM	HIGH
Maximum flood depth	Less than 0.5m	0.5m to 1.2m	More than 1.2m
Maximum flood velocity	Less than 3.0m/s	Less than 3.0m/s	More than 3.0m/s
Depth by velocity (d*V)	Less than $0.4m^2/s$	$0.4m^2/s$ to $0.6m^2/s$	More than $0.6m^2/s$

Table 5: Flood hazard overlay code - Assessment benchmarks for accepted and assessable development in the Flood hazard overlay

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
PO1 Development in a flood investigation area or overland flow path: a. minimises risk from the adverse effects of flooding; b. only occurs where the risk can be mitigated to an acceptable or tolerable level; c. is designed to respond to the flood hazard category applicable to the site. *Note—Compliance with this Performance Outcome may be demonstrated by providing a flood risk assessment, consistent with Planning Scheme Policy 4 Flood hazard.* *Note—Land in the flood investigation area is susceptible to some degree of flooding. Detailed modelling in these locations is incomplete or has not been undertaken. A site specific risk assessment is required to determine the hazard classification and the sites suitability for development.*	***AO1.1** For development in a flood investigation area or overland flow path: a. written advice is obtained from Council stating that the latest data available to Council confirms that the site is not subject to flood hazard; or b. a site-specific flood risk assessment, prepared by a suitably qualified person, determines that the development site is not located in an area of high, medium or low flood hazard in accordance with Table 4: Flood hazard category parameters for site specific flood risk assessments. **AO1.2** Where a site-specific flood risk assessment determines the flood hazard category to be low, medium or high, development satisfies the requirements of this Flood hazard overlay code relevant to that flood hazard category.

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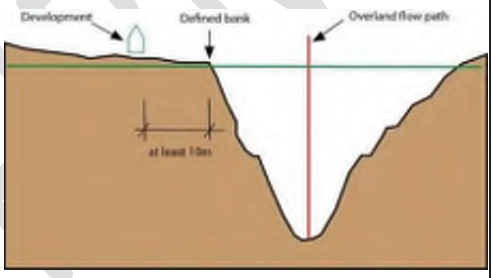
PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Flood risk compatibility	
PO2 Development avoids flood hazard areas of intolerable risk or areas known to be, or have the potential to be, affected by flood inundation such as overland flow paths. *Note—Guidance material relating to the risk profile of the flood hazard area categories is available in Planning Scheme Policy 4 Flood hazard.*	***AO2.1** Development is positioned within an area of low flood hazard. **AO2.2** Development demonstrates that: a. all options to avoid the area of flood hazard have been exhausted; b. development is located on the part of the site with the lowest level of flood hazard; c. mitigation to an acceptable hazard level is achieved where the development: i. can be serviced with infrastructure (power, water, sewerage, access and telecommunications) for the expected life of the asset; ii. complies with a site-based flood risk assessment consistent with Planning Scheme Policy 4 Flood hazard.
Resilient built form	
PO3 Buildings and structures are located, designed and constructed to be resilient to flood risks up to and consistent with Table 10: Flood immunity - Minimum design requirements, and: a. protecting the contents of buildings and structures from flood damage; b. minimising the impacts of flooding on the asset's life including preventing and withstanding the effects of floodwater inundation; c. ensuring buildings and structures are structurally adequate to resist hydrostatic, hydrodynamic and debris impact loads associated with flooding; d. minimising disruption to residents, business, site operations; e. minimising ongoing maintenance costs, recovery time and restoration costs after a flood event. *Note—Partial compliance with this Performance Outcome may be demonstrated by providing a materials assessment against the Flood Resilient Building Guidance for Queensland Homes and/or Reducing Vulnerability of Buildings to Flood Damage - Guidance on Building in Flood Prone Areas.*	***AO3.1** Flood immunity of buildings (except Class 10 structures) is consistent with Table 10: Flood immunity - Minimum design requirements. ***AO3.2** If understorey screening is provided, it allows the free flow of floodwater through the understorey (i.e. does not impede water flow) and: a. is a minimum of 50% permeable (e.g. using vertical battens with a batten width gap between battens); b. does not use solid doors, tilt panels and roller doors. ***AO3.3** Essential utilities (e.g. wastewater treatment systems and associated pumping equipment) are located consistent with Table 10: Flood immunity - Minimum design requirements or are sealed to prevent water intrusion. ***AO3.4** Property is protected from flood damage by having an area located above or outside the flood hazard so: a. items of value can be moved; or b. raised to safe storage above the designated finished floor level in Table 10: Flood immunity - Minimum design requirements; property is secured against flotation and lateral movement. *Note—Refer to the building assessment provisions for the QDC referenced class of building.*
PO4 Non-habitable floor areas, where not raised above the DFL, are designed and constructed to be resilient to the effects of flood.	*__AO4.1__ The finished floor levels of Class 10a and 10c structures (e.g. sheds, garages, carports), whether attached to or detached from the main building, are not inundated by more than a low degree of exposure consistent with Table 12: Flood hazard exposure for carparking and non-habitable buildings. ***AO4.2** Building work for a Class 10a structure below the DFL is constructed:

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
	a. without solid doors, tilt panels and roller doors; b. may be screened to a minimum of 50% permeability for security purposes and to allow the free flow of floodwater. ***AO4.3** Fencing and retaining walls allow the free flow of floodwater (i.e. do not impede water flow) and do not add to flood debris in a DFL flood event or more. **AO4.4** Development is designed and constructed to prevent and withstand floodwater inundation by: a. using flood resilient materials; b. allowing the free flow of floodwater (i.e. does not impede the flow of water). *Note—Refer to the building assessment provisions for the QDC referenced class of building.*
PO5 Building works to an existing building for commercial, industrial or other non-residential activities located below the DFL are resilient to flood events, up to and including the DFE (see Table 10: Flood immunity - Minimum design requirements) by ensuring the design and built form mitigate the potential risks of flooding to an acceptable or tolerable level. ***Editor's note—This performance outcome is intended to apply to classes of buildings not otherwise covered by P1 of the QDC MP3.5 and National Standard for Construction of buildings in flood hazard overlays.***	***AO5.1** Building works to an existing building for commercial, industrial or other non-residential activities located below the DFL, use materials that are capable of resisting damage, deterioration and decay. *Note—Refer to the building assessment provisions for the QDC referenced class of building, refer to National standard for Construction of buildings in flood hazard overlays.* *Note—In accordance with Figure 1 Identifying defined flood level (DFL), flood hazard level (FHL) and freeboard, of the National Standard for Construction of buildings in flood hazard overlays, the non-habitable floor level is no greater than 1m below the DFL.*
PO6 Cultural artefacts, records and items of high value in essential community infrastructure are protected from flood damage and stored above the PMF.	**AO6.1** Cultural artefacts, records and items of high value in facilities such as libraries, museums, galleries and hospitals are stored in an area that: a. protects and seals the artefacts from flood intrusion; or b. is raised above the PMF for safe storage; or c. allows their movement to a safer location above the PMF.
Disaster management	
PO7 Development in the flood hazard overlay supports and does not unduly burden, disaster management response or recovery capacity and capabilities. *Note—A Flood Emergency Management Plan may be required to be prepared by a suitably qualified person and is consistent with Planning Scheme Policy 4 Flood hazard.*	**AO7.1** No acceptable outcome is nominated.
PO8 Flood awareness and hazard-warning signage informs people of flood risk severity in the flood hazard overlay.	**AO8.1** Flood awareness and hazard-warning signage is consistent with the requirements of Planning Scheme Policy 4 Flood hazard.
Flood conveyance and storage	
PO9 Development does not directly, indirectly or cumulatively cause any adverse change in flood risk or flow characteristics inside or outside the site, including: a. loss of flood storage; or b. loss of, or changes to, flow paths; or	***AO9.1** Filling to achieve flood immunity does not occur on land within a flood hazard area. ***AO9.2** The finished floor level of an extension to an existing building is consistent with Table 10: Flood immunity - Minimum design requirements.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
c. an increase in water flow velocity or depth; or d. reduction in flood warning times; or e. an increase in runoff volume; or f. an increase in potential erosion, scour or flood damage on the premise or on other premises, public land, watercourses, roads or infrastructure. *Note—Partial compliance with this Performance outcome may be achieved by demonstrating that any additional runoff volume due to an increase in impermeable area is managed on site or by the existing drainage networks without adversely changing flood risk or flow characteristics.*	**AO9.3** Development does not adversely change the flood risk or flow characteristics within the floodplain as demonstrated by an engineering risk assessment. *Note—An adverse change in flood risk or flow characteristics means a change to any of the following:* *a. loss of flood storage; or* *b. loss of, or changes to, flow paths; or* *c. an increase in water flow velocity or depth; or* *d. reduction in flood warning times; or* *e. an increase in runoff volume; or* *f. an increase in potential erosion, scour or flood damage on the premise or on other premises, public land, watercourses, roads or infrastructure.* **AO9.4** Flood conveyance or flood function areas may be used for car parking where there is a low degree of exposure consistent with Table 12: Flood hazard exposure for carparking and non-habitable buildings. **AO9.5** Flood awareness signage is provided to carparking areas where the carparking serves as a flood conveyance or performs a flood function.
PO10 Development within an overland flow path: a. maintains the conveyance of floodwaters to allow flow and debris to pass unimpeded through the site; b. does not concentrate, intensify or divert floodwater onto upstream, downstream or adjacent sites; c. will not result in an increase in flood levels or flood risk severity on upstream, downstream or adjacent sites. *Note—Development is to be connected to the Council's drainage network in accordance with section 77 of the Local Government Act. It is an offence under the section 80 of Local Government Act, to restrict or redirect stormwater over land.* *Note—Compliance with this Performance Outcome will be achieved by providing a hydraulic impact assessment prepared by a suitably qualified and experienced engineer and is consistent with Planning Scheme Policy 4 Flood hazard.*	***AO10.1** Development, including onsite wastewater treatment systems, are located at least 10m from the overland flow path's defined bank, as shown by the diagram below.  *Note—The key components of development and overland flow paths are depicted in the above figure. The width of the overland flow paths may be smaller or larger than the location of the defined bank depicted in the above figure. The setback of 10m must be from the defined bank or edge to the overland flow path, whichever is greater.* ***AO10.2** Development does not change the pre-development profile or interfere with an overland flow path. ***AO10.3** Overland flow paths are retained as part of the stormwater drainage network to allow the free open surface flow of stormwater through a site. ***AO10.4** Development retains existing overland flow paths rather than relying on piped solutions for stormwater drainage. **AO10.5** For Council drainage purposes, overland flow paths are protected by an easement or other legal instrument.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
PO11 Developments with basement or undercroft carparking or storage are designed to maximise public safety, minimise flood recovery actions, and be resilient to the intrusion of floodwaters.	**AO11.1** Basement and undercroft carparking or storage is not provided in areas of intolerable risk. **AO11.2** Undercroft carparking is designed and constructed to experience no more than a medium degree of exposure consistent with Table 12: Flood hazard exposure for carparking and non-habitable buildings and: a. provides a means of escape for pedestrians from the undercroft; b. includes flood-warning signage indicating the potential to flood; c. with essential utilities and services located at or above consistent with Table 10: Flood immunity - Minimum design requirements; d. provide waterproof and water-impermeable walls and floors. **AO11.3** Basement carparking must be designed and constructed: a. to provide a drainage system to have a flood immunity of the DFL or 0.2% AEP, whichever is greater, plus freeboard to avoid flooding of the basement; b. to provide a means of escape for pedestrians from the basement; c. with flood-warning signage indicating the potential to flood; d. with essential utilities and services located at or above the DFL plus freeboard; e. provide waterproof and water-impermeable walls and floors; f. to prevent floodwater intrusion, including: i. backflow of water from drainage systems and installations; ii. from vents, staircases and lift wells that lead to the basement. *Note—In flood hazard areas, basement storage spaces do not include areas for bike storage, restrooms, building maintenance, essential services or utilities.* **AO11.4** Development involving a basement that relies on a pumping solution to manage floodwater for dewatering provides a secondary pump system with a backup power source for the pump. *Note—The use of demountable barriers, pumps or other mechanical mechanisms to provide flood protection is not supported unless there is a secondary fail-safe system.*
Environmental values and public safety	
PO12 Development within the flood hazard overlay involving the manufacturing, assembly, storage, distribution, or disposal of hazardous materials and hazardous chemicals avoids or minimises risks to public health and safety and the environment, by:	**AO12.1** Development for the manufacture and disposal of all classes of hazardous materials and hazardous chemicals does not occur within the flood hazard overlay. **AO12.2** Development involving the storage of hazardous materials or hazardous chemicals has:

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
a. protecting underground tanks for hazardous chemicals against the forces of buoyancy, velocity flow and debris impacts; b. securing above-ground tanks for hazardous chemicals against flotation and lateral movement; c. preventing damage to hazardous chemicals pipework; d. preventing entry of floodwater into hazardous chemicals pipework; e. preventing damage to or off-site release of packages, drums or containers, storing hazardous materials. *Note—A pump drainage system is not an acceptable alternative to meet the performance outcome.*	a. an impervious bund wall 1.5 times the quantity of liquid chemical stored; or b. a racking or storage system higher than the 0.5% AEP or the DFL, whichever is the greater flood event. **AO12.3** For development involving the storage of hazardous materials or hazardous chemicals, it is demonstrated that the development can operate without risk of environmental harm during a flood event up to and including the 0.2% AEP or the DFL, whichever is the greater flood event.
PO13 Works to mitigate flood risks avoid adverse impacts on other environmental values. *Note—Additional assessment benchmarks relating to ecological and biodiversity values are contained in section 8.3 Biodiversity overlay code of the planning scheme.*	No acceptable outcome is nominated.
PO14 Development maintains or improves the protective function of landforms, vegetation and natural processes in managing the effects of flooding. *Note—Additional assessment benchmarks relating to ecological and biodiversity values are contained in section 8.3 Biodiversity overlay code of the planning scheme.*	No acceptable outcome is nominated.

Table 6: Flood hazard overlay code - Additional assessment benchmarks for accepted and assessable development in the Low flood hazard area

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Flood risk compatibility	
AO15 Vulnerable uses and essential community infrastructure only occur on premises within the Low flood hazard areas where it is demonstrated that: a. avoidance of the risk area is not reasonably practicable; b. development is located in the area of lowest risk possible; c. for all flood events up to and including the DFE (see Table 10: Flood immunity - Minimum design requirements), development does not result in any of the following: i. an intolerable level of risk to people and property from flood hazard; or ii. the isolation of persons; or iii. the inability for vehicles to safely access and evacuate the site using the existing or proposed road network; or iv. undue burden on disaster management responses and recovery capacity. *Note—Compliance with this Performance outcome will be demonstrated by providing a Flood Emergency Management Plan, prepared by a suitably qualified person and consistent with Planning Scheme Policy 4 Flood hazard.*	**AO15.1** Vulnerable uses and essential community infrastructure located on premises within the Low flood hazard area demonstrate flood risk can be mitigated and ensure that: a. development is located in the area of lowest flood hazard; b. development meets the minimum design requirements in Table 10: Flood immunity - Minimum design requirements; c. access to a constructed road which remains safe and trafficable for vehicles, pedestrian movements and emergency services up to consistent with Table 10: Flood immunity - Minimum design requirements; d. development does not result in the undue burden on disaster management responses and recovery capacity. *Note—Compliance with this Performance Outcome will be demonstrated by providing a Flood Emergency Management Plan, prepared by a suitably qualified person and consistent with Planning Scheme Policy 4 Flood hazard.*

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
PO16 Critical infrastructure located within the Low flood hazard area demonstrates that: a. the development is located in the areas of lowest flood hazard; b. for all flood events up to and including the DFE (see Table 10: Flood immunity – Minimum design requirements), development: i. remains operational to serve community needs during and immediately after a flood event, even when other infrastructure or services may be compromised; ii. retains essential site access during a flood event; iii. is designed, located, managed and operated to avoid adverse impacts from flooding on the community and the environment. *Note—Compliance with this Performance Outcome may be achieved through a flood risk management plan prepared by a suitably qualified person and consistent with Planning Scheme Policy 4 Flood hazard.*	No acceptable outcome is nominated.

Table 7: Flood hazard overlay code – Additional assessment benchmarks for assessable development in the Medium flood hazard area

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Flood risk compatibility	
PO17 Development within the Medium flood hazard area does not occur unless designed, constructed and operated to mitigate the risk to an acceptable level. *Note—Guidance material relating to the risk profile of the flood hazard overlay categories is available in Planning Scheme Policy 4 Flood hazard.*	No acceptable outcome is nominated.
PO18 Vulnerable uses and essential community infrastructure avoid locating within the Medium flood risk hazard area.	No acceptable outcome is nominated.
PO19 Critical infrastructure does not occur within the Medium flood hazard area unless it is demonstrated that: a. avoidance of the area is not reasonably practicable; b. development is located in the area of lowest flood hazard; c. for all flood events, up to and including the DFE (see Table 10: Flood immunity – Minimum design requirements) development: i. remains operational to serve community needs during and immediately after a flood event, even when other infrastructure or services may be compromised; ii. retains essential site access during a flood event; iii. is designed, located, managed and operated to avoid adverse impacts from flooding on the community and the environment.	No acceptable outcome is nominated.

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Note—Compliance with this Performance Outcome will be achieved through a flood risk management plan prepared by a suitably qualified and experienced engineer and consistent with Planning Scheme Policy 4 Flood hazard.	

Table 8: Flood hazard overlay code – Additional assessment benchmarks for assessable development in the High flood hazard area

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Flood risk compatibility	
PO20 Development within the High flood hazard area prioritises risk avoidance and the safety of people and property from intolerable risk over mitigation and avoids locating within an area of intolerable risk.	**AO20.1** Development only occurs in the High flood hazard area where it is demonstrated that: a. all options for avoidance of the area of high flood risk have been exhausted; b. development is located on the part of the site which is at the lowest level of flood hazard; c. mitigation to an acceptable risk level is achieved where the development: i. can be serviced with infrastructure (power, water, sewerage, access and telecommunications) for the expected life of the asset; ii. complies with a site-based flood risk assessment prepared by a suitably qualified person and consistent with Planning Scheme Policy 4 Flood hazard. **AO20.2** Vulnerable uses, essential community infrastructure and critical infrastructure do not establish in the High flood hazard area.
PO21 Development within the High flood hazard area does not intensify intolerable risk through increases in the number of people working or living in the area.	**AO21.1** Home-based businesses do not occur within the High flood hazard area. **AO21.2** Building work for a Class 10 structure or a secondary dwelling does not occur within the High flood hazard area.
PO22 Building work outside the Rural zone and associated with an existing use of land within the High flood hazard area does not increase risk to people and property from flood hazard by increasing the GFA, building footprint, or the number of buildings on a lot. *Note—Guidance material relating to the risk profile of the flood hazard overlay categories is available in Planning Scheme Policy 4 Flood hazard.*	No acceptable outcome is nominated.
PO23 Development within the Rural zone: a. is limited to uses which have a direct relationship with rural activities and cannot be located elsewhere; b. is limited to uses which can withstand flood events.	**AO23.1** Development within the Rural zone is limited to rural sheds that support the following uses: a. Animal husbandry; or b. Animal keeping; or c. Cropping; or d. Permanent plantation; or e. Roadside stall. **AO23.2** Development in the Rural zone is positioned on the part of the site with the lowest level of flood hazard and able to access an evacuation route. **AO23.3** Development in the Rural zone does not:

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
	a. involve difficult to evacuate uses; or b. include a sales or retail operation, except where a Roadside stall.
Resilient built form	
PO24 Development in the Local centre zone is: a. limited to uses which can withstand all flood events up to and consistent with Table 10: Flood immunity - Minimum design requirements; b. constructed and operationally prepared for flood impacts; c. structurally adequate to resist hydrostatic, hydrodynamic and debris impact loads associated with flooding; d. operated in a manner that does not require an extended recovery period and restoration after a flood event such that business can resume trading shortly after a flood event. *Note—Compliance with this Performance Outcome may be demonstrated by providing a structural engineering report and business flood management plan or Flood Emergency Management Plan and consistent with Planning Scheme Policy 4 Flood hazard.*	**AO24.1** Development in the Local centre zone is designed and constructed to prevent and withstand floodwater inundation. **AO24.2** New buildings in the Local centre zone are: a. constructed to withstand the expected flood impacts of a DFL flood event; or b. comprised of resilient or readily replaceable materials that allow operators to resume trading shortly after a flood event; or c. constructed with minimum floor levels consistent with Table 10: Flood immunity - Minimum design requirements.
Disaster management	
PO25 Development within the High flood hazard area supports and does not unduly burden disaster management response or recovery capacity and capabilities through sheltering in place and ensures occupants are prepared for flood events and evacuation.	**AO25.1** Development within a High flood hazard area has a site-specific Flood Emergency Management Plan that outlines the full extent of the risk and potential consequences with roles and responsibilities for before, during and after a flood event and is consistent with Planning Scheme Policy 4 Flood hazard.
Public safety	
PO26 Manufacturing, storage or disposal of hazardous materials does not occur.	No acceptable outcome is nominated.

Table 9: Flood hazard overlay code - Additional assessment benchmarks for assessable Reconfiguring a lot

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Minimising flood risk	
PO27 Reconfiguring a lot locates and designs all lots to: a. achieve an acceptable risk and flood immunity; b. minimise the exposure of people and property to an intolerable flood risk hazard; c. minimise damage to property and essential utilities; d. facilitate safe and efficient evacuation.	**AO27.1** Development involving Reconfiguring a lot: a. does not occur in an area of High flood hazard; or b. maintains the same number of lots in the High flood hazard area. **AO27.2** Development envelope areas ensure that there is sufficient area to accommodate future intended uses which avoid flood hazard areas as much as practicable and: a. includes an envelope which caters for: i. infrastructure required for the intended use; ii. an access location to the required standard; iii. signage as required; iv. any construction features;

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
	v. consistent with Table 11: Flood immunity - Site works; b. demonstrates that works in association with the development can achieve an acceptable risk level for future intended purposes; c. provides information on mitigation methods required for future uses to maintain and/or achieve an acceptable risk level. **AO27.3** Where site mitigation works are required to achieve an acceptable risk level, the site works must be completed before the new lots are created. *Note—Flood immunity may be achieved by filling and providing drainage channels.*
PO28 Reconfiguring a lot: a. creates safe access and egress routes for people and emergency services personnel internal and external to the site; b. minimises the length of roads within the flood hazard overlay; c. provides lots and roads that are not frequently flooded or subject to nuisance ponding or seepage. *Note—For example, avoid finger-like or tree-like subdivision patterns.*	**AO28.1** New roads proposed as part of the development are designed and constructed to remain safe for vehicles and emergency services up to and including the DFL and: a. have a two-lane sealed carriageway; b. are connected to a higher order road at both ends and at intervals of less than 250m; c. do not include design elements that may impede access and egress; d. incorporate mountable kerb (where kerb is provided); e. are consistent with evacuation routes in Planning Scheme Policy 4 Flood hazard. **AO28.2** The subdivision layout ensures access and egress routes remain safe for vehicles and emergency services and: a. directs occupants away from, rather than towards or through areas with the severest flood risk hazard; b. minimises the length of routes through all flood hazard areas; c. locates accesses into the development above the DFL; d. avoids cul-de-sacs and road networks that limit access and egress.
Floodplain function (conveyance and behaviour)	
PO29 The floodplain function (conveyance and behaviour) is protected or improved by: a. maintaining existing ground levels; b. minimising cutting and filling in the floodplain; c. maintaining or improving the existing floodplain storage capacity; d. maintaining or reducing the maximum flow velocity of water or flood depth; e. maintaining or reducing the potential risk of flood damage; f. decreasing runoff volume; g. improving or maintaining floodwater conveyance and behaviour;	**AO29.1** In High flood hazard areas, development does not alter the natural floodplain function and water flow. **AO29.2** Development does not adversely change the flood hazard category or flow characteristics of the site or of upstream, downstream or adjacent sites. **AO29.3** Development: a. does not block or divert floodwaters or overland flow; b. does not result in an increase in the flood extent or flood hazard category of upstream, downstream or adjacent sites.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
h. improving or maintaining natural features and vegetation along riparian corridors and overland flow paths. *Note—Partial compliance with this Performance outcome may be demonstrated by complying with PO9.*	**AO29.4** Development that creates new overland flow paths or significantly alters an existing overland flow path, does not: a. create an intolerable risk to existing and future uses inside and outside of the site; b. worsen the flood hazard category or flow characteristics outside of the site. **AO29.5** Future lots are not divided by areas of flood conveyance. **AO29.6** Floodways or areas used for floodwater conveyance are protected by an easement or reserve provided to Council. **AO29.7** Easements or reserves are to protect the greater of: a. the DFL flood extent; or b. the floodway extent.
Services	
PO30 Infrastructure and utilities (including roads, water supply, sewerage) support community resilience up to and including the DFE (see Table 10: Flood immunity - Minimum design requirements).	**AO30.1** Infrastructure and utilities are: a. not located in the flood hazard overlay; or b. located on the highest part of the site to improve flood immunity and are designed to prevent floodwater intrusion.
Disaster management response	
PO31 Development supports and does not unduly burden, disaster management response or recovery capacity and capabilities.	**AO31.1** The subdivision layout is a grid-like pattern allowing multiple access points which demonstrates sufficient capacity for an evacuating population through examination of: a. risk of isolation; b. road access and egress immunity up to and including the DFL; c. evacuation routes.

Table 10: Flood immunity - Minimum design requirements

USE	DEFINED FLOOD EVENT	DESIGNATED FINISHED FLOOR LEVEL AND ESSENTIAL UTILITIES
Residential activities	DFL	DFL plus 500mm freeboard
Essential community infrastructure, Critical infrastructure and Vulnerable uses	0.2% AEP or the DFL, whichever is the greater flood event. Vehicle and pedestrian access: DFL	0.2% AEP or the DFL, whichever is the greater flood event, plus 500mm freeboard
Lots noted as Special Areas (by Lot on Plan) in Planning Scheme Policy 4 Flood hazard		The declared finished floor level plus freeboard specified in Planning Scheme Policy 4 Flood hazard, Special areas
Flood Investigation Areas and Overland flow paths shown on Flood hazard overlay - Map 1	To be determined by a site-specific flood risk assessment	

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USE	DEFINED FLOOD EVENT	DESIGNATED FINISHED FLOOR LEVEL AND ESSENTIAL UTILITIES
Locations noted as Investigation Areas within the Planning Scheme Policy 4 Flood hazard	To be determined by a site-specific flood risk assessment	
Commercial and Industry activities (but not a referrable hazardous chemical facility)	DFL	DFL plus 300mm freeboard
All other uses	DFL	DFL plus 500mm freeboard

Table 11: Flood immunity - Site works

FLOOD MAP ELEMENT	RESIDENTIAL ZONE	NON-RESIDENTIAL ZONE	PROPORTION OF LOT
Flood hazard area or Overland flow path	DFL plus 500mm	DFL plus 300mm	Where sewered: 100% Where unsewered: a. a minimum area of 2,250m^2 in one consolidated location; b. regular shape (e.g. square or rectangle); c. has direct access and to a constructed road.
Flood investigation area on Flood hazard overlay - Map 1	To be determined by a site-specific flood risk assessment		
Investigation area in Planning Scheme Policy 4 Flood hazard	To be determined by a site-specific flood risk assessment		

Table 12: Flood hazard exposure for carparking and non-habitable buildings

CRITERIA	DEGREE OF EXPOSURE	
	LOW	MEDIUM
Maximum flood depth	≤0.3m	≤0.6m
Maximum flood velocity	≤0.4m/s	≤0.8m/s
Depth by velocity (d*V)	≤0.25 m^2/s	≤ 0.4 m^2/s

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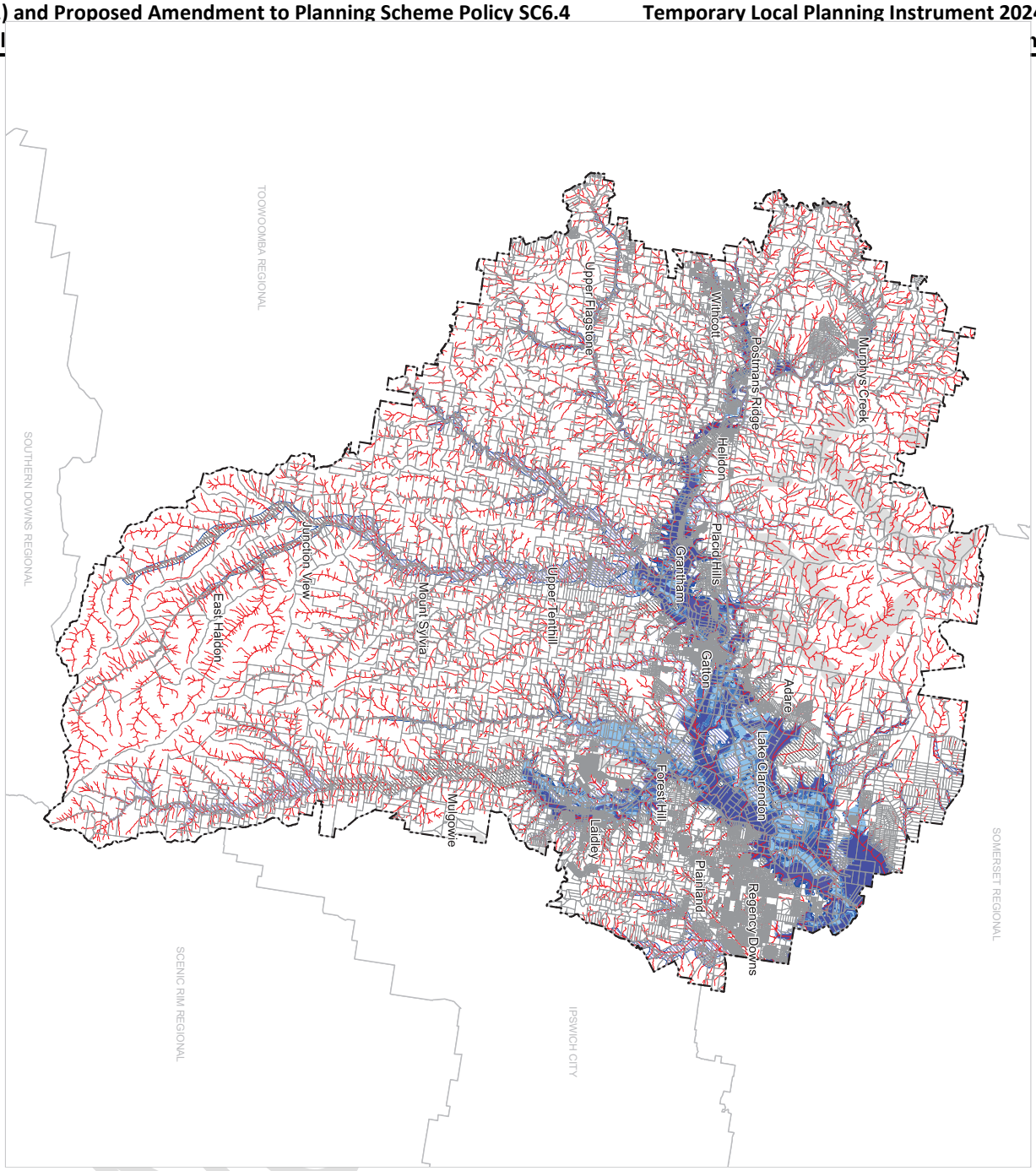

Lockyer Valley Regional Council
Temporary Local Planning Instrument 2024
Flood Regulation

APPENDIX D
TLPI Flood Hazard overlay - Map 1

Flood Hazard Areas
- High Hazard
- Medium Hazard
- Low Hazard
- Flood Investigation Areas
- Overland Flow paths

Other features
- Property Boundary
- Local Government Boundary

NOTE
- Further detail in relation to flood hazard may be obtained from Lockyer Valley Regional Council's Flood Information Portal.
- This map is based on Council's Lockyer Creek Flood Study. Flood Management Study and other ongoing studies. It is planned that future amendments will be incorporated into the Lockyer Valley Planning Scheme.
- This map shows the regional extent of defined items. For property scale detail and higher resolution information refer to Council's Flood Information Portal. For clarity at this scale some detail has been ommited.

MAP INFORMATION
Data sourced from the State Government which gives no warranty in relation to the data (including accuracy, reliability, completeness or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data.
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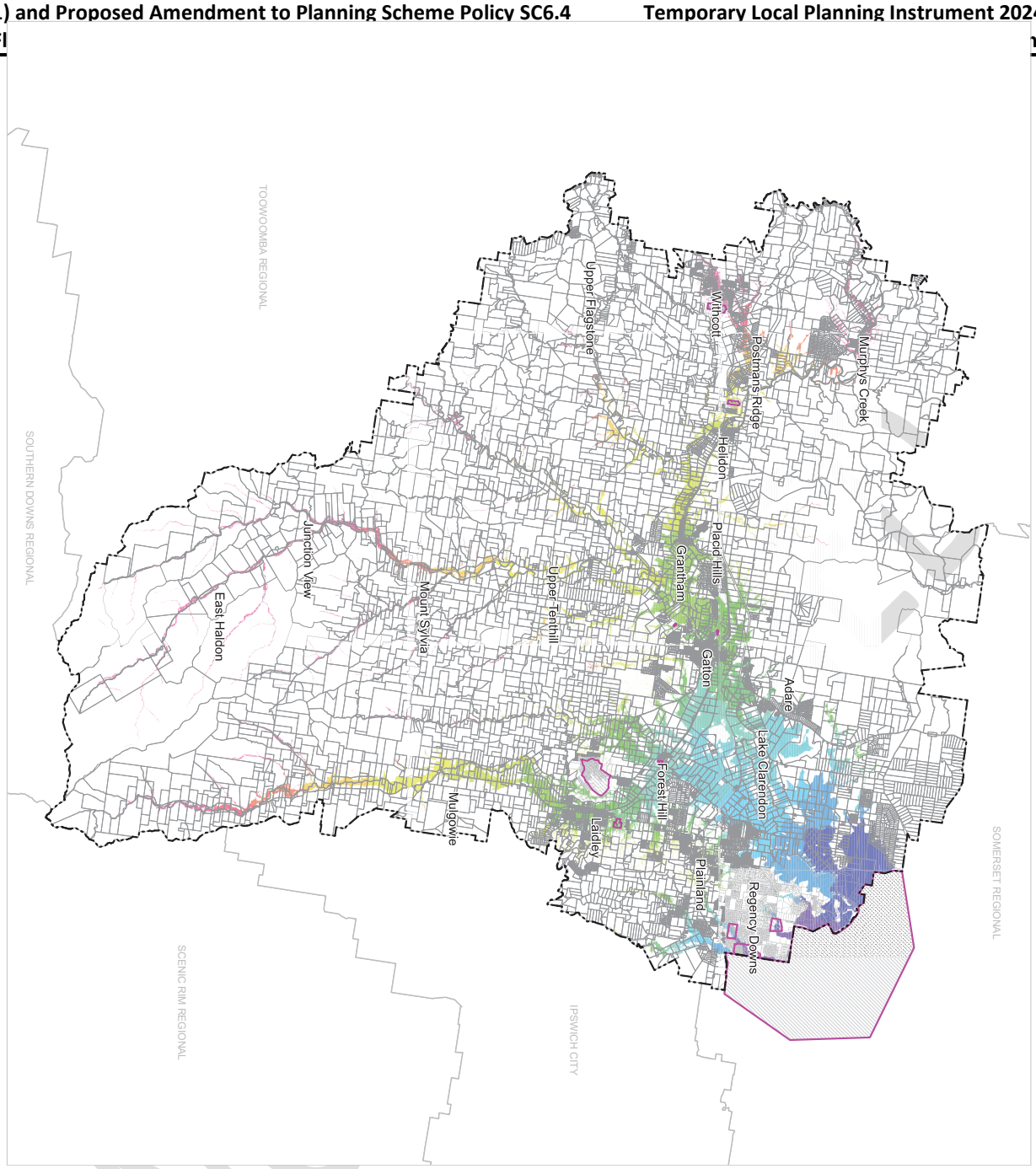
Geocentric Datum of Australia (GDA94 / MGA zone 56)
Date: 16/01/2024
Approx Scale @ A3: 1:250,000
0 10
kilometres



Lockyer Valley Regional Council

Temporary Local Planning Instrument 2024

Flood Regulation

APPENDIX D

Defined Flood Level (DFL) - Map 2a - Peak Flood Level

Peak Flood Level (mAHD)

Below 65	100 to 110
65 to 70	110 to 120
70 to 75	120 to 140
75 to 80	140 to 160
80 to 85	160 to 180
85 to 90	180 to 200
90 to 95	200 to 220
95 to 100	Above 220

Special areas or investigation Areas (Planning scheme policy 4 Flood hazard).

Other Features

Property Boundary

Local Government Boundary

NOTE

Refer to online or electronic mapping where layers overlap or labels obstruct the data on the map.

LIMITATIONS

The map presents a representation of the Defined Flood Level (DFL) which is made up from data extracted from Council's adopted digital mapping set. Map 2a to 2e includes representative mapping of various relevant DFL design parameters. It is not intended to be used for property specific information and does not replace a particular location and/or use must be formally obtained through Councils Flood Advice request process.

There may be no mapping for a locality for the DFL on this map. The absence of mapping in a locality does not mean that the locality does not have a DFL. Contact council for further information.

The DFL consists the 4m DFL digital grids sets under this resolution as well as all digital grids sets associated with Figures LL-1 to 5, PL-1 to 5, PL-FP-1, LL06-1 to LLOL-5, PLOL-1 to 5, PLOL-FP-1 and MX -01 to 03 (Council Resolution Number: 20-24/0624 17 August 2022).

This map must be read in conjunction with all other relevant maps. This includes MX -01 to 03 (Council Resolution Number: 20-24/0624 17 August 2022).

MAP INFORMATION

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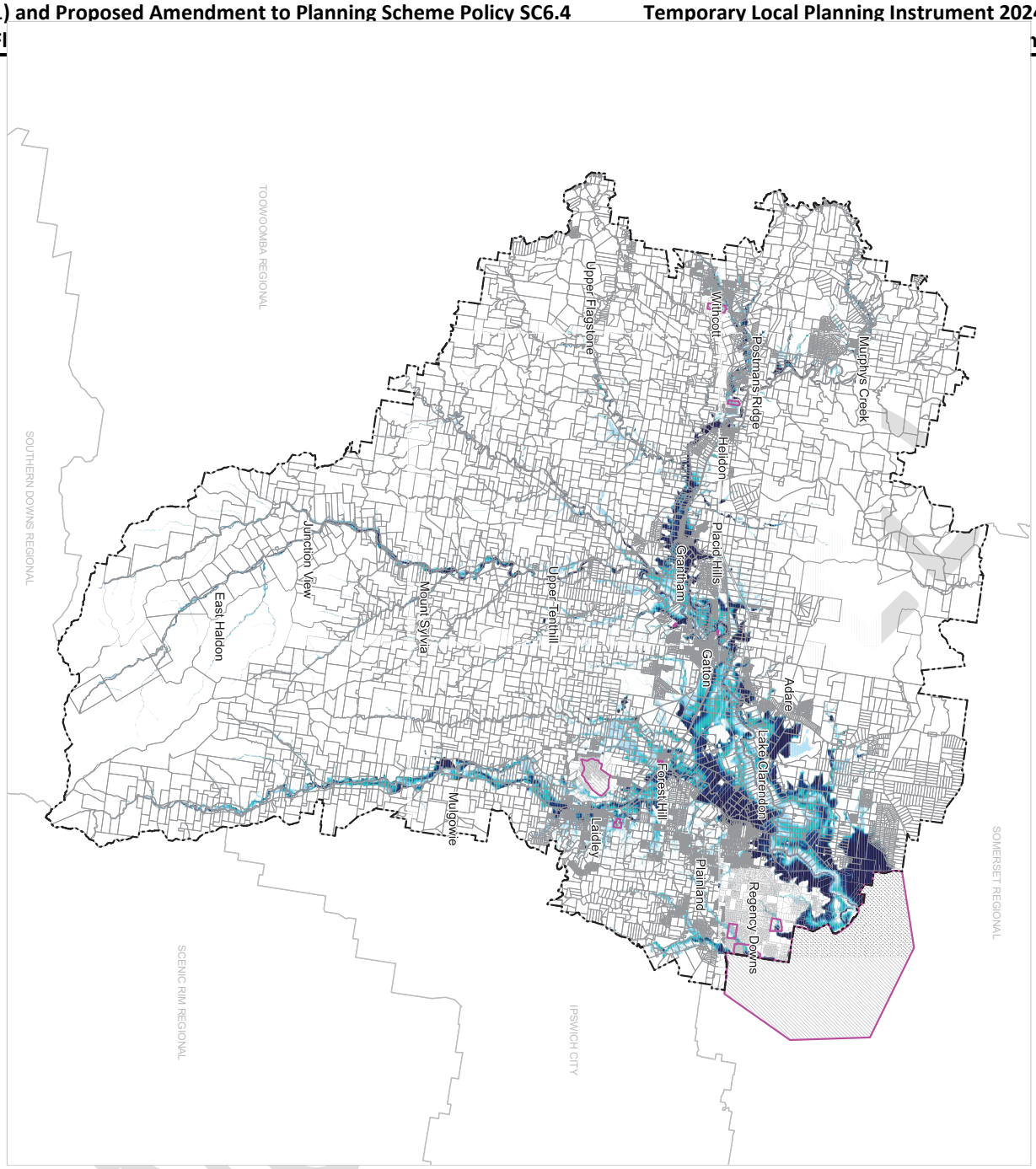
Date: 18/01/2024

Approx Scale @ A3: 1:250,000

0 10

kilometres



Lockyer Valley Regional Council
Temporary Local Planning Instrument 2024
Flood Regulation

APPENDIX D
Defined Flood Level (DFL) - Map 2b - Peak Flood Depth

Peak Flood Depth (m)
- 0.0 to 0.3
- 0.3 to 0.5
- 0.5 to 1.0
- 1.0 to 1.2
- 1.2 to 2.0
- Above 2.0

Special areas or investigation Areas (Planning scheme policy 4 Flood hazard).

Other features
- Property Boundary
- Local Government Boundary

NOTE
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LIMITATIONS
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There may be no mapping for a locality for the DFL on this map. The absence of mapping in a locality does not mean that the locality does not have a DFL. Contact council for further information.

The DFL consists the 4m DFL digital grids sets under this resolution as well as all digital grids sets associated with Figures LL-1 to 5, PL-1 to 5, PL-FP-1, LL06-1 to LLOL-5, PLOL-1 to 5, PLOL-FP-1 and MX -01 to 03 (Council Resolution Number: 20-24/0624 17 August 2022).

This map must be read in conjunction with all other relevant maps. This includes MX -01 to 03 (Council Resolution Number: 20-24/0624 17 August 2022).

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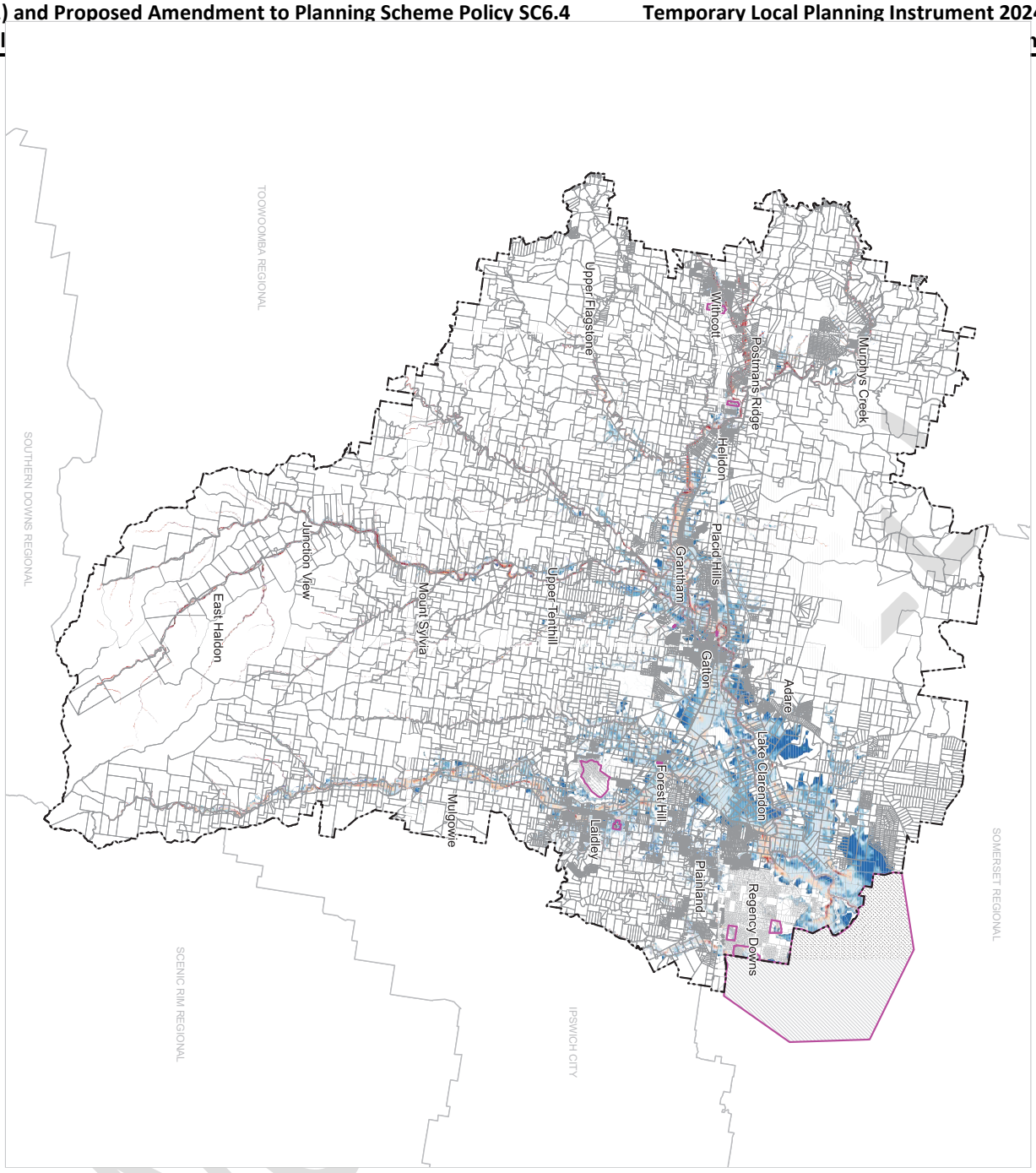
Date: 18/01/2024

Approx Scale @ A3: 1:250,000

0 10

kilometres



Lockyer Valley Regional Council
Temporary Local Planning Instrument 2024
Flood Regulation

APPENDIX D
Defined Flood Level (DFL) - Map 2c - Peak Flood Velocity

Peak Flood Velocity (m/s)
0.0 to 0.25
0.25 to 0.5
0.5 to 1.0
1.0 to 1.5
1.5 to 2.0
Above 2.0

Special areas of investigation Areas (Planning scheme policy 4 Flood hazard).

Other features
Property Boundary
Local Government Boundary

NOTE
Refer to online or electronic mapping where layers overlap or labels obstruct the data on the map.

LIMITATIONS
The map presents a representation of the Defined Flood Level (DFL) which is made up from data extracted from Council's adopted digital mapping set. Map 2a to 2e includes representative mapping of various relevant DFL design parameters. This is not to be used for property boundary definition purposes or to determine a particular location and/or use must be formally obtained through Councils Flood Advice request process.

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The DFL consists the 4m DFL digital grids sets under this resolution as well as all digital grids sets associated with Figures LL-1 to 5, PL-FP-1, LL06-1 to LLOL-5, PLOL-1 to 5, PLOL-FP-1 and MX -01 to 03 (Council Resolution Number: 20-24/0624 17 August 2022).

This map must be read in conjunction with all other relevant maps. This includes MX -01 to 03 (Council Resolution Number: 20-24/0624 17 August 2022).

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Date: 18/01/2024

Approx Scale @ A3: 1:250,000

0 10
kilometres

Lockyer Valley Regional Council
Temporary Local Planning Instrument 2024
Flood Regulation
APPENDIX D
Defined Flood Level (DFL) - Map 2d - Peak Flood Intensity (velocity depth)
Peak Flood Intensity (m2/s)
0.0 to 0.2
0.2 to 0.4
0.4 to 0.6
0.6 to 0.8
0.8 to 1.2
Above 1.2
Special areas of investigation Areas (Planning scheme policy 4 Flood hazard).
Other features
Property Boundary
Local Government Boundary
NOTE
Refer to online or electronic mapping where layers overlap or labels obstruct the data on the map.
LIMITATIONS
The map presents a representation of the Defined Flood Level (DFL) which is made up from data extracted from Council's adopted digital mapping set. Map 2a to 2e includes representative mapping of various relevant DFL design parameters. This is not to be used for property boundary definition purposes. Contact a particular location and/or use must be formally obtained through Councils Flood Advice request process.
There may be no mapping for a locality for the DFL on this map. The absence of mapping in a locality does not mean that the locality does not have a DFL. Contact council for further information.
The DFL consists the 4m DFL digital grids sets under this resolution as well as all digital grids sets associated with Figures LL-1 to 5, PL-1 to 5, PL-FP-1, LL06-1 to LLOL-5, PLOL-1 to 5, PLOL-FP-1 and MX -01 to 03 (Council Resolution Number: 20-24/0624 17 August 2022).
This map must be read in conjunction with all other relevant maps. This includes MX -01 to 03 (Council Resolution Number: 20-24/0624 17 August 2022).
MAP INFORMATION
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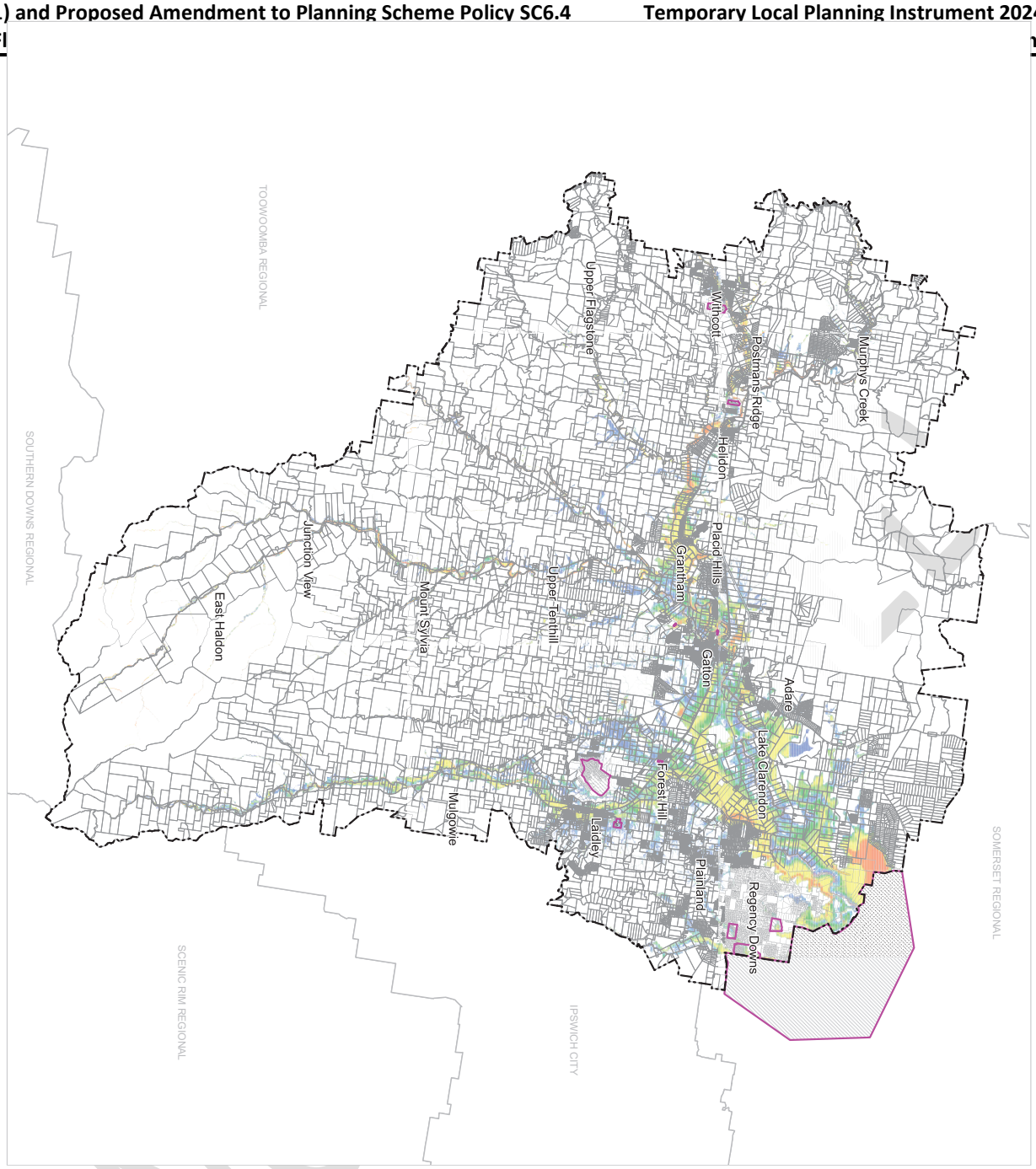
Geocentric Datum of Australia (GDA94 / MGA zone 56)
Date: 18/01/2024
Approx Scale @ A3: 1:250,000
0
10
kilometres
TOOWOOMBA REGIONAL
SOUTHERN DOWNS REGIONAL
SCENIC RIM REGIONAL
IPSWICH CITY
SOMERSET REGIONAL
Upper Flagstone
Withcott
Postmans Ridge
Murphys Creek
Helidon
Placid Hills
Grantham
Gatton
Adare
Lake Clarendon
Forest Hill
Laidley
Plainland
Regency Downs
Mulgowie
Mount Sylvia
Upper Tenthill
Junction View
East Haldon



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Temporary Local Planning Instrument 2024
Flood Regulation

APPENDIX D
Defined Flood Level (DFL) - Map 2e - Hydraulic Hazard

Hydraulic Hazard
- H1 - No constraints
- H2 - Unsafe for small vehicles
- H3 - Unsafe for all vehicles, children and elderly
- H4 - Unsafe for all people and all vehicles
- H5 - Unsafe for all people and all vehicles. Buildings require special engineering design and construction
- H6 - Unconditionally dangerous
- Special areas or investigation Areas (Planning scheme policy 4 Flood hazard).

Other features
- Property Boundary
- Local Government Boundary

NOTE
Refer to online or electronic mapping where layers overlap or labels obstruct the data on the map.

LIMITATIONS
The map presents a representation of the Defined Flood Level (DFL) which is made up from data extracted from Council's adopted digital mapping set. Map 2a to 2e includes representative mapping of various relevant DFL design parameters. It is not to be used for property specific assessment. Applicants should obtain a particular location and/or use must be formally obtained through Councils Flood Advice request process.

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The DFL consists the 4m DFL digital grids sets under this resolution as well as all digital grids sets associated with Figures LL-1 to 5, PL-1 to 5, PL-FP-1, LL06-1 to LLOL-5, PLOL-1 to 5, PLOL-FP-1 and MX -01 to 03 (Council Resolution Number: 20-24/0624 17 August 2022).

This map must be read in conjunction with all other relevant maps. This includes MX -01 to 03 (Council Resolution Number: 20-24/0624 17 August 2022).

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Date: 18/01/2024

Approx Scale @ A3: 1:250,000

0 10 kilometres

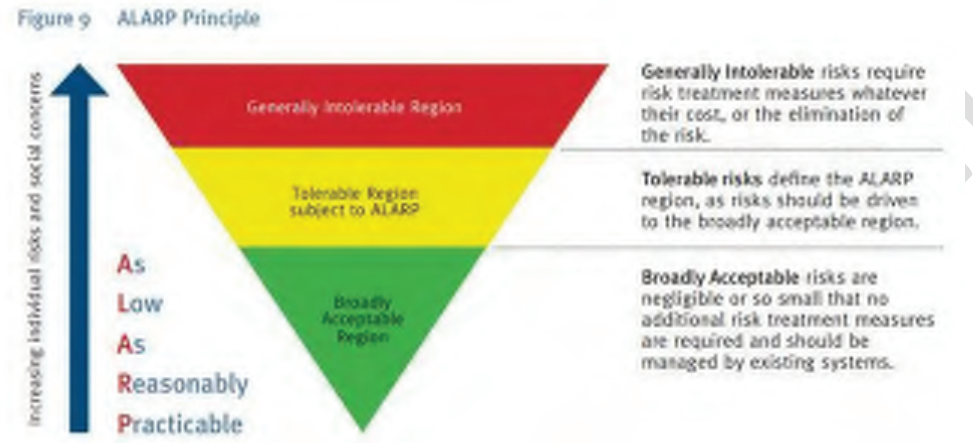
APPENDIX E

GUIDANCE FOR DETERMINING TOLERABLE RISK

A tolerable risk is one that meets the requirements of National Emergency Risk Assessment Guidelines October 2010 (NERAG) section 6.3 and tables 6, 7 and 8 for 'Tolerable subject to ALARP'.

NERAG provides a process for assessing risk as either intolerable or tolerable (subject to reducing the risk to 'as low as reasonably practicable' (ALARP)).

The ALARP principle helps to prioritise a risk hierarchy and determine which risks require action and which do not. Those that are broadly acceptable naturally require little, if any, action while risks that are at an intolerable level require attention to bring them to a tolerable level. It is entirely appropriate and accepted practice that risks may be tolerated, provided that the risks are known and managed. Refer to Figure 9 from the NERAG (see below).



ALARP Principle from the National Emergency Risk Assessment Guidelines October 2010

The following tolerability matrices from the NERAG should be used depending on the level of confidence for a particular risk issue.

Table 6 Evaluation Table – High Confidence Level

Likelihood Level	Consequence Level: Insignificant	Minor	Moderate	Major	Catastrophic
Almost Certain					
Likely					
Possible					
Unlikely					
Rare					
Very Rare					
Almost Incredible					

Table 7 Evaluation Table – Moderate Confidence Level

Likelihood Level	Consequence Level: Insignificant	Minor	Moderate	Major	Catastrophic
Almost Certain					
Likely					
Possible					
Unlikely					
Rare					
Very Rare					
Almost Incredible					

Table 8 Evaluation Table – Low Confidence Level

Likelihood Level	Consequence Level: Insignificant	Minor	Moderate	Major	Catastrophic
Almost Certain					
Likely					
Possible					
Unlikely					
Rare					
Very Rare					
Almost Incredible					

	Intolerable
	Tolerable subject to ALARP
	Broadly Acceptable

Evaluation tables from the National Emergency Risk Assessment Guidelines October 2010

In accordance with the State interest statement for Natural hazards, risk and resilience of the *State Planning Policy 2017,* where it is not possible to avoid the natural hazard area, development must mitigate the risks to people and property to an acceptable or tolerable level. This means a fit-for-purpose risk assessment may need to be undertaken to identify and achieve an acceptable or tolerable level of risk for personal safety and property in natural hazard areas.

Land use planning provisions are one component of an integrated disaster management strategy. Other risk management strategies which may need to be considered include building controls, mitigating infrastructure, early warning systems, community education and awareness, and disaster management.

Risk to development in natural hazard areas must be managed to a tolerable or broadly acceptable levels considering and (as a minimum):

a. support, and not hinder disaster management capacity and capabilities;
b. directly, indirectly and cumulatively avoid an increase in the exposure or severity of the natural hazard and the potential for damage on the site or to other properties;
c. avoid risks to public safety and the environment from the location of the storage of hazardous materials and the release of these materials as a result of a natural hazard;
d. maintain or enhance the protective function of landforms and vegetation that can mitigate risks associated with the natural hazard.

Community infrastructure must be located and designed to maintain the required level of functionality during and immediately after a natural hazard event.

12.3 Planning Scheme and Planning Scheme Policies Amendment No. 1 - Administrative Amendment

Author: Prudence Earle, Senior Strategic Planner
Responsible Officer: Amanda Pugh, Group Manager Community & Regional Prosperity

Purpose:

The purpose of this report is to seek Council's decision to adopt Planning Scheme and Planning Scheme Policies Amendment No. 1 - Administrative Amendment (as attached) in accordance with the *Planning Act 2016* and the Minister's Guidelines and Rules (MGR).

Officer's Recommendation:
THAT Council adopt Planning Scheme and Planning Scheme Policies Amendment No. 1 - Administrative Amendment, as attached to this report, in accordance with the *Planning Act 2016* and the Minister's Guidelines and Rules.

RESOLUTION

THAT Council adopt Planning Scheme and Planning Scheme Policies Amendment No. 1 - Administrative Amendment, as attached to these minutes, in accordance with the *Planning Act 2016* and the Minister's Guidelines and Rules.

Moved By: Cr C Wilson Seconded By: Cr D Neuendorf
Resolution Number: 24-28/0447

CARRIED
7/0

Executive Summary

This report seeks Council's decision to make administrative amendments to the Lockyer Valley Planning Scheme and two Planning Scheme Policies to correct minor errors, update terminology and incorporate recent legislative changes. The proposed amendment improves clarity and accuracy of the Planning Scheme and Planning Scheme Policies without altering its policy intent or mapping.

The two Planning Scheme Policies proposed to be amended are:
1. Planning Scheme Policy SC6.6 Infrastructure design; and
2. Planning Scheme Policy SC6.7 Landscaping.

The process for adopting administrative amendments to the Planning Scheme must accord with the *Planning Act 2016* (the Act) and Chapter 2, Part 1 of the Minister's Guidelines and Rules (MGR).

The process for adopting administrative amendments to the Planning Scheme Policies must accord with the Act and Chapter 3, Part 1 of the MGR.

Proposal
Schedule 1 of the MGR defines an administrative amendment to a Planning Scheme or a Planning Scheme Policy as an amendment that the local government is satisfied corrects or changes:

(i) an explanatory matter about the instrument;
(ii) the format or presentation of the instrument;
(iii) a spelling, grammatical or mapping error in the instrument that does not materially affect the remainder of the instrument;
(iv) a factual matter incorrectly stated in the instrument;
(v) a redundant or outdated term in the instrument;
(vi) inconsistent numbering of provisions in the instrument; or
(vii) cross-references in the instrument.

The Lockyer Valley Planning Scheme and Planning Scheme Policies were adopted in July 2024. Since the Planning Scheme took effect, several minor errors have been identified and minor legislative changes have been made that can be addressed through an administrative amendment.

The proposed Administrative Amendments are attached to this report. In summary, the proposed Administrative Amendments:

(a) correct errors, grammar, spelling and formatting;
(b) correct terminology for consistency (e.g. "sub-tropical" to "subtropical");
(c) amend definitions and administrative terms for accuracy and readability (e.g. for Dual occupancy and Exempt clearing work);
(d) remove duplicate provisions and duplicate words;
(e) include *Planning Regulation 2017* amendments relating to sex work, along with necessary consequential changes; and
(f) update Schedule 4 Planning scheme notations including:
    (i) adding variation approvals sought under the Planning Scheme;
    (ii) adding decisions approved under a superseded planning scheme request; and
    (iii) adding references to the Adopted Infrastructure Charges Resolution.

The intent of the Administrative Amendments is to improve clarity and accuracy of the Planning Scheme and Planning Scheme Policies without altering any policy intent. No changes to the Planning Scheme maps are proposed.

Process for making an administrative amendment

The process for making an Administrative Amendment to the Planning Scheme and Planning Scheme Polices must follow Chapter 2, Part 1 and Chapter 3, Part 1 of the MGR (respectively):

1. The local government must prepare the proposed amendment.
2. The local government must decide to adopt or not proceed with the proposed amendment.
3. If the local government decides to adopt the proposed amendment, the local government must publish a public notice in accordance with the Act and the MGR.
4. Within 10 days of publishing a public notice, the local government must give the chief executive a copy of the public notice, and a certified copy of the administrative amendment, as adopted.

Due to the limited nature of matters that can be addressed through the administrative amendment process, public consultation of the proposed amendments is not required.

Options

1. Council adopt Planning Scheme and Planning Scheme Policies Amendment No. 1 - Administrative Amendment.

UNCONFIRMED

2. Council decide not to proceed with Planning Scheme and Planning Scheme Policies Amendment No. 1 - Administrative Amendment.

Previous Council Resolutions
The Lockyer Valley Planning Scheme and Planning Scheme Policies were adopted at the Ordinary Meeting of Council on 17 July 2024: Resolution Number 24-28/0100.

Critical Dates
If Council decides to adopt the Administrative Amendment, a public notice must be published and within 10 days of publishing the notice, a certified copy of the Administrative Amendment must be provided to the Chief Executive of the Department of State Development, Infrastructure and Planning.

Strategic Implications

Corporate Plan
Lockyer Planned - A development assessment process that facilitates sustainable outcomes for the community.

Finance and Resource
There will be minor costs associated with the publicly notifying the amendment.

Legislation and Policy
Council must follow the process for adopting an administrative amendment for the Planning Scheme and Planning Scheme Polices is outlined in Chapter 2, Part 1 and Chapter 3, Part 1 of the of the Minister's Guidelines and Rules.

Risk Management

Environment and Community (EC1)	Environment and the community, including sustainable development, social and community wellbeing, community relationships, public health, recreation, regional profile and identity

Consultation

Portfolio Councillor Consultation
The Portfolio Councillor was made aware this Administrative Amendment was being presented to Council for adoption.

Internal Consultation
Internal consultation has been undertaken with the key members of the Infrastructure Group and Development Assessment team. Consultation with these teams has been instrumental in the development of the Administrative Amendment.

External Consultation
External consultation with State departments is not required for an administrative amendment under the *Planning Act 2016* or the MGR.

Community Engagement
A public notice of the adoption of the administrative amendment will be published in a local newspaper and on Council's website.

UNCONFIRMED

Attachments

1⇩	Planning Scheme Administrative Amendment	59 Pages
2⇩	Planning Scheme Policies Administrative Amendments.pdf	9 pages

UNCONFIRMED

3.5.7 Element 7 - Safety and natural hazards

The risks associated with natural hazards, including the projected impacts of climate change, are avoided in the first instance and, where not able to be avoided, are mitigated to protect people, property and the environment and improve the community's resilience and adaption to natural hazards. The planning scheme is responsive to climate change and protects natural corridors and processes to minimise the increasing impacts of climate change including, but not limited to, urban heat, intensifying storms, more frequent flooding, landslips and fire events. Mitigation methods to achieve acceptable risk levels from natural hazards are necessary.

1. Impacts of climate change are avoided or mitigated to protect people, property, the environment and economic activity to improve the community's resilience to natural hazards.
2. Development avoids natural hazard areas (e.g. a very high or high bushfire hazard) that have an intolerable risk. Where development cannot avoid intolerable risk, development does not occur.
3. Development incorporates adaptive measures to mitigate the known impacts of climate change to improve the community's resilience to natural hazards.
4. Development protects people, property, the environment and economic activity from climate change and natural hazard events.
5. Existing development in areas of intolerable risk is not intensified and transitions away from risk.
6. New urban areas mitigate risk to demonstrate development can proceed with an acceptable risk level. Residual areas with intolerable risk are to remain undeveloped.
7. Infill development should proceed on the part of a site that has the lowest level of risk, reducing the risk to an acceptable level, which may involve specific built form or site ~~based~~-based mitigation methods.
8. Development maintains or improves the protective function of landforms and vegetation that can mitigate risks associated with the natural hazard.
9. Development supports and does not unduly burden a disaster management response or recovery capacity and capabilities.
10. Development ensures that adequate evacuation routes and emergency service access are available in a natural hazard event.
11. Critical infrastructure and Essential community infrastructure are designed and constructed to remain operational during and after a natural hazard event and in a total cost of ownership when considering risks from all natural hazards and climate change.
12. Vulnerable uses, Essential community infrastructure and Critical infrastructure are located outside of areas of natural hazard and the risk from adjacent areas of natural hazard are managed to an acceptable risk. Locating infrastructure within an area of tolerable risk may be considered if the location is in the public interest and no alternative location is feasible and the risk can be mitigated to an acceptable level.

3.5.8 Element 8 - Scenic landscapes

Scenic landscape areas are protected and improved so they continue to contribute to the region's liveability, health, lifestyle, economy, environmental values, physical and mental wellbeing, sense of place and community cohesion.

1. Development avoids, protects and improves the scenic landscape areas.
2. Development that intrudes into scenic landscape areas including those in Table 3.5-1: Locally important landscape features, minimises scarring and visual prominence in the landscape.
3. Scenic routes and lookouts are protected from both the detrimental visual impacts of development (including advertising devices) and inappropriate vegetation clearing that may detract from the scenic qualities of the scenic route or outlook.
4. The scenic landscape areas are retained as the backdrop to the region and ensure the ecological values and landscape character of the hillslopes are protected from development.
5. Development in scenic landscape areas responds to the constraints of the land including vegetation, gradient and slope stability.

Table 3.5-1: Locally important landscape features

LANDSCAPE FEATURES	NAME		
Mountains, ridgelines and escarpments	Balaam Hill	Mistake Mountains	Mount Mistake
	Beins Mountain	Katoomba Point	Mount Whitestone
	Ben Lomond	Mount Beau Brummell	Mount Zahel
	Grass Tree Knob	Mount Cross	Rocky Knob
	Great Dividing Range	Mount Davidson	Stringybark Mountain
	Little Liverpool Range	Mount Haldon	Table Top Mountain (Meewah)
	Main Paradise Range	Mount Ma	Vinegar Hill
	Main Range	Mount Michael	White Mountain
	Mantheys Knob		

UNCONFIRMED

5.3 Categories of development and assessment

5.3.1 Process for determining the category of development and the category for assessable development

1. The process for determining a category of development and category of assessment is:
   a. for a Material change of use, establish the use by reference to the use definitions in schedule 1;
   b. for all development, identify the following:
      i. the zone or zone precinct that applies to the premises, by reference to the zone map in schedule 2;
      ii. if a local plan or local plan precinct applies to the premises, by reference to the local plan map in schedule 2;
      iii. if an overlay applies to the premises, by reference to overlay map in schedule 2;
   c. determine if the development is accepted development under schedule 6 or schedule 7 of the *Planning Regulation*;

      Editor's note—Schedule 6 or schedule 7 of the Planning Regulation prescribes development that a planning scheme cannot state is assessable development where the matters identified in the schedule are met.

   d. determine if the development is assessable development under schedule 10 of the *Planning Regulation,* by reference to section 5.4 Regulated categories of development and categories of assessment prescribed by the *Planning Regulation*;
   e. if the development is not listed in the tables in section 5.4 Regulated categories of development and categories of assessment prescribed by the *Planning Regulation*, determine the initial category of assessment by reference to the tables in:
      i. section 5.5 Categories of development and assessment - Material change of use
      ii. section 5.6 Categories of development and assessment - Reconfiguring a lot
      iii. section 5.7 Categories of development and assessment - Operational work
      iv. section 5.8 Categories of development and assessment - Building work
   f. a precinct of a zone may change the categories of development or assessment and this will be shown in the 'categories of development and assessment' column of tables in sections 5.5 and 5.6;
   g. a local plan, may change the categories of development or assessment and this will be shown in the 'categories of development and assessment' column of tables in section 5.9 Categories of development and assessment — Local plans;
   h. if an overlay applies, refer to section 5.10 Categories of development and assessment - Overlays, to determine if the overlay further changes the category of development or assessment.

5.3.2 Determining the category of development and category of assessment

1. A Material change of use is assessable development requiring impact assessment:
   a. unless the table of assessment states otherwise; or
   b. if a use is not listed or defined; or
   c. unless otherwise prescribed in the *Planning Act* or the *Planning Regulation*.
2. Reconfiguring a lot is assessable development requiring impact assessment, unless:
   a. the tables of assessment state otherwise; or
   b. otherwise prescribed in the *Planning Act* or the *Planning Regulation*.
3. Building work and Operational work are accepted development, unless:
   a. the tables of assessment state otherwise; or
   b. otherwise prescribed in the *Planning Act* or the *Planning Regulation*.
4. Where an aspect of development is proposed on a site included in more than one zone or overlay, the category of assessment (where assessable development) for that aspect is the highest category under each of the applicable zones and overlays.
5. Where development is proposed on a lot partly affected by an overlay, the category of development and category of assessment (where assessable development) for the overlay only relates to the part of the lot affected by the overlay.
6. For the purposes of schedule 6, part 2 Material change of use, section 2 of the *Planning Regulation*, an overlay does not apply to the premises if the development meets the acceptable outcomes for accepted development in the relevant overlay code.

   Note—For bushfire prone areas and flood hazard areas designated for the purposes of the Building Regulation, the provisions of the BCA or QDC that apply to those areas apply to any building assessment works carried out within those areas.

7. If development is identified as having a different category of development or category of assessment under a zone than under an overlay, the highest category of assessment applies as follows:

5.5.8 Low-medium density residential zone

Table 5.5-8: Low-medium density residential zone

Editor's note—The categories of development and assessment apply unless otherwise prescribed in the Planning Act or the Planning Regulation.

USE	CATEGORIES OF DEVELOPMENT AND ASSESSMENT	ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT
Battery storage facility ***Editor's note—Substation excludes works that are less than 66kV and used for:*** a. ***pole mounted Substations, transformers or voltage regulators; or*** b. ***pad mounted Substations or transformers.***	**Accepted development**	
	If— a. the facility is for a pad mounted battery storage device only and the total area of the premises covered by the facility is no more than $15m^2$; or b. the facility is for a pole mounted battery storage device only and the total volume of the device is no more than $2m^3$.	
	Code assessment	
	If not accepted development.	Low-medium density residential zone code Renewable energy facilities code Works codes
Community residence	**Accepted development**	
	If meeting the requirements prescribed in schedule 6, part 2, section 6 of the *Planning Regulation*.	Schedule 6, part 2, section 6 of the *Planning Regulation*.
	Code assessment	
	In all other circumstances.	Low-medium density residential zone code Dwelling house code
Dual occupancy	**Accepted development**	
	If on a lot that is: a. $700m^2$ or greater; or b. $600m^2$ or greater with constructed road frontage along two frontages.	~~Low-medium~~Medium density residential ~~zone~~uses code
	Code assessment	
	In all other circumstances.	Low-medium density residential zone code Medium density residential uses code Works codes
Dwelling house	**Accepted development**	
	If not meeting the requirements in schedule 6, part 2, section 2 of the *Planning Regulation*.	Dwelling house code
Food and drink outlet	**Code assessment**	
	If— a. using an existing commercial building; b. involves Minor building work or involves no Building work.	Low-medium density residential zone code Commercial activities code Works codes
Home-based business	**Accepted development**	
	In all circumstances.	Home-based business code
Multiple dwelling	**Code assessment**	
	In all circumstances.	Low-medium density residential zone code

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5.5.14 Rural residential zone

Table 5.5-16: Rural residential zone

Editor's note—The categories of development and assessment apply unless otherwise prescribed within the Planning Act or the Planning Regulation.

USE	CATEGORIES OF DEVELOPMENT AND ASSESSMENT	ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT
Animal husbandry ***Editor's note— Council's local laws establish requirements regarding the keeping of animals.***	**Accepted development**	
	If keeping of animals at the rate consistent with Council's local law.	
Animal keeping ***Editor's note—The keeping of protected wildlife is regulated through the Nature Conservation Act. Council's local laws also establish requirements regarding the keeping of animals.***	**Accepted development**	
	If keeping of animals at the rate consistent with Council's local law.	
	Code assessment	
	If involving a kennel or cattery— a. with no more than 10 animals; b. on a lot of 2 hectares or more.	Rural uses code Building design code
Battery storage facility ***Editor's note—Substation excludes works that are less than 66kV and used for:*** a. ***pole mounted Substations, transformers or voltage regulators; or*** b. ***pad mounted Substations or transformers.***	**Accepted development**	
	If— a. the facility is for a pad mounted battery storage device only and the total area of the premises covered by the facility is no more than $15m^2$; or b. the facility is for a pole mounted battery storage device only and the total volume of the device is no more than $2m^3$.	
	Code assessment	
	If not accepted development.	Rural residential zone code Renewable energy facilities code Works codes
Community residence	**Accepted development**	
	If meeting the requirements prescribed in schedule 6, part 2, section 6 of the *Planning Regulation*.	Schedule 6, part 2, section 6 of the *Planning Regulation*.
	Code assessment	
	In all other circumstances.	Rural residential zone code Dwelling house code
Dwelling house	**Accepted development**	
	If ~~complying with~~not meeting the ~~acceptable outcomes~~requirements in schedule 6, part 2, section 2 of the *Planning Regulation*.	Dwelling house code
Emergency services	**Code assessment**	
	In all circumstances.	Rural residential zone code Community and recreation activities code Works codes
Food and drink outlet	**Code assessment**	

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5.7 Categories of development and assessment — Operational work

1. The following table identifies the categories of development and the categories of assessment for Operational work.

Table 5.7-1: Operational work

Editor's note—
a. The categories of development and assessment apply unless otherwise prescribed in the Planning Act or the Planning Regulation.
b. Overlays may prescribe a higher level of assessment and must be considered when determining the appropriate categories of development and assessment for Operational work.

DEVELOPMENT	CATEGORIES OF DEVELOPMENT AND ASSESSMENT	ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT
Operational work for an Advertising device	**Accepted development**	
	If— a. advertising goods or services offered by a lawfully operating business or service provider on the same lot; b. not a Home-based business or Roadside stall.	Advertising devices code ***Editor's note—Compliance with Council's Local Laws will be required for Advertising devices that are ancillary to and associated with a lawful use on the same land unless a Home-based business.***
	If for a Home-based business or Roadside stall operating on the same lot as the Advertising devices.	Home-based business code; or Roadside stall code ***Editor's note—Advertising devices must comply with the AO2.5 of the Home-based business code or AO1.5 of the Roadside stall code (as relevant). Non-compliance with the Acceptable outcome will result in the Home-based business or Roadside stall being code assessable development.***
	Impact assessment	
	In all other circumstances.	The planning scheme including but not limited to: a. Advertising devices code b. Building design code
Operational work for Filling or excavation, not associated with a: a. **Material change of use; or** b. **Reconfiguring a lot.** ***Editor's note—If the earthworks have an off-property impact it may be a levee under the Planning Regulation. And further consideration should be given to the State governments 'Guidelines for the construction or modification of category 2 and 3 levees' and 'Guideline for failure impact assessment of water dams' should be consulted to determine the Impact category, failure impact threshold and rating.***	**Accepted development**	
	If for Minor filling or excavation.	
	Code Assessment	
	In all other circumstances.	Earthworks, filling and excavation code Environment and amenity code Landscaping code Stormwater management code
~~Clearing~~**Operational**	**Accepted development**	

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work for clearing of vegetation, not associated with a: a. **Material change of use; or** b. **Reconfiguring a lot.**	If exempt clearing work.	
	Code assessment	
	In all other circumstances.	Earthworks, filling and excavation code Environment and amenity code Landscaping code Stormwater management code
~~Works~~Operational work as a consequence of an approval for: a. **Material change of use; or** b. **Reconfiguring a lot**	**Code assessment**	
	In all circumstances.	Earthworks, filling and excavation code Environment and amenity code Landscaping code Stormwater management code Transport, access and parking code
~~Works~~Operational work associated with: a. **the construction of a local road; or** b. **the modification of a local road to redirect or intensify stormwater from a premises to a pipe or culvert with a cross section of 625cm^2 or more**	**Accepted**	
	If— a. undertaken by or on behalf of Council; or b. involving a driveway crossover.	***Editor's note—Approval subject to Council's Local Laws is required for a driveway crossover unless approved by a development permit for Operational work for roadworks.***
	Code assessment	
	In all other circumstances.	Earthworks, filling and excavation code Environment and amenity code Landscaping code Stormwater management code Transport, access and parking code
Accepted development		
1. Any other operational work not listed in this table. 2. Any operational work listed in the table and not complying with the description listed in the categories of development and assessment column.		

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Table 5.10-3: Bushfire hazard overlay

DEVELOPMENT	CATEGORIES OF DEVELOPMENT AND ASSESSMENT	ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT
All development within a development envelope area approved under the Lockyer Valley Planning Scheme for the purpose of providing an asset protection zone to achieve a tolerable or acceptable level of bushfire risk.	Accepted development	Not applicable
Material change of use for a Dwelling house on a lot more than 2,000m^2 and not within an approved development envelope area.	Accepted development	Bushfire hazard overlay code
Material change of use involving Building work or Operational work within the medium, high and very high potential bushfire intensity area and not listed above for this overlay.	Code assessment	Bushfire hazard overlay code
All other development not listed above for this overlay.	No change	Bushfire hazard overlay code

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Table 5.10-9: Scenic landscape overlay

DEVELOPMENT	CATEGORIES OF DEVELOPMENT AND ASSESSMENT	ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT
All development within a development envelope area approved under the Lockyer Valley Planning Scheme.	Accepted development	Not applicable
Material change of use, in an existing building where no Building work or Minor building work only is proposed.	Accepted development	Not applicable
Material change of use for a dwelling house.	Accepted development	Not applicable
Material change of use for: a. Animal husbandry; or b. Animal keeping; or c. Cropping; or d. Outdoor sport and recreation; or e. Outstation; or f. Park; or g. Roadside stall; or h. using an existing building.	Accepted development	Not applicable
All other development not listed above for this overlay.	No change	Scenic landscape overlay code

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Table 5.10-11: Waterways and water resources overlay

Editor's note—Where development proposes to undertake development within a mapped waterway or wetland, the Applicant should consider if the work may involve waterway barrier works under the Fisheries Act, or taking or interfering with water under the Water Act. The State's watercourse identification map shows the relevant features under the Water Act.

Editor's note—OM12 Waterways and Water resource catchment overlay — Lockyer Creek sub catchments layer is provided for information purposes.

Editor's note—The State government is the assessment manager or referral agency for applications involving high impact earthwork under schedule 10, part 20, division 2 of the Planning Regulation.

DEVELOPMENT	CATEGORIES OF DEVELOPMENT AND ASSESSMENT	ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT
All development within a development envelope area approved under the Lockyer Valley Planning Scheme.	Accepted development	Not applicable
Material change of use for a Dwelling house or Home-based business.	Accepted development	Not applicable
Material change of use not otherwise specified for this overlay: a. within the Lockyer Creek water resource catchment: i. involving an on-site wastewater treatment system that directly discharges to an overland flow path, waterway or wetland; or ii. with a site area of 2,500m^2 or greater; or iii. creating 6 or more dwellings; or iv. for an urban purpose with an impervious area greater than 25% of the net developable area; or b. within or partly within a waterway, or wetland and associated wetland separation area; or c. within 400m of a water supply storage; or d. within or partly within a wetland separation area excluding: i. government supported transport infrastructure; or ii. government supported electricity operating works. e. within or partly within the water supply buffer area and for: i. Extractive industry; or ii. High impact industry; or iii. Intensive animal industry; or iv. Low impact industry; or v. Medium impact industry; or vi. Motor sport facility; or vii. Rural industry; or viii. Special industry; or ix. Transport depot; or x. Utility installation that involves wastewater treatment, drainage or stormwater services, a maintenance depot or storage depot; or xi. Waste management facilities; or xii. another urban purpose not listed	Code assessment	Water ~~resource~~and water resources overlay code

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above that has a site area of 2,500m^2 or greater.		
Reconfiguring a lot: a. within the Lockyer Creek water resource catchment involving on-site wastewater treatment systems that discharges to an overland flow path, waterway, wetland or separation area; or b. within or partly within the water supply buffer; and i. creating 6 or more lots connected to reticulated sewerage; or ii. for an urban purpose and with a site area of 2,500m^2 or greater; or c. within or partly within 400m of a water supply storage; or d. within or partly within a waterway, overland flow path, wetland, wetland separation area or spring separation area.	Code assessment	Water ~~resource~~and water resources overlay code
Operational work for Minor filling or excavation or exempt clearing work.	Accepted development	Not applicable
Operational work not associated with a Material change of use or Reconfiguring a lot and for vegetation clearing, filling or excavation or other ground disturbance: a. within a wetland separation area or within 200m of a bulk water supply storage or drinking water bore; or b. within or partly within a waterway, overland flow path, or spring separation area; or c. the works are 2,500m^2 or greater.	Code assessment	Water ~~resource~~and water resources overlay code
All other development not listed above for this overlay.	No change	Water ~~resource~~and water resources overlay code

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6.14 Rural zone code

6.14.1 Application

1. This code applies to development where it is identified as being the applicable code in the table of assessment for the Rural zone in Part 5 Tables of Assessment.
2. When using this code, reference should be made to Section 5.3.2 and where applicable Section 5.3.3 of this scheme.

6.14.2 Purpose and overall outcomes

1. The purpose of the Rural zone is to:
   a. provide for rural uses and activities; and
   b. provide for other uses and activities that are compatible with:
      i. existing and future rural uses and activities; and
      ii. the character and environmental features of the zone; and
   c. maintain the capacity of land for rural uses and activities by protecting and managing significant natural resources and processes.
2. The purpose of the Rural zone is achieved through the following overall outcomes:
   a. The zone primarily provides for Rural activities such as Cropping, Intensive horticulture, Animal husbandry and Animal keeping.
   b. Rural landscapes and associated visual and scenic amenity are protected including agricultural and grazing land as well as natural areas and scenic landscapes.
   c. Development is sensitive and responsive to the rural character, scenic landscape areas and scenic amenity. Vegetation is retained in scenic landscape areas and signage is controlled.
   d. Non-rural activities and sensitive land uses are located where they will not prejudice rural activities, extractive industries, environmental values, scenic landscape areas and rural amenity.
   e. Residential development is in the form of Dwelling houses, Caretaker's accommodation and Rural workers' accommodation.
   f. Rural scenic landscape areas and scenic amenity are maintained through co-location and clustering of buildings to ensure that the scale, bulk and form are sympathetic to the character of the site and locality.
   g. Tourism uses and activities that diversify or value-add to existing rural activities are encouraged where they protect environmental values, scenic landscape areas and rural amenity and do not conflict with adjacent existing rural activities.
   h. Rural industry and Low impact industry uses are supported where:
      i. associated with processing, storage and other value chain activities required for agricultural produce;
      ii. produce is sourced primarily from the Lockyer Valley;
      iii. located close to transport networks;
      iv. they do not increase Council's disaster management burden; and
      v. located outside areas of ALC Class A & B soils or, where they cannot be location outside areas of ALC Class A & B soils, industry impacts are minimised and soil resources are rehabilitated at the end of use.
   i. Development for commercial activities is supported only where it supports Tourist activities (e.g. Food and drink outlets), are small in scale and where they will not compete with and does not compromise the viability of centres or townships.
   j. Renewable energy facilities are supported where:
      i. they protect environmental values, scenic landscape areas and rural amenity;
      ii. do not conflict with adjacent existing rural activities; and
      iii. located outside areas of ALC Class A & B soils.
   k. Extractive industries are supported where they:
      i. avoid or, if avoidance is not possible, minimise and mitigate impacts on environmental values, scenic landscape areas and rural amenity;
      ii. ensure transport routes are constructed to a standard that accommodates the anticipated number of haulage vehicles, having regard to the safety of road users and the impact on the life of the roads.
   l. Intensive animal industries may establish where potential impacts can be managed. Intensive animal industries are not located in areas of ALC Class A & B soils, high scenic and environmental values, or in areas where there is a cluster of small rural lots.
   m. Advertising devices are not erected in locations where they detract from the scenic landscape areas and rural amenity.
   n. Buildings and features of a Local heritage place are protected and improved by development to preserve the historical character, amenity and identity of the place.
   o. Development is located, designed and operated to achieve ecological sustainability by ensuring development incorporates the principles and objectives of sustainable design, energy efficiency, water conservation, water quality management, water sensitive urban design and Crime Prevention through Environmental Design (CPTED).

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p. Development is designed and located in response to the physical characteristics and constraints of land, including flooding, overland flow, steep slopes and bushfire hazard. Development is not located where it will increase the number of people or structures at risk of natural hazards including, but not limited to, changing the flood capacity or impeding the flood conveyance function of land.
q. Development avoids and protects matters of environmental significance and where avoidance is not practicable, minimises and otherwise mitigates harm to ecological processes, ecological connectivity and maintains ecosystem resilience.
r. Development provides for infrastructure and services that are commensurate with the nature and scale of development that is expected to occur in the area. Development is located and designed to maximise the safe operation and cost effective extension of infrastructure networks.
s. Development protects and improves the continued operation, viability and maintenance of existing infrastructure and does not compromise the future provision of planned infrastructure. Development does not introduce excessive traffic volumes onto rural roads.
t. Emerging community areas are protected and conserved to accommodate future growth beyond the life of the planning scheme. Investigation is undertaken through a growth management study, before detailed structure planning and development is established.
u. Subdivision in the Rural zone does not occur. New lots are created only where they improve the rural economic viability of the land. Amalgamation of lots is encouraged to maximise the potential for the land for rural purposes. Where realignment occurs the layout minimises the creation of rear access lots (or battle-axe lots).
v. Development protects and improves the function of the stock route network to ensure the sustainable use by travelling stock, and secondary uses such as recreation and conservation of environmental and heritage values are protected and maintained. Development protects and improves access to water reserves that are part of the stock route network.
w. Development that is not consistent with the purpose and outcomes of the Rural zone must demonstrate overriding community need as well as a planning justification as to why the use cannot be established in a more suitable zone.
x. Uses not listed in Table 6.14-1 are inconsistent uses in the Rural zone. Inconsistent uses are not established in the zone.

Editor's note—Major hazard facilities and hazardous chemical facilities are State assessable development. Applicants of these developments should seek advice from Office of Industrial Relations, Major Hazard Facilities Unit before applying to Council. Enquiries can be made to: hcfplanning@oir.qld.gov.au

Editor's note—Before undertaking development a Soil Conservation Plan search under the Soil Conservation Act is recommended before a development application is made, as failure to understand the presence and meaning of plans can cause significant issues (e.g. erosion, impacts on infrastructure and legal conflicts). Consideration should also be given to Soil conservation guidelines for Queensland.

Table 6.14-1: Consistent uses in the Rural zone

CONSISTENT USES		
Air services	Home-based business	~~Roadside stall~~
Animal husbandry	Intensive animal industry	Resort complex
Animal keeping	Intensive horticulture	Rural industry
Aquaculture	Low impact industry (where small scale or associated with a rural use)	Rural workers' accommodation
Battery storage facility	Major electricity infrastructure	Service station
Bulk landscape supplies	Market	Shop (where associated with a tourist activity)
Caretaker's accommodation	Motor sport facility	Short-term accommodation
Community residence	Nature-based tourism	Substation
Cropping	~~Non-resident workforce accommodation~~	Telecommunications facility
Dwelling house	Outdoor sport and recreation	Transport depot
Emergency services	Outstation	Tourist attraction
Environment facility	Park	Tourist park
Extractive industry	Permanent plantation	Utility installation
Garden centre (where associated with a Wholesale nursery)	Renewable energy facility	Wholesale nursery
	Roadside stall	Winery
		Workforce accommodation

6.14.2.1 Tenthill Creek precinct

1. The purpose of the Rural zone — Tenthill Creek precinct is achieved through the following overall outcomes:
   a. Undeveloped land in the Rural zone — Tenthill Creek precinct remains undeveloped to conserve ALC Class A & B soils for cropping, and protect the Lockyer Creek drinking water catchment and environmental values of the land.
   b. Developed land in the Rural zone — Tenthill Creek precinct does not intensify and further development does not occur.

8.2 Agricultural land overlay code

8.2.1 Application

1. This code applies to development:
   a. within the Agricultural land overlay as shown on overlay map OM1 contained in schedule 2 Maps; and
   b. identified as requiring assessment against the Agricultural land overlay code in Part 5 Tables of Assessment.
2. All measures in this code are the assessment benchmarks for applicable assessable development.

8.2.2 Purpose

1. The purpose of the Agricultural land overlay code is to:
   a. protect ALC Class A & B soils in the Rural zone for sustainable agricultural use;
   b. protect ALC Class A & B soils in the Rural zone from fragmentation, alienation or diminished agricultural production;
   c. minimise the potential for land use conflicts and other uses on ALC Class A & B soils;
   d. facilitate development for agricultural purposes on ALC Class A & B soils in the Rural zone.
2. The purpose of the code will be achieved through the following overall outcomes:
   a. ~~protect~~Protect and improve the productivity and potential of ALC Class A & B soils for sustainable rural uses particularly Cropping.
   b. ~~ensure~~Ensure that development on, adjoining or near ALC Class A & B soils minimises the potential for land use conflict with other rural activities.
   c. ~~ensure~~Ensure that development for sensitive land uses includes a landscaped separation buffer to ALC Class A & B soils to minimise reverse amenity impacts.
   d. ~~provide~~Provide opportunities for the continued growth of existing and new supporting agri-businesses and low impact Tourist activities in important agricultural areas, where the primacy of agricultural production is maintained.
   e. ~~minimise~~Minimise the development of Intensive animal industry or Aquaculture on ALC Class A & B soils and Stock route parcels.

Editor's note—Before undertaking development a Soil Conservation Plan search under the Soil Conservation Act is recommended before development application is made, as failure to understand the presence and meaning of plans can cause significant issues (e.g. erosion, adverse affects on infrastructure and legal conflicts). Consideration should also be given to Soil conservation guidelines for Queensland.

8.2.3 Assessment benchmarks

Table 8.2-1: Agricultural land overlay code — Assessment benchmarks for assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Protection of agricultural land	
PO1 Rural activities avoid fragmentation, loss and diminished productivity and degradation of the continuing operational efficiency of ALC Class A & B soils. Any other development avoids locating in ALC Class A & B soils or ALC Class A & B - Separation area unless it is demonstrated by a technical report that: a. an overriding need exists for the development in terms of public benefit; b. no suitable alternative site exists for the development; c. loss or fragmentation of ALC Class A & B soils is minimised to the greatest extent possible. *Note—Compliance with this Performance Outcome may be demonstrated by providing a report, prepared by a suitably qualified professional, that the site does not have ALC Class A & B soils as mapped on OM1 Agricultural land overlay.*	**AO1.1** Development, other than Cropping or Animal husbandry, is: a. not located on ALC Class A & B soils; and b. not within the ALC Class A & B - Separation area.
Avoidance of conflicts	
PO2 Development is designed and located to: a. avoid creating land use conflicts; b. reduce the uses exposure to agricultural activities including chemical spray drift, odour, noise, dust, smoke and ash;	**AO2.1** Where a sensitive land use cannot be located outside the ALC Class A & B - Separation area or ALC Class A & B soils, it is separated by: a. 100m over open ground; or b. a buffer of at least 50m wide that includes a 25m wide

1. The assessment benchmarks for accepted development are shown with an asterisk (*) in the Acceptable outcomes column of the below tables.

Note—A bushfire hazard assessment may verify the extent of hazardous vegetation and extent and nature of the bushfire hazard area (bushfire prone area). Assessments should be undertaken by a suitably qualified person using the methodology set out in both the QFES (Queensland Fire and Emergency Services) Bushfire resilient communities document and Planning Scheme Policy 2 Bushfire hazard. Where acceptable outcomes are not met a risk assessment under AS/NZS 31000 Risk Management will be required to demonstrate the development achieves an acceptable or tolerable level of risk to life and property.

Note—Terms in this code are consistent with the Bushfire Resilient Communities Guide for the State planning policy State interest 'Natural Hazards, Risk and Resilience — Bushfire.'

Note—Terms used within the code are defined within Schedule 1.2 Administrative terms.

Table 8.4-1: Bushfire hazard overlay code — Assessment benchmarks for accepted and assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Development position	
PO1 Development achieves an acceptable or tolerable risk to people and property through: a. providing asset protection zones; and b. providing a safe, convenient and accessible vehicle access for evacuation and firefighting vehicles.	***AO1.1** Development is: a. located within 60m of the street frontage; and b. accessed by a sealed driveway ~~with a gradient of 12.5% or less that is~~ consistent with the design requirements set out ~~at~~in Table 8.4-5: Accepted driveway access requirements; c. positioned in the lowest hazard area of the site.
Water Supply	
PO2 Development is provided with a water supply that: a. always has flow and pressure characteristics for firefighting; or b. includes a dedicated static water supply that is available solely for firefighting purposes and can be immediately accessed by firefighting vehicles. *Note—Swimming pools, farm ponds and dams are not considered reliable sources of static water supply in Queensland due to regular drought events.*	***AO2.1** A Dwelling house is connected to a pressurised reticulated water supply. **OR** ***AO2.2** A Dwelling house, that is unable to connect to a pressurised reticulated water supply and is connected to a partially or fully static water supply, provides: a. a tank that is underground or is of non-flammable construction and has minimum water supply dedicated for fire-fighting exclusive of domestic supply no less than 22,500 litres; and b. water supply on site within the firefighting asset protection zone, that provides a safe and clear access for 15 tonne fire appliances to manoeuvre to a hardstand area within 6m of the water supply; and c. water supply within 10m from each building (other than a Class 10 building); and d. signage at the access of the property to direct firefighting services to the firefighting water supply; and e. a metal firefighting standpipe connection above ground and fitted with a 50mm ball valve and camlock coupling; or f. if the water supply is underground an accessible opening a minimum of 200mm diameter to accommodate suction lines. **OR** ***AO2.3** Uses other than a Dwelling house including industrial, commercial and other buildings are: a. connected to a reticulated water supply that includes a hydrant system that is consistent with the AS.2419.1 Fire hydrant installations for buildings; or b. supplied by a volume specified in AS.2304-2011 Water storage tanks for fire protection systems and:

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8.5 Cultural heritage overlay code

8.5.1 Application

1. This code applies to development:
   a. within the Cultural heritage overlay as shown on overlay map OM5 contained in schedule 2 Maps; and
   b. identified as requiring assessment against the Cultural heritage overlay code in Part 5 Tables of Assessment.
2. Measures in this code are the benchmarks for applicable accepted and assessable development.
3. This code applies to all development:
   a. on a Local heritage place.

8.5.2 Purpose

1. The purpose of the Cultural heritage overlay is to ensure that:
   a. development is compatible with the cultural heritage significance of the place, area or object so that it is conserved for the benefit of the community and future generations;
   b. the cultural heritage of Lockyer Valley is protected and maintained for existing and future communities;
   c. development is consistent with the Burra Charter;
   d. new development reflects and respects cultural heritage significance;
   e. places of cultural heritage significance are appropriately re-used.
2. The purpose of the code will be achieved through the following overall outcomes:
   a. ~~development~~Development on or adjoining a heritage place does not detract from the cultural heritage significance of the heritage place and its cultural heritage values.
   b. ~~development~~Development on or in a Local heritage place is compatible with the heritage significance of the place by:
      i. retaining the heritage place, unless there is no prudent and feasible alternative to its demolition or removal;
      ii. maintaining or encouraging as much as possible the appropriate use (including adaptive reuse) of the place while protecting the amenity of adjacent uses;
      iii. protecting, as far as practicable, the context and setting of the place;
      iv. ensuring development on or in the place is compatible with the cultural heritage significance of the place.
   c. ~~development~~Development on or adjoining a heritage place is visually subservient to the heritage place and does not adversely ~~-~~ affect significant views or the visual setting of the heritage place.
   d. ~~development~~Development on or adjoining a heritage place incorporates features that reflect rather than replicate the heritage place.
   e. partial demolition of a Local heritage place retains the features and fabric of significance.
   f. ~~demolition~~Demolition of a heritage place occurs where structural repair is not possible of practicable.
   g. ~~heritage~~Heritage of First Nation Peoples is protected and maintained in a culturally appropriate manner.
   h. ~~the~~The archaeological potential of a heritage place is safeguarded.

8.5.3 Assessment benchmarks

Table 8.5-1: Cultural heritage overlay code — Assessment benchmarks for assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Development in or on a Local heritage place	
PO1 Development in or on a Local heritage place avoids, or where avoidance is not possible, minimises harm to the cultural heritage features or elements of the place such that: a. the intensity and scale of the proposed use are compatible with conserving its heritage values; b. allows for adaptive reuse or conservation of the heritage place and surrounding grounds; c. the features, values, character and appearance that contribute to its cultural heritage significance are not permanently lost; d. where open space or the relationship between built and open spaces is important to the cultural heritage significance of the place, the arrangement of surrounding gardens and grounds is maintained; e. existing ground levels and the heritage place's elevation above ground level are preserved;	No acceptable outcome is nominated.

2. The purpose of the code will be achieved through the following overall outcomes:
   a. Development is located and designed to avoid compromising the efficiency, integrity, operation and maintenance of existing and planned infrastructure.
   b. Development is located and designed to protect the amenity, public health and safety of people and property facilities and infrastructure.
   c. Development is located and designed to identify, protect and manage infrastructure, or corridor including any future asset, corridor or buffer.

Editor's note—
a. For energy infrastructure the entity responsible for its operation may have an advice or concurrence role for development occurring within the defined corridor.
b. Council may seek third party advice from Seqwater and Urban Utilities where development is within the buffer or separation area for their infrastructure. Applicants should refer to Seqwater Network Consent Guidelines Separation distance from bulk water supply infrastructure and Urban Utilities standards and guidelines.
c. Applicants proposing development within a high-pressure gas pipeline separation area should consult with the operator to identify ways to mitigate their risk before undertaking development. The area at risk of explosion exceeds the High-pressure gas pipeline separation area, assuming the area is the heat radiation zone associated with a full-bore pipeline rupture under the Petroleum and Gas (Production and Safety) Act, Petroleum and Gas (Production and Safety) Regulation and AS.2885 Pipelines—Gas and liquid petroleum.
d. The State government is the assessment manager or referral agency for applications involving hazardous chemical facilities under schedule 10, part 7, division 2 of the Planning Regulation. Advice from the Office of Industrial Relations, Major Hazardous Facilities Unit should be sought before applying to Council.

8.9.3 Assessment benchmarks

1. Assessment benchmarks for accepted development are shown with an asterisk (*) in the Acceptable outcomes column of the below tables.

Table 8.9-2: Infrastructure overlay code — Assessment benchmarks for accepted and assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Dwelling houses	
PO1 The development footprint of a Dwelling house (including a secondary dwelling and domestic outbuildings) is setback from existing and planned infrastructure assets, pipeline or facility as far as practicable to: a. minimise exposure of people to adverse effects from the infrastructure including but not limited to noise and odour; b. maximise the safety of people and property from a high pressure gas pipeline.	***AO1.1** The development footprint of a Dwelling house (including a secondary dwellings and domestic outbuildings) is setback a minimum: a. 10m from a pump station for water supply or sewerage; b. 20m from a Substation; c. 50m from a major electricity infrastructure corridor; d. 100m from a High pressure gas pipeline; e. 100m from a Bulk water pump station or Bulk water storage or Bulk water raw water intake; f. 100m from a water bore; g. outside of the mapped buffer area for a waste facility or ~~emmission~~emission separation area for an emitting activity. ***AO1.2** Onsite wastewater treatment systems are located outside of: a. Bulk water storage area buffer (100m); b. Raw water intake buffer; c. Water bore buffer; d. Weir buffer. ***AO1.3** Dwelling houses (excluding domestic outbuildings) within a buffer mitigates and minimises adverse effects on human health, amenity and wellbeing by: a. being set back as far as practicable from the impact activity; b. orientating buildings so bedrooms face away from the impact activity; c. positioning domestic outbuildings between the impact activity and living spaces; d. positioning the development on the windward side (prevailing south-east winds) of the impact activity; e. positioning barriers or fences between the development and the impact activity.

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Note—Compliance with this Performance Outcome may be demonstrated by providing a site-specific geotechnical stability assessment report prepared by a suitably qualified person consistent with Planning Scheme Policy 5 Geotechnical assessment.

8.11.3 Assessment benchmarks

1. Assessment benchmarks for accepted development are shown with an asterisk (*) in the Acceptable outcomes column of the below tables.

Table 8.11-2: Steep land overlay code — Assessment benchmarks for accepted and assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOME
PO1 Development achieves a low or acceptable landslide risk to property and environment including: a. on-site; b. off-site where development may affect adjacent premises on the downward and upward slopes; and mitigates risk of landslide through design strategies that: a. effectively stabilise the site; b. minimise structural failure.	**AO1.1** Development within steep or very steep slope areas is undertaken on that part of the site that has the least risk of landslide. **AO1.2** Development locating on steep slopes or very steep slopes mapped on OM11 Steep land overlay: a. identifies the level of risk of landslide through a geotechnical risk assessment; b. responds to the identified level of risk through the design. **AO1.3** Development within steep or very steep slope areas is certified by an RPEQ, confirming that: a. the proposed development is at a low level risk for landslide: i. where located on the development site; ii. from land upslope of the proposed development; b. the proposed development does not affect surrounding lots and roads at risk of landslide from: i. earthworks; ii. vegetation clearing including under scrubbing or surface removal of turf; iii. increased and/or redirected stormwater runoff; iv. undermining of any structural features or evacuation routes that adjoin the development site.
PO2 The position and design of development: a. avoids changing the natural land form consistent with Figure 8.11-1: Maximum height and storeys in relation to slope; b. minimises the need for complex earthworks solutions; c. minimises increasing the potential landslide risk to the site or surrounding lots through the design.	***AO2.1** Either: a. buildings, outbuildings and/or vegetation clearing does not occur on that part of the site with steep slopes or very steep slopes; or b. all buildings, outbuildings and/or vegetation clearing are consistent with a development envelope area approved at subdivision stage.

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Note—Measures to achieve the Performance outcome may include: a. *design buildings and structure to have an elevated floor that steps downward with the slope;* b. *avoiding cutting and filling that:* i. *steepens the slopes or batters; or* ii. *undermining or removing the base of the slope;* c. *avoid creating building platforms with fill or loading the upper part of the slope;* d. *avoid vegetation clearing before, during and after construction;* e. *avoid using subsurface wastewater disposal methods.* f. *minimise retaining wall heights;* g. *minimise increasing or redirecting stormwater or surface water paths assuming 1EY events or more;* h. *restoring vegetation to slopes that have been previously cleared;* i. *effectively stabilising the surface and existing overland flow paths.*	***AO2.2** No vegetation clearing is proposed.* ***AO2.3** Overland flow paths that have been previously cleared are rehabilitated and effectively stabilised to accommodate any increase in stormwater flow from the development.* ***AO2.4** Property stormwater installations (including roof guttering and rainwater tank overflows) are directed to the stormwater drainage network to avoid an actionable nuisance from increased on-site groundwater, ponding of water and water concentration onto surrounding slopes or overland flow paths.* ***AO2.5** Either:* a. all wastewater is disposed of ~~by~~to a sewerage ~~connection~~network; or b. where connection to a sewerage ~~connection~~network is not available, onsite wastewater treatment systems are located on that part of the site that has a slope of 10% or less; and c. where subsurface disposal of effluent is proposed, the potential landslide risk achieves a low or acceptable risk.
PO3 Development provides safe and efficient access for all transport modes and avoids the need for extensive earthworks and/or retaining walls that bound the road reserve.	***AO3.1** Vehicle access and driveways are no more than 20m in length and less than 20% slope.* ***AO3.2** Vehicle access and driveways within steep or very steep slope areas are provided with a slip-resistant surface (e.g. broom brushed concrete or 10mm coarse gravel bitumen).* ***AO3.3** Where earthworks are required for a driveway, it is confined to the proposed driveway area with the ground level being retained in all remaining areas.*
Vulnerable uses, Essential community infrastructure and Critical infrastructure	
PO4 Vulnerable uses and essential community infrastructure avoids establishing or intensifying the use within steep slopes unless: a. there is an overriding need in the public interest for the new or expanded service the development provides; and b. there are no other suitable alternative locations; and c. site planning can appropriately mitigate the risk to a low level or acceptable level. *Note—The overall outcomes of this code identify the development outcomes which are intended to avoid intolerable or mitigate tolerable risk of landslide to vulnerable uses and difficult to evacuate uses.*	***AO4.1** Community residence/s do not locate within an area of steep slope or very steep slope.* ***AO4.2** Vulnerable uses and essential community infrastructure do not locate within an area of steep slope.* **AO4.3** Vulnerable uses and essential community infrastructure is designed and constructed to: a. achieve an acceptable landslip risk; or b. be structurally resilient to landslip; and c. have back-up emergency electricity supply where a utility installation; and d. have back-up communications; and e. have an emergency access separate to the primary road access.
PO5 Critical infrastructure providing essential utilities avoids establishing or intensifying within steep slopes unless: a. there is an overriding need in the public interest for the new or expanded service the development provides (for example, there are no other suitable alternative locations that can deliver the required level of service or meet emergency service response times during and immediately after a 1EY or greater rainfall event or landslide event); b. the infrastructure can function effectively during and immediately after a 1EY or greater rainfall event or landslide event; c. it can be provided underground; or d. site planning can appropriately mitigate the risk to a low level or acceptable level.	**AO5.1** Critical infrastructure is designed and constructed to: a. achieve an acceptable landslip risk; or b. be structurally resilient to landslip; and c. have back-up emergency electricity supply where a utility installation; and d. have back-up communications; and e. have an emergency access separate to the primary road access.

9.3.3 Dwelling house code

9.3.3.1 Application

1. This code applies to development for which the Dwelling house code is identified as an assessment benchmark in the assessment benchmark column in Part 5 Tables of Assessment.
2. Measures in this code are the benchmarks for applicable accepted and assessable development.
3. The uses subject to this code are:
   a. Dwelling house;
   b. Community residence inconsistent with schedule 6, part 2, section 6 of the *Planning Regulation*.

Editor's note—Under schedule 24 of the Planning Regulation, a Dwelling house includes any domestic outbuildings associated with a dwelling and any Secondary dwelling and outbuildings associated with either dwelling.

9.3.3.2 Purpose

1. The purpose of the code is to ensure development for a Dwelling house:
   a. maintains amenity and privacy for occupants and neighbours;
   b. is compatible with the residential character and existing aesthetic of the streetscape.
2. The purpose of the code will be achieved through the following overall outcomes:
   a. Development is sited to avoid native vegetation and limits vegetation clearing.
   b. Development is sited and designed to protect residential amenity and privacy of adjacent residences.
   c. Development is designed and sited to maintain or improve the existing streetscape and support residential character or aesthetic.
   d. Development is provided with a level of infrastructure and services expected for the location.
   e. Where not in a sewered area, on-site domestic wastewater treatment systems are designed and sited to avoid adverse effects on the environment.
   f. Driveways and crossovers provide safe and efficient vehicle access to minimise adverse effects on existing infrastructure and ensure safety for all users of the footpath.
   g. Development provides access to water supply for domestic and firefighting purposes.
   h. Secondary dwellings are small scale, subservient to the primary dwelling, retain a nexus with the primary dwelling and provide housing choice and amenity for the occupants. Community residences are of a domestic scale and protect the residential amenity of neighbours.
   i. Secondary dwelling is located close to the primary dwelling.
   j. Community residences are of a domestic scale and protect the residential amenity of neighbours.

Editor's note—The Environmental Protection Act regulates the depositing of sediment and other water contaminants in the stormwater systems. Methods to prevent sediment washing or moving into roadways, stormwater pipes and waterways from building sites, can be found in the Water by Design program for Erosion and Sediment Control for Dwelling houses. Fines and legal action may occur if controlling stormwater pollution from building sites does not occur.

9.3.3.3 Assessment Benchmarks

1. Assessment benchmarks for accepted development are shown with an asterisk (*) in the Acceptable outcomes column of the below table/s.

Editor's note—Where there is non-compliance with any of the acceptable outcomes, an application for Code assessable Building work will trigger referral to Council as a concurrence agency.

Table 9.3.3-1: Dwelling house code — Assessment benchmarks for accepted and assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Vegetation clearing	
PO1 Development avoids and protects the environmental values and matters of environmental significance. *Note—Matters of environmental significance are defined in SC1.2 Administrative terms and include but not limited to areas mapped on:* a. *OM3A Biodiversity overlay — Ecological areas overlay; or* b. *OM3B Biodiversity overlay — Wildlife habitat overlay; or*	***AO1.1** Clearing of vegetation identified as a matter of environmental significance occurs only if:* a. the vegetation is identified as MLES only; b. the amount cleared is no more than 3,000m^2 only and in one location. *Note—Siting of a Dwelling house is to be located in existing cleared areas first. Where there are partially cleared areas on a lot a maximum 3,000m^2 may be created by combining cleared areas into*

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c. *OM3C Biodiversity overlay — Waterways and wetland habitat overlay.* ***Editor's note—Further approvals from the State and Federal governments may be required where development affects:*** a. ***Protected plants and animals including koalas under the Nature Conservation Act; or*** b. ***Native vegetation regulated under the State vegetation management framework including the Vegetation Management Act; or*** c. ***a MNES under the Environment Protection and Biodiversity Conservation Act (Cth) (e.g. koalas and flying foxes).***	*a single location. For example, if an existing Dwelling house is located within a cleared area of 2,000m^2, this same site can be expanded by up to an additional 1,000m^2 (3,000m^2 in total in an individual location). The additional 1,000m^2 cannot be located away from the existing cleared area. Where there are no existing cleared areas suitable to site a Dwelling house the provision for clearing for a maximum 3,000m^2 is accepted.*
Building height	
PO2 The height of buildings is: a. consistent with the residential character and aesthetic; b. protects residential amenity of the streetscape.	***AO2.1** Building height is 8.5m or less, regardless of slope. *Note—For domestic outbuildings, the Queensland Development Code requirements apply for building height.*
Building setbacks	
PO3 Setbacks: a. provide access to backyards; b. provide a sustainable building design that includes access to views, breezes and sunshine; c. ensure there is privacy between adjacent residential dwellings; d. minimise overshadowing of adjacent houses and their solar systems.	***AO3.1** Building setback are consistent with the below table:* **Zone** — **Setback** **All urban zones and Rural residential zone** — As required under the Queensland Development Code. **Rural zone** — 10m from all boundaries. **All other Zones** — 6m from all boundaries. ***Editor's note—This acceptable outcome provides alternative provisions to the Queensland Development Code under section 33 of the Building Act.*** *Note—For domestic outbuildings, the Queensland Development Code requirements apply for setbacks.*
Appearance	
PO4 Dwelling houses and domestic outbuildings maintain residential amenity and do not have an industrial aesthetic when viewed from the street.	***AO4.1** Shipping containers, sheds and industrial buildings used as Dwelling houses and domestic outbuildings are modified to have a residential appearance.*
Infrastructure and services	
PO5 The Dwelling house is provided with a level of infrastructure and services consistent with its location and meets the needs of its occupants.	***AO5.1** Where network service infrastructure is available, a Dwelling house is connected to: a. the stormwater drainage network or another lawful point of discharge; b. a pressurised reticulated water and sewer networks. ***AO5.2** Where the network service infrastructure is unavailable a Dwelling house is connected to: a. a minimum water supply dedicated for domestic supply of 45,000 litres with a minimum 10,000 litre reserve for firefighting purposes; b. an on-site domestic wastewater treatment system that is consistent with the Queensland Plumbing and Wastewater Code.*
Access and car parking	
PO6 Vehicular access and on-site car parking is safe, convenient, attractive and accessible.	***AO6.1** The lot on which the Dwelling house is located has direct access to a constructed road, which is connected to the constructed road network. ***AO6.2** The Dwelling house has only 1 driveway and*

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	crossover. ***Editor's note—An Operational work application is required for a second vehicle crossover and driveway.***
PO7 Car parking is provided to accommodate the number of vehicles likely to use the site, given: a. the needs of residents and visitors; b. the existing lack of public transport; c. the need to minimise on street car parking; and d. the need to modify the streetscape.	***AO7.1** Car parking space is provided as follows: a. Dwelling house without secondary dwelling — 2 spaces; b. Dwelling house with secondary dwelling — 3 spaces; c. Community residence — as required by the *Planning Regulation*. *Note—Vehicle parking may be provided as a tandem car parking space, where the tandem space is within the lot boundaries.*
Protection of infrastructure	
PO8 Driveways and vehicle crossovers are located to protect existing public infrastructure from damage including street trees.	***AO8.1** Driveways and vehicle crossovers are located a minimum of 1m from: a. street trees; b. stormwater installation outlet or stormwater gully inlet; c. electricity pole or pillar box. ***Editor's note—An Operational work application is required for a vehicle crossover and driveway within 1m of existing street trees and stormwater drains.***
Earthworks and drainage	
PO9 Earthworks and drainage works protect and improve the site and surrounding sites: a. from ponding of water; b. from increased flooding from upstream or downstream flows; c. from any changes in the flows of water including any water in an overland flow path. ***Editor's note—Development should ensure that filling does not affect the amenity and usability of adjacent premises (including loss of privacy caused by level changes) or off-site drainage.***	***AO9.1** ~~Filling other than for vehicle access~~Earthworks are designed and ~~driveways~~constructed to ensure overland flow, stormwater or floodwater does not cause an adverse effect, or an actionable nuisance ~~from flooding~~on another premises, by diverting, controlling or ~~stormwater on adjacent premises~~impeding the flow of water. *Note—Development is to be connected to the Council's drainage network in accordance with section 77 of the Local Government Act. It is an offence under the section 80 of Local Government Act, to restrict or redirect stormwater.*
Requirements for a secondary dwelling	
PO10 A secondary dwelling: a. is subservient in bulk and scale to the primary dwelling on the same lot so that it has the appearance of either a single residence on the lot or a single residence with an ancillary building on a residential lot; b. retains a functional nexus with the primary dwelling.	***AO10.1** A secondary dwelling within the Rural zone or Rural residential zone is located within 20m of the primary dwelling. ***AO10.2** A secondary dwelling has a maximum GFA of: a. in a residential zone or the Township zone — 70m^2; b. elsewhere — 100m^2. ***AO10.3** A secondary dwelling has no more than 2 bedrooms. ***AO10.4** A secondary dwelling shares private open space with the primary dwelling. ***AO10.5** A secondary dwelling uses the same driveway and vehicle crossover as the primary dwelling. ***AO10.6** A secondary dwelling shares all service connections with the primary dwelling.

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9.3.10 Renewable energy facility code

9.3.10.1 Application

1. This code applies to development for which the Renewable energy facility code is identified as an assessment benchmark in the assessment benchmark column in Part 5 Tables of Assessment.
2. All measures in this code are the assessment benchmarks for applicable assessable development.
3. The uses subject to this code are:
   a. Battery storage facility;
   b. Renewable energy facility.

9.3.10.2 Purpose

1. The purpose of the code is to ensure Renewable energy facilities and Battery storage facilities are designed and operated to protect the safety of the public, avoid environmental harm and nuisance and protect scenic and landscape amenity values.
2. The purpose of the code will be achieved through the following overall outcomes:
   a. Facilities protect the character, amenity and scenic landscape areas of the location through design, setbacks and landscaping of the facility.
   b. Facilities are co-located or share an existing site with other electricity infrastructure and minimises the potential cumulative adverse effects of co-location.
   c. Facilities are designed and operated to protect the safety of the public and avoid causing environmental harm or nuisance.
   d. Facilities are designed and operated to be safe before and after natural hazard events and during construction and decommissioning.

Editor's note—Battery storage facilities that are more than 66kV/hr and/or more than 50m² in area, are defined as a Substation.

9.3.10.3 Assessment benchmarks

1. Assessment benchmarks for accepted development are shown with an asterisk (*) in the Acceptable outcomes column of the below table.

Table 9.3.10-1: Renewable energy facility code — Assessment benchmarks for accepted and assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Site characteristics	
PO1 Development is located on land that is suited for the purpose and: a. maintains water quality and hydrogeological processes; b. maintains ecological biodiversity and ecological connectivity; c. prevents adverse effects on environmental and water quality values and receiving waters; d. maintains an effectively stabilised surface.	**AO1.1** Energy generation infrastructure is located outside the: a. Agricultural land overlay; b. Biodiversity overlay; c. Cultural heritage overlay; d. Flood hazard overlay; e. Waterways and water resource catchment — Ecosystems overlay; f. Waterways and water resource catchment overlay — Water resource catchment overlay; g. areas of slope 10% or more. **AO1.2** Battery storage facilities, battery storage devices and Substations associated with a Renewable energy facility are located outside of: a. the Bushfire hazard overlay; b. Critical Infrastructure Area; c. explosion risk area on OM8 Helidon management area overlay; d. high pressure gas pipeline explosion risk area on OM9B Infrastructure — Emissions and hazardous activities overlay.

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Facility design	
PO2 Renewable energy facilities and Battery storage facilities are connected to the power grid network that has regard to: a. safety of the network connection; b. the location of the network connection and associated infrastructure; c. the scenic landscape character of the location. *Note—Compliance with this Performance outcome may be demonstrated by providing a technical assessment report including preliminary grid connection plans prepared by a suitably qualified professional.*	**AO2.1** Renewable energy facilities are located within 2km of the existing or approved: a. electricity network; b. Substation. **AO2.2** Battery storage facilities are located towards the centre of the site and away from adjacent sensitive land uses, property boundaries and sensitive receptors. ***AO2.3** Battery storage facilities in public areas (e.g. road reserve and parks) or residential zones are: a. less than 2.4m in height; b. less than 4m in length. **AO2.4** Battery storage facilities are designed to: a. maximise passive cooling; b. use mechanical cooling where the ambient temperatures could cause battery explosion and fire; c. contain battery explosions and fire.
Amenity	
PO3 Renewable energy facilities and Battery storage facilities are located to protect and manage adverse effects on the amenity of surrounding sensitive land uses and the existing streetscape and broader region, having regard to: a. the intent of the zone and surrounding zones that may be affected; b. the significance of the visual and character values; c. the streetscape character; d. reflection or glare.	**AO3.1** Renewable energy facilities and Battery storage facilities are setback: a. 500m from Conservation zone, except where siting is within 250m of a major electricity corridor or electricity easement. b. 1,500m from a Township zone, Rural residential zone and any other surrounding sensitive land uses. c. 30m from all boundaries. **AO3.2** Renewable energy facilities are setback: a. 1,500m from a Township zone, Rural residential zone and any other surrounding sensitive land uses. b. 30m from all boundaries. **AO3.3** If a solar farm, a glint and glare assessment and management plan is provided which considers the following impacts and adopts an accepted methodology based on best practice: a. dwellings and roads within 1km of the proposed facility, taking into consideration their height within the landscape; b. aviation infrastructure including any air traffic control tower or runway approach path close to the proposed facility; c. any other sensitive receptor to which reflection may be a hazard or nuisance noting that the impacts of reflection may vary for each type of receptor.
PO4 Renewable energy facilities and Battery storage facilities consider: a. the sensitivity of the landscape and its ability to absorb change; b. the size, height, scale, spacing, colour and surface reflectivity of the facility's components; c. the number of facilities located close to each other within the same landscape; d. the excessive removal, or planting of inappropriate species of vegetation; e. the location and scale of other ancillary uses, buildings and works including major electricity corridor or easement, battery storage units and associated access roads; f. the proximity to environmentally sensitive areas such as public land, waterways and low-lying areas.	No acceptable outcome is nominated.

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9.3.11 Retirement facility and Residential care facility code

9.3.11.1 Application

1. This code applies to development for which the Retirement facility and Residential care facility code is identified as an assessment benchmark in the assessment benchmark column in Part 5 Tables of Assessment.
2. Measures in this code are the benchmarks for applicable accepted and assessable development.
3. The uses subject to this code are:
   a. Retirement facility;
   b. Residential care facility.

9.3.11.2 Purpose

1. The purpose of the Retirement facility and Residential care facility code is to ensure Retirement facility and Residential care facility development:
   a. responds positively to local character and has a built form that is integrated with surrounding development;
   b. provides a high standard of privacy and amenity for residents including well designed and useable open space and functional vehicle parking and manoeuvring areas;
   c. protects the amenity and privacy of adjoining residents.
2. The purpose of the code will be achieved through the following overall outcomes:
   a. Development is designed and sited to achieve a high level of amenity for residents of the facility and provides a stimulating, comfortable and attractive living environment for residents.
   b. Development provides buildings that are designed to integrate with the character of the zone, provide home-like environments, privacy, independence, comfort and safety.
   c. Development is located near activity centres, community facilities and services, public spaces and public transport.
   d. Development has a site area and frontage width that is sufficient for the building scale, building form, open space measures and operation of the development, to deliver a comfortable living environment and to minimise adverse impacts on neighbours.
   e. Development is designed and sited to contribute to and minimise adverse impacts upon the amenity of adjoining and adjacent residential dwellings and other sensitive land uses, including protecting visual privacy through appropriate setbacks, separation of buildings and screen landscaping.
   f. Greater building heights for a Retirement facility or Residential care facility are supported on larger sites where the impacts from the height on adjoining and nearby sites can be mitigated by:
      i. transitioning the height of the building down to the height of buildings surrounding the development;
      ii. appropriate building setbacks, generous landscaping and open space buffers to adjoining sites;
      iii. providing an appropriate balance of built form and open space.
   g. Development is designed for the subtropical climate and landscape areas that are open, engaging and shaded, with opportunities to interact with the outdoors.
   h. Retirement facilities provide useable private open spaces for each residence to maximise indoor-outdoor living opportunities.
   i. Development provides a variety of communal open spaces for residents that are accessible and attractive.
   j. Development is provided with a level of infrastructure and services commensurate with the use.

9.3.11.3 Assessment benchmarks

Table 9.3.11-1: Retirement facility and Residential care facility — Assessment benchmarks for accepted and assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Site characteristics	
PO1 The development is located on a site that has safe and convenient access to retail services and community facilities.	**AO1.1** The site is located within 400m of a centre zone, parks and public transport route.
PO2 The development is located on a site that is of a size and configuration that accommodates a well-designed Retirement facility or Residential care facility development that: a. provides for attractive residences that have opportunities for access to natural light and breezes; b. achieves an appropriate balance between built form	**AO2.1** The site area, frontage and site cover comply with Table 9.3.11-2: Site requirements and building height. **AO2.2** Development is located on a site with a slope less than 10% and is clear of any utilities, the stormwater drainage network and service easement/s.

and areas of open space and landscaping; c. incorporates attractive and functional communal and private open space areas and landscaping; d. results in safe and efficient vehicle access, parking and manoeuvring areas; e. includes any necessary buffering to incompatible uses or to protect the amenity and privacy of adjoining residences.	**AO2.3** The development is not established in a cul-de-sac, access street or on a rear access lot.
Design and appearance	
PO3 Development provides for the accommodation needs of users of all ages and abilities at various stages of their lives, allowing independence for people with disabilities, seniors and people requiring assisted living. *Note—Compliance with this Performance outcome may be achieved by meeting the planning and design standards and key design elements of PDA guideline no. 02 Accessible housing published by the Queensland Department of Infrastructure, Local Government and Planning.*	No acceptable outcome is nominated.
PO4 The overall scale and proportions of the development: a. respond to the subdivision pattern; b. reflect the streetscape pattern; c. reflect the zone in which it is located.	No acceptable outcome is nominated.
PO5 Retirement facilities provide a range of unit designs and sizes are provided in the development to cater for different individual and household needs.	No acceptable outcome is nominated.
PO6 The building design ensures the development achieves a comfortable and attractive living environment that is appropriate for the ~~sub-tropical~~subtropical climate of the region through: a. including verandas or balconies; b. the use of structural elements and building materials of varying scales and textures; c. variations in exterior colours; d. suitable number and size of windows; e. the use of awnings and other sun protection devices; f. variation to roof and building lines; g. recesses on building plane; h. incorporating design elements to increase energy efficiency. *Note—Compliance with this Performance Outcome may be demonstrated by providing a design concept plan that is consistent with the Subtropical Design in South East Queensland — A Handbook for Planners, Developers and Decision Makers, prepared by the Centre for Subtropical Design.*	No acceptable outcome is nominated.
PO7 Buildings are sited and designed to: a. maximise cross-breezes through the site; b. minimise solar heat loads; c. promote access to breezes and natural light. *Note—Compliance with this Performance Outcome may be demonstrated by providing a sunlight and shadow analysis of the proposed development prepared by suitably qualified person.*	**AO7.1** Buildings are oriented on the site to: a. allow prevailing south-east and north-east breezes to pass through the development; b. maximise the exposure of individual residences to prevailing and cross-breezes; c. minimise exposure to western sun. **AO7.2** Development does not result in the loss of solar access to habitable rooms and private open space of surrounding sites: a. between 9am and 3pm on 21 June; or b. where overshadowing occurs, a minimum of 3hrs of sunlight is retained between 9am and 3pm on 21 June. **AO7.3** Individual residences are designed for natural ventilation and light with openings to 2 or more distinct

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9.3.18 Workers' accommodation code

9.3.18.1 Application

1. This code applies to development for which the Workers' accommodation code is identified as an assessment benchmark in the assessment benchmark column in Part 5 Tables of Assessment.
2. Measures in this code are the benchmarks for applicable accepted and assessable development.
3. The uses subject to this code are:
   a. Caretaker's accommodation;
   b. Rural workers' accommodation;
   c. Workforce accommodation.

9.3.18.2 Purpose

1. The purpose of the Workers' accommodation code is to ensure uses are:
   a. designed, located and operated to maintain and protect the character and amenity of the area;
   b. to support the operation of the primary use on the site they are located.
2. The purpose of the code will be achieved through the following overall outcomes:
   a. The accommodation is small scale and does not compromise the primary use of the site.
   b. The accommodation has accessible private open space to meet the daily needs of the worker.
   c. The accommodation assists in the operation of, is subservient to and supports the primary use of the site for centre, industry or rural activities.
   d. The accommodation has facilities to suit the workers' length of occupation.
   e. The accommodation supports employment without affecting rural production or commerical activities.
   f. The building provides a comfortable and attractive living environment and ensures adequate privacy from the public.

9.3.18.3 Assessment benchmarks

1. Assessment benchmarks for accepted development are shown with an asterisk (*) in the Acceptable outcomes column of the below table.

Table 9.3.18-1: Workers' accommodation code — Assessment benchmarks for accepted and assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Land use characteristics	
PO1 The accommodation: a. is immediately associated with the non-residential use on the same site; b. is consistent with the scale of the primary operations; c. fulfils a genuine need to house workers on the subject site.	***AO1.1** The accommodation is occupied by: a. a permanent caretaker employed to provide management, maintenance, security, or other services supporting the primary use; or b. seasonal workers (for up to 6 months) to provide support activities to the primary use. ***AO1.2** Caretaker's accommodation includes a self-contained dwelling with a maximum gross floor area of 100m^2. ***AO1.3** Rural workers' accommodation: a. is on a lot that has an area of 25ha or greater; b. has no more than 20 workers at any given time. ***AO1.4** Accommodation uses the existing vehicle access and a new vehicle access is not created.
PO2 The accommodation is physically and visually subservient to the primary use on the subject site.	***AO2.1** No more than 1 Caretaker's accommodation is provided on site. **AO2.2** Workforce accommodation is located within 3km of the place of work.

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Building design and amenity	
PO3 The accommodation integrates with the prevailing character of the urban area or rural landscape.	**AO3.1** In a rural area, buildings take the form of small, separate buildings clustered together. ***AO3.2** Caretaker's accommodation has its own pedestrian access, separate from the main use, when contained in the same building. ***AO3.3** Caretaker's accommodation shares vehicle access with the main use.
PO4 Workers are provided with amenities consistent with the nature of their employment as permanent or seasonal workers.	***AO4.1** Seasonal workers are provided with shared living facilities including: a. sleeping quarters; b. cooking facilities; c. toilet and showering; d. laundry and clothes drying area. ***AO4.2** Permanent workers and caretakers are provided with private open space for their exclusive use and: a. has a minimum area of 30m^2 of which a minimum of 12m^2 is covered; b. has a minimum dimension of 4m; c. is immediately accessible from a living area; and d. on land with a slope less than 10%. ***AO4.3** Caretaker's accommodation located above the ground floor level provides private open space as a balcony or a roof area. ***AO4.4** Workers are provided with recreation and entertainment activities.
PO5 An acceptable residential amenity is provided for workers, including a separation from noise and odour generating activities.	***AO5.1** Bedrooms and living areas do not adjoin but face away from noise generating activities conducted on the site. ***AO5.2** The accommodation is located and oriented away from any waste storage areas on the site.
Workforce accommodation	
PO6 Workforce accommodation is for a temporary use and does not become a permanent feature.	**AO6.1** Accommodation is provided in the form of removable buildings. **AO6.2** Buildings and structures are removed within three months of the primary use ceasing.
PO7 The agricultural and environmental ability of the site is reinstated to ensure that the: a. sustainable agricultural or rural productivity of the land is protected; b. the original character and amenity of the site is reinstated.	**AO7.1** The site is rehabilitated following cessation of the Workforce accommodation or Rural workers' ~~accomodation~~accommodation.
PO8 When located in a rural area, development: a. does not obstruct the outlook from adjoining lots; b. is not prominent within the rural or natural landscape; c. integrates with the surrounding landscape and character.	No acceptable outcome is nominated.

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9.4.2 Building design code

9.4.2.1 Application

1. This code applies to development for which the Building design code or the Works codes are identified as an assessment benchmark in the assessment benchmark column in Part 5 Tables of Assessment.
2. Measures in this code are the benchmarks for applicable accepted and assessable development.

9.4.2.2 Purpose

1. The purpose of the Building design code is to ensure development complements local landscape, climate, character, community identity and historical features.
2. The purpose of the code will be achieved through the following overall outcomes:
   a. Building design intensity, scale and form reflects and reinforces the character of the street.
   b. Development setbacks provide a streetscape and landscape that is attractive and provides privacy and amenity.
   c. Buildings are designed for a subtropical climate and provide low-energy, low-cost living.
   d. Development is consistent with the standards for building height and building form within various areas of the region (e.g. centres, etc.).

9.4.2.3 Assessment benchmarks

1. Assessment benchmarks for accepted development are shown with an asterisk (*) in the Acceptable outcomes column of the below table.

Table 9.4.2-1: Building design code — Assessment benchmarks for accepted and assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Sustainable design and climatic comfort	
PO1 Development and buildings are responsive to the site's characteristics including topography, orientation, existing vegetation and prevailing winds to create a sustainable building designed to be consistent with subtropical design and Crime Prevention through Environmental Design. *Note—Compliance with this Performance Outcome may be demonstrated by providing a design concept plan that is consistent with the Subtropical Design in South East Queensland — A Handbook for Planners, Developers and Decision Makers, prepared by the Centre for Subtropical Design and State government Crime Prevention Through Environmental Design Guidelines for Queensland.*	No acceptable outcome is nominated.
PO2 In Plainland, a mix of architectural styles creates a contemporary ~~sub-tropical~~subtropical character through built form and landscaping.	No acceptable outcome is nominated.
Building scale and form	
PO3 The height, scale and bulk of buildings: a. contribute positively to the character of the street; b. reflects the role of the zone in which they are located; c. presents an attractive built form; d. transitions sympathetically to adjoining premises or surrounding sensitive land uses by building height and setbacks. *Note—Suitability of building heights will be assessed on the appearance from and impact on the streetscape and adjacent sensitive land uses. Transitioning of building heights to be compatible with existing or proposed heights in affected areas will be required.*	***AO3.1** Buildings meet the scale requirements in Table 9.4.2-2: Building scale and bulk requirements. ***AO3.2** Buildings address the street by having their main entrance on the street elevation. Building entrances are clearly visible from the street.
PO4 Development located on a corner lot:	***AO4.1** Buildings on corners address both street frontages.

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PO10 Public open spaces such as plazas and parks are co-located with public transport hubs and stops.	No acceptable outcome is nominated.

Table 9.4.2-2: Building scale and bulk requirements

Note—For domestic outbuildings, the Queensland ~~Developmnet~~Development Code requirements apply.

ZONE	MAXIMUM BUILDING HEIGHT	MINIMUM BUILDING SETBACKS	MAXIMUM SITE COVER
Community facilities zone	10m where adjoining a Centre zone or Industry zone; 8.5m in all other circumstances	**Where adjoining a Centre or Industry zone:** 0m from the boundary it adjoins. **Where not adjoining a Centre zone:** a. 6m from the primary street frontage, b. 4.5m from any secondary street frontage; c. 6m from any common boundary with a residential use, or residential zoned land.	Not specified
Conservation zone	8.5m	25m from all boundaries	Not specified
Emerging community zone	8.5m	Supported by a Structure Plan unless a Dwelling house	Supported by a on Structure Plan unless a Dwelling house
Industry zone	8.5m where within 20m of residential zone or sensitive land use; 12.5m in all other circumstances	a. 10m from all road frontages. b. 2.5m from all other boundaries. **Where adjoining residential zone or sensitive land use:** 6m from the boundary closest to the residential zone or sensitive land use.	70%
Local centre zone	12.5m	0m from all boundaries.	50%
Low density residential zone	8.5m	a. 6m from the primary street frontage and rear boundaries; b. 4.5m from any secondary street frontage; c. 2.5m from side.	50%
Low-medium density residential zone	12.5m	a. 6m from the primary street frontage and rear boundaries; b. 4.5m from any secondary street frontage; c. From the side boundary: i. 3m, where the height of the building is less than 6m; ii. 5m, where the height of the building is 6m or more.	50%
Major centre zone	15m	0m from all boundaries.	70%
Mixed use zone	12.5m	**From all boundaries:** a. 3m, where the height of the building is less than 6m; b. 5m, where the height of the building is 6m or more.	70%
Open space zone	8.5m	6m from all boundaries.	Not specified
Principal centre zone	15m	0m from all boundaries.	70%
Rural residential zone	8.5m	a. 6m from the road frontage and rear boundary; b. 9m collectively from the side boundaries with one side boundary setback being 6m.	15%
Rural zone	10m	10m from all boundaries.	Not specified
Special industry zone	12.5m	a. 25m from all boundaries; or b. consistent with AS.2187, whichever is the greater.	10%

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9.4.3 Earthworks, filling and excavation code

9.4.3.1 Application

1. This code applies to development for which the Earthworks, filling and excavation code or the Works codes are identified as an assessment benchmark in the assessment benchmark column in Part 5 Tables of Assessment.
2. Measures in this code are the benchmarks for applicable accepted and assessable development.

Editor's note—This code does not regulate earthworks, excavation or filling associated with prescribed farming activities, or irrigation infrastructure or emergency work.

9.4.3.2 Purpose

1. The purpose of the Earthworks, filling and excavation code is to ensure earthworks, filling and excavation activities protect and maintain the environment and other property, and provide a safe and secure work environment.
2. The purpose of the code will be achieved through the following overall outcomes:
    a. Earthworks are designed and constructed to be structurally stable and safe.
    b. All on-site work provides land stability (including differential settlement or expansion in high risk soils).
    c. Earthworks incorporate best practice drainage and erosion and sediment controls to:
        i. improve any flood or drainage hazards for upstream or downstream premises;
        ii. protect and improve the character or scenic landscape of the site or adjacent premises so that they are not adversely affected;
        iii. protect water quality and minimise water contamination, environmental harm and nuisance;
        iv. protect and improve public infrastructure or services, so they are not adversely affected.
    d. The natural environment, built environment and infrastructure are protected from the adverse effects of high risk soils and former mining activities;
    e. Sensitive land uses and incompatible land uses are protected from the impacts of previous activities that may cause risk to people or property on land where former mining activities and related hazards (e.g. disused underground mines, tunnels and shafts) have occurred.
    f. Earthworks for basin or dam construction mitigates and manages the potential harm caused by failure.

Note—Former mining activities and related hazards (e.g. disused underground mines, tunnels and shafts) are common in the Lockyer Valley. A pre-development ground inspection and check of GeoResGlobe is recommended as part of due diligence and general environmental duty under the Environmental Protection Act.

Editor's note—The Environmental Protection Act, regulates the depositing of sediment and other water contaminants. Methods to prevent sediment washing or moving into roadways, stormwater pipes and waterways from building sites, can be found in the SEQ Healthy Waterways - Water by Design program's Erosion and Sediment Control factsheets. Fines and legal action may occur if controlling stormwater pollution from building sites does not occur.

Editor's note—In accordance with the Environmental Protection Act and the General environmental duty, all reasonable and practicable measures must be taken to prevent or minimise environmental harm. Development must be designed to suit the soil type in the location it is sited. Consideration should therefore be given to Soil conservation guidelines for Queensland.

Editor's note—Where earthworks is assessable development referral to Seqwater for third party advice may be undertaken for development that will result in ground disturbance and increase the quantity of sediment movement.

Editor's note—Uncontaminated fill must be free of declared pests such as fire ants.

9.4.3.3 Assessment benchmarks

1. Assessment benchmarks for accepted development are shown with an asterisk (*) in the Acceptable outcomes column of the below table.

Table 9.4.3-1: Earthworks, filling and excavation code — Assessment benchmarks for accepted and assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
PO1 The positioning and design of earthworks: a. mitigate and manage soil loss caused by sheet, rill or gully erosion; b. mitigate and manage sediment and water	***AO1.1** Earthworks, excavation or filling do not change overland flow paths or floodways in a way that results in off-premises impact.

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contamination due to releases from the site; c. maximise stormwater harvesting while minimising adverse impacts on the stormwater system; d. manage concentrated stormwater flows to ensure the stormwater system has sufficient capacity and is structurally stable before and after each rainfall event; e. ensure all site surfaces are effectively stabilised before development starts; f. avoid negative character and amenity issues. *Note—An ESCP is to be prepared by a suitably qualified and experienced professional consistent with best practice such as IECA, Best Practice Erosion and Sediment Control.*	*Note—Off-premises impacts means an impact on people, property, or the environment outside the site with the works.* ***AO1.2** Earthworks are minor filling or excavation works, only. ***AO1.3** The total volume of earthworks, excavation or filling is less than: a. 50m^3 where the site is in the Rural or Conservation zone; b. 20m^3 in any other zone. ***AO1.4** Earthworks, excavation or filling, do not result in: a. cut or fill batters with heights or depths of more than 1m; b. retaining walls with a height of more than 1m from the ground level; c. slopes or batters that are steeper than 1V:6H. ***AO1.5** Earthworks, excavation or filling is not undertaken: a. within the defined flood level; b. on a slope more than 15%; c. on a site that is a Local or State heritage place.
Stability	
PO2 Earthworks, excavation or filling improves or maintains the effective stability of the site and does not undermine, or cause subsidence on adjoining roads or surrounding lots. *Note—Compliance with this Performance Outcome, may be demonstrated by a report prepared by RPEQ consistent with Planning Scheme Policy 5 Geotechnical assessment and a Salinity investigation and management plan consistent with the Queensland Government Salinity Management Handbook.* *Note—An ESCP is to be prepared by a suitably qualified and experienced professional and consistent with best practice such as IECA, Best Practice Erosion and Sediment Control.*	**AO2.1** Filled areas are compacted consistent with: a. AS.3798 Guidelines on earthworks for commercial and residential developments; b. AS.2870 Residential slabs and footings — Construction requirements; c. AS.1289 Methods of testing soils for engineering purposes. **AO2.2** Benched lots that are filled are designed, constructed and certified to Level 1 requirements. **AO2.3** Sites with existing areas of landslide or erosion are effectively stabilised before development occurs. **AO2.4** Completed earthworks provide an effectively stabilised surface (e.g. using turf, established grass seeding, mulch or sprayed stabilisation techniques) to control erosion and sediment and dust from leaving the premises. **AO2.5** All fill batters steeper than 1V:6H on residential lots are fully turfed to prevent scour and erosion. ~~**AO2.6** Retaining walls are designed consistent with AS.4678 Earth-retaining structures.~~ ~~**AO2.7** Retaining walls including footings, surface drainage and subsoil drainage are contained within the site where the earth is to be retained.~~ ~~***AO2.8** Retaining walls are not constructed of boulder rocks or timber.~~ ~~**AO2.9** Retaining walls on public land or adjoining the road reserve are constructed from durable materials with a service life of 50 years and include a concrete mowing edge a minimum width of 200mm along the toe of all retaining walls.~~ ~~**AO2.10** If a retaining wall is more than 1m in height, then:~~ ~~a. the retaining wall is setback a minimum of 1.5m from the lot boundary;~~ ~~b. all terracing from 1m of a boundary retaining wall is 1V:1.6H;~~ ~~c. the distance between each successive retaining wall (back of lower wall to face of higher wall) is no less than 1m horizontally to allow for the incorporation of planting areas;~~ ~~d. safety fencing is provided.~~ ~~***AO2.11** Where fencing is positioned above a retaining wall, it~~

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	AO14.3 Earthworks, excavation or filling does not occur in easements benefitting Council or a public sector entity. *Note—Public sector entity is defined in schedule 2 of the Planning Act.* **AO14.4** Existing street trees are kept and protected during construction. **AO14.5** Street trees damaged by construction work are replaced. *Note—AS.4970 Protection of trees on development sites provides measures to protect trees during construction.*
Retaining Walls	
PO15 Retaining walls are: a. designed and constructed to be fit for purpose; b. capable of easy maintenance; c. are not visually intrusive and provides a positive streetscape connection.	**AO15.1** Retaining walls are designed consistent with AS.4678 Earth-retaining structures. **AO15.2** Retaining walls including footings, surface drainage and subsoil drainage are contained within the site where the earth is to be retained. ***AO15.3** Retaining walls are not constructed of boulder rocks or timber. **AO15.4** Retaining walls on public land or adjoining the road reserve are constructed from durable materials with a service life of 50 years and include a concrete mowing edge a minimum width 200mm, along the toe of all retaining walls. **AO15.5** If a retaining wall is to be more than 1m, then: a. the retaining wall is setback a minimum of 1.5m from the lot boundary; b. all terracing from 1m of a boundary retaining wall is 1V:1.6H; c. the distance between each successive retaining wall (back of lower wall to face of higher wall) is no less than 1m horizontally to allow for the incorporation of planting areas; d. retaining walls over 1m in high have safety fencing. ***AO15.6** Where fencing is positioned above a retaining wall, it is positioned, designed, or landscaped to reduce the visual appearance and bulk of the entire structure.
High risk soils	
PO16 High risk soils are identified and managed to: a. minimise the release of sediments and contaminants into the environment; b. protect infrastructure, natural and built environments from the adverse effects. *Note—Compliance with this Performance outcome may be demonstrated by providing a Salinity investigation and management plan consistent with the Queensland Government Salinity Management Handbook.* *Note—A condition may be included on any approval requiring monitoring and certification that the works have not increase the risk of soil and groundwater salination in areas with high risk soils.*	**AO16.1** Development does not: a. excavate, fill or otherwise remove soil or sediment identified as high risk soils; b. permanently or temporarily extract groundwater in an area of high risk soils. **AO16.2** Where development disturbs high risk soils, works are managed by providing a High risk soils management plan to: a. protect the natural environment, buildings and infrastructure; and b. neutralise the salinity, acidity or dispersive nature of the soils to ensure the release of sediments and contaminants does not occur. **AO16.3** Development demonstrates that the following have

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9.4.5 Infrastructure and services code

9.4.5.1 Application

1. This code applies to development for which the Infrastructure and services code is identified as an assessment benchmark in the assessment benchmark column in Part 5 Tables of Assessment.
2. Measures in this code are the benchmarks for applicable accepted and assessable development.

9.4.5.2 Purpose

1. The purpose of the Infrastructure and services code is to ensure that development is:
   a. connected to all available infrastructure and services in the area;
   b. located and designed to provide infrastructure and services in a logical and orderly manner and sequenced to provide the safe operation, cost effective delivery and effective extension of infrastructure networks.
2. The purpose of the code will be achieved with the following overall outcomes:
   a. Development is connected to all services available in the area and is located and designed to maximise the safe operation, cost effective delivery and effective extension of existing and planned infrastructure.
   b. Infrastructure and services are constructed to acceptable standards that maximise the whole of lifecycle cost of the works and infrastructure provided.
   c. Development is provided in a logical and orderly manner and sequenced to provide the cost-effective delivery of infrastructure to service development.
   d. Development locates infrastructure to provide increased access to facilities and services and allow productivity improvements.
   e. Infrastructure and services protect and maintain ecological values, water quality, landscape character and amenity while supporting the achievement of ecological sustainability.
   f. The design and capacity of stormwater and drainage works protect and improve water quality and maintain the hydraulic regime.
   g. Sewerage, water supply, telecommunications and electricity services are provided to a standard consistent with the zone in which development is located.
   h. Firefighting infrastructure is suitable to the land tenure and location of the land while providing unimpeded access for firefighting vehicles and access to water supply in a safe, efficient and effective manner.
   i. The operation of existing infrastructure and services is not compromised or damaged by adjoining or adjacent construction activities.

9.4.5.3 Assessment benchmarks

1. Assessment benchmarks for accepted development are shown with an asterisk (*) in the Acceptable outcomes column of the below table/s.

Table 9.4.5-1: Infrastructure and services code — Assessment benchmarks for accepted and assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
General	
PO1 Development provides for infrastructure, services and utilities that are planned, designed, constructed and maintained in a manner that: a. is efficient and cost effective over the life of the infrastructure; b. meets the needs of development; c. ensures access for maintenance purposes; d. avoids environmental harm and amenity impacts; e. supports community resilience during natural hazard events. ***Editor's note—For clarity infrastructure, services and utilities means drainage, electricity, sewage disposal, stormwater management, telecommunications, waste disposal and water supply.***	**AO1.1** Consistent infrastructure, services and utilities are co-located in common trenching to minimise costs for underground services. **AO1.2** Infrastructure, services and utilities are located and aligned to: a. avoid locating in areas mapped on i. on OM3A Biodiversity — Ecological areas overlay; ii. on OM3B Biodiversity — Wildlife habitat overlay; iii. on OM3C Biodiversity — Waterways and Wetlands overlay; or b. where unavoidable, minimise adverse effects on those areas and include appropriate post—construction rehabilitation; c. minimise earthworks.

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	AO1.3 Infrastructure, services and utilities that may fail in a natural hazard event are: a. designed and constructed of hazard resilient materials; b. located outside of the natural hazard area.
Infrastructure easements	
PO2 Public infrastructure on private land, that services other properties, is protected by easement/s that are sufficient for the provider's requirements and in favour of the responsible utility provider.	**AO2.1** Where no easement/s exists for public infrastructure on private land that services other properties, a new easement/s is created for the infrastructure provider to their requirements for access and maintenance purposes.
Protection of existing infrastructure	
PO3 Development and Operational work near existing infrastructure (e.g. roads, stormwater drainage) protects the infrastructure from physical damage and allows continuing access for maintenance purposes.	**AO3.1** Development and Operational work near existing infrastructure is consistent with Planning Scheme Policy 6 Infrastructure design. ***AO3.2** The costs of any changes or repairs to existing infrastructure are met by the developer.
Water supply	
PO4 Development has a water supply that is adequate, safe and reliable to meet the needs of the use, including for firefighting purposes. *Note—Refer to Urban Utilities Netserv plan to determine the requirements for reticulated water supply.*	***AO4.1** Reticulated water supply networks are designed and constructed consistent with the supplier's standards of services. ***AO4.2** Development: a. in a reticulated water supply network area is connected to the pressurised reticulated water supply; or b. outside a pressurised reticulated water supply service catchment area, or where there is no reticulated water supply service, provides water tanks for potable water supply with a minimum capacity of: i. 45,000 litres for the everyday use; ii. 22,500 litres for firefighting.
PO5 Development maximises water efficiency on site by incorporating rainwater collection and reuse measures for non-potable purposes such as irrigation of landscaping. *Note—Refer to Urban Utilities Netserv plan to determine the requirements for reticulated water supply.*	***AO5.1** For activities groups other than residential activties, a rainwater storage is provided for non-potable purposes. ***Editor's note—The Queensland Development Code includes provisions for the installation of rainwater tanks and the reuse of stormwater.***
Fire services on private land — Developments involving community title	
PO6 Fire hydrants are installed and located to provide emergency vehicles access to water safely, effectively and efficiently. *Note—Development involving community title, the locations for all transformers, fire hydrants, booster assemblies and meter boxes are located within common property.*	**AO6.1** Fire hydrant placement and technical requirements within common private title are consistent with: a. AS.2419.1 Fire hydrant installations; b. QFES: Fire hydrant and vehicle access guidelines for residential, commercial and industrial lots. ***Editor's note—Design and technical requirements for infrastructure from third party providers are to be integrated, into the overall design, built form and landscaping requirements for the development.***
PO7 Road widths and construction within the development are adequate for emergency vehicles to gain access to a safe working area close to buildings and near water supplies whether any or all on-street parking spaces are occupied.	No acceptable outcome is nominated.
Sewerage and wastewater treatment systems	
PO8 Development is connected to the reticulated sewerage network or a wastewater treatment system that is designed, constructed and managed in a way that: a. is commensurate to the level of demand generated by the development;	***AO8.1** Development in a reticulated sewerage network service catchment area, is connected to the sewerage network. ***AO8.2** Development outside a reticulated sewerage network service catchment area, has the combined total peak

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b. meets the needs of the place and locality; c. protects public health and safety; d. protects the environmental values of the drinking water catchment; e. avoids environmental harm. *Note—Refer to Urban Utilities Netserv plan to determine the requirements for reticulated sewerage network services.* *Note—Developments involving the irrigation of wastewater may be able to demonstrate consistency with this Performance Outcome by MEDLI Modelling Report demonstrating the nominated land area for irrigation is suitably located and sized to accommodate design wastewater loads, storages are suitably sized to accommodate design wastewater loads and proposed irrigation practices will not result in any adverse impact on water quality. It is recommended the modelling exercise incorporate predictions based on both a 10-year and 20-year planning horizon and incorporate a minimum of three irrigation concepts.* *Note—Drinking water supply environmental values and water quality objectives in Environmental Protection (Water and Wetland Biodiversity) Policy, schedule 1 Document for Lockyer Creek.* ***Editor's note—Referral to Seqwater for third party advice may be undertaken for development where it is not connected to reticulated sewer for this Performance Outcome.*** *Note—Compliance with this Performance Outcome may be demonstrated by providing a wastewater site analysis and ~~wasterwater~~wastewater treatment report that shows the type, size and location of the wastewater treatment system and effluent disposal area, the extent of any vegetation clearing is required to achieve the disposal and dispersal area and the extent of any earthworks required to achieve the effluent disposal.*	capacity of wastewater treatment of less than 21 equivalent persons and an on-site wastewater treatment system is provided that is consistent with the Queensland Plumbing and Wastewater Code. *Note—Where there is a conflict between Acceptable outcomes for PO8, the highest setback is always applied.* ***AO8.3** On-site wastewater treatment systems are located: a. outside of the designated flood hazard area mapped on OM7 Flood hazard overlay; b. outside mapped areas on: i. on OM3A Biodiversity — Ecological areas overlay; ii. on OM3B Biodiversity — Wildlife habitat overlay; iii. on OM3C Biodiversity — Waterways and Wetlands overlay; c. on a slope less than 10%. ***AO8.4** On-site wastewater treatment systems are outside waterways and wetlands mapped on OM12A Waterways and water resource catchment - Ecosystems overlay and as follows: a. 50m setback from a natural spring or bores that serves as a potable water supply; b. 400m from the full supply level of a dam or lake; c. 400m from the bulk water supply storage buffer OM12B Waterways and water resource catchment - water resource catchment overlay; d. meet the criteria of Table 9.4.5-2: Minimum separation distances and locational measures for effluent disposal areas. ***AO8.5** Where the combined total peak design capacity of wastewater treatment is less than 21EP, the design of the system achieves a Low or Medium Risk classification consistent with Seqwater's Land Use Risk Tool for on-site sewage facilities. **AO8.6** New lots can accommodate an area for on-site domestic wastewater management systems consistent with AO8.3 and AO8.4. *Note—A wastewater site analysis prepared by a suitably qualified professional may assist in demonstrating the above outcome.* **AO8.7** Development outside a reticulated sewerage network service catchment area, with a combined total peak capacity of wastewater treatment of 21EP or more, the system is located and designed in the following manner: a. at or above the 0.5% (1 in 200) AEP flood event; b. the hydraulic capacity of the system is five times the average dry weather flow (ADWF); c. no direct discharge of wastewater to a waterway or water supply source occurs, unless during a bypass event that is more than the peak hydraulic capacity and wastewater is screened and disinfected before release; d. where treated wastewater will be used in irrigation, application is: i. confined to a dedicated area of land suitably located and sized and using irrigation practices that will not adversely affect groundwater and surface water quality ii. located at or above the 0.5% (1 in 200) AEP flood event.
Electricity and telecommunications supply	
PO9 Development is provided with safe, adequate and reliable electricity and telecommunications that: a. meet the immediate and long-term needs of the	***AO9.1** Development is connected to electricity and telecommunications: a. in an urban area or a Rural residential zone;

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9.4.6 Landscaping code

9.4.6.1 Application

1. This code applies to development for which the Landscaping code is identified as an assessment benchmark in the assessment benchmark column in Part 5 Tables of Assessment.
2. All measures in this code are the assessment benchmarks for applicable assessable development.

9.4.6.2 Purpose

1. The purpose of the Landscaping code is to ensure landscaping:
   a. creates a safe, comfortable and attractive environment;
   b. is environmentally responsive and achieves sustainable design outcomes;
   c. meets expected user requirements and the functional needs of the use;
   d. improves the appearance of development and positively contributes to the streetscape, publicly accessible places and adjacent premises;
   e. does not compromise the safety of road users or the efficiency of the road network;
   f. minimises or mitigates impacts of development on the amenity of adjacent premises;
   g. retains existing vegetation and matters of environmental significance;
   h. effectively buffers incompatible or sensitive land uses; and
   i. is designed for ease of maintenance and longevity.
2. The purpose of the code will be achieved with the following overall outcomes:
   a. Development integrates landscaping into its design, ensuring buildings and structures sit within the landscape rather than dominating it.
   b. Landscaping improves the environment for people living and working on the site by providing visual relief, shade, buffering, beauty and passive heating and cooling.
   c. Landscaping incorporates stormwater management with on-site detention and the efficient infiltration of stormwater and assists with microclimate management and energy conservation.
   d. Development provides on-site landscaping with deep planting areas for the protection and establishment of shade trees.
   e. Plantings compliment the development on the same site and on surrounding sites.
   f. Hard landscape features use natural materials such as timber or rock over manufactured materials.
   g. Where buffering is required, plantings are of enough density and height to effectively contribute to the required buffer.
   h. Existing native vegetation and landform are protected and incorporated into the landscaped areas on the site.
   i. Landscaped areas are designed consistent with the principles of Crime Prevention through Environmental Design to provide safe places.
   j. Public infrastructure is protected during and after planting of landscaping, to limit damage and allow access for maintenance.
   k. Vegetation restoration and rehabilitation of native wildlife habitat and riparian areas protects and improves ecological and biodiversity values.
   l. Landscaping species are chosen and established in a manner that promotes longevity and ease of maintenance, such that species:
      i. are those naturally occurring in the area;
      ii. suit local soil, climate, aspect and the site situation;
      iii. contribute to the habitat of local wildlife.

Note—Landscaping plans and documents are to be consistent with Planning Scheme Policy 7 Landscaping.

9.4.6.3 Assessment benchmarks

Table 9.4.6-1: Landscaping code — Assessment benchmarks for assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Landscape design	
PO1 Landscape design contributes to and creates a high quality landscape character for the site and street by including sub-tropical design elements.	**AO1.1** Landscaping is positioned to shade walls, windows and outdoor areas from afternoon (western) sun. **AO1.2** Landscaping facilitates winter sun access to living

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Note—~~Sub-tropical~~—Subtropical Design in South East Queensland — a handbook for Planners, Developers and Decision Makers provides guidance about the use of landscaping in a ~~sub-tropical~~subtropical climate.	areas, north facing windows and public spaces. **AO1.3** Landscaping, including fences and walls, allows exposure of living and public areas to prevailing summer breezes and protection against winter winds.
Vegetation retention	
PO2 Landscaping design incorporates (as far as practicable): a. existing landscape features (e.g. overland flow paths and views); b. integrates existing site attributes that are consistent development including natural landform, existing vegetation, site views, availability of water and drainage; c. protects and frames significant views, vistas and areas of high scenic quality; d. protects trees and vegetation of ecological, recreational, aesthetic and cultural value.	No acceptable outcome is nominated.
PO3 Significant vegetation, including street trees, is retained and incorporated into the design.	**AO3.1** Buildings, structures and Operational work involving disturbance of soils, occurs outside the drip line of trees. **AO3.2** Existing street trees are retained and protected before, during and after construction. **AO3.3** Mature vegetation on the site that is removed or damaged during construction is replaced with advanced species.
Plant selection	
PO4 Landscaping design includes: a. plants that are regional native species, drought resistant, low maintenance; b. plants that are not declared or environmental weeds, c. plants that not toxic to people and animals.	**AO4.1** Species selection is to comply with the preferred species listed in the technical design and construction standards in Planning Scheme Policy 7 Landscaping. **AO4.2** Weeds, declared pests and invasive species are: a. removed before any construction works occur on-site; b. managed within the site and road frontages before, during and after construction to minimise the risk of re-infestation.
PO5 Landscaping includes plant sizes that are consistent with the scale and form of development, screening, buffering and shading.	**AO5.1** Selection of plant sizes is to comply with the technical design and construction standards in Planning Scheme Policy 7 Landscaping.
Safety and security	
PO6 Landscaping: a. provides a safe travel environment for pedestrians, cyclists and vehicles; b. reduces the potential for crime and vandalism, c. allows for passive surveillance of public areas; d. maintains sight lines to and from the road at site entrances, pedestrian crossings and intersections for safe ingress and egress by vehicles and pedestrians. *Note—Compliance with this Performance Outcome may be demonstrated by providing a concept landscaping design consistent with Planning Scheme Policy 7 Landscaping and State government Crime Prevention Through Environmental Design Guidelines for Queensland.*	**AO6.1** Street trees have a mature minimum clear trunk height of 2.5m. **AO6.2** Street understorey planting is a maximum of 0.7m in height above the road pavement, where located immediately adjacent to pathways, entries, parking areas, street corners, street lighting and driveways. **AO6.3** Dense vegetation over 1.2m in height is avoided within the road reserve. **AO6.4** Security lighting is provided at footpaths, internal walkways, building entries and parking areas.
Management and maintenance	
PO7 Landscape areas allow: a. efficient and cost effective maintenance to ensure success and longevity;	No acceptable outcome is nominated.

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9.4.8 Transport, access and parking code

9.4.8.1 Application

1. This code applies to development for which the Transport, access and parking code is identified as an assessment benchmark in the assessment benchmark column in Part 5 Tables of Assessment.
2. All measures in this code are the assessment benchmarks for applicable assessable development.

9.4.8.2 Purpose

- The purpose of the Transport, access and parking code is to ensure that:
  a. the function, safety and efficiency of the transport network is protected or improved;
  b. development provides safe and efficient access, servicing, parking and manoeuvring on-site.

a. The purpose of the code will be achieved with the following overall outcomes:
   a. Development is designed to encourage walking and cycling wherever possible over the use of private vehicles.
   b. Development provides an effective transport network that accommodates the volume, frequency and type of traffic expected to be generated by the development, including services for people with disabilities.
   c. Development provides safe streets and active transport networks that are designed to discourage crime and anti-social behaviour.
   d. Development provides highly permeable, safe and efficient transport networks and maximises connectivity between transport modes (i.e. roads, footpaths, cycleways and public transport routes), consistent with the ~~OM14~~OM15 Road hierarchy overlay.
   e. Road layout improves the safe and effective connection to existing and planned future transport and traffic networks and surrounding lots.
   f. Development provides safe, convenient, efficient and legible access, parking, servicing and associated manoeuvring areas for all users.
   g. Development provides transport infrastructure that meets the standard of design and quality and is of a durable standard.
   h. Development provides a high standard of urban design and prevents unacceptable off-site impacts caused by new transport infrastructure.
   i. Development protects or improves the functioning of transport infrastructure.
   j. Development provides for loading and unloading and manages this process to avoid adverse impacts.
   k. Pedestrians (including people with a disability) and cyclists are provided with a high level of accessibility, safety and convenience within a development site and on-site facilities are integrated with external active transport networks to public transport nodes.
   l. Opportunities for public transport are facilitated wherever practical.
   m. Adverse impacts on the environment and sensitive receptors are avoided.
   n. Development is facilitated in a logical and orderly location, form and sequence to provide cost-effective delivery of new transport infrastructure to service development.
   o. Development achieves a high level of integration with transport infrastructure and supports public passenger transport and active transport as attractive alternatives to private transport.
   p. Development is located and designed to mitigate adverse effects on development from environmental emissions generated by transport infrastructure;
   q. The design of road and street networks provides a clear, legible and permeable network that provides maximum mobility and accessibility for pedestrians, cyclists and public transport.
   r. Development provides parking and manoeuvring, which is integrated into the site.
   s. Development protects the quality and amenity of surrounding land and the streetscape.
   t. Development is not of a type or scale that would result in adverse effects on the safety and efficiency of transport infrastructure, corridors and networks.

Note—Transport assessments are to demonstrate consistency with the planning and design principles of walking network planning guidance.

9.4.8.3 Assessment benchmarks

1. Assessment benchmarks for accepted development are shown with an asterisk (*) in the Acceptable outcomes column of the below table.

Table 9.4.8-1: Transport, access and parking code — Assessment benchmarks for accepted and assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES

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zone.	
Active transport network construction	
PO16 Active transport networks are of a quality and durability suitable to: a. the predicted traffic volumes and loads; b. provide all-weather access; c. the management of stormwater; d. the safe passage of vehicles, bicycles and pedestrians; e. the maintenance of a reasonable, comfortable and attractive environment.	**AO16.1** The detailed design and construction of active transport networks is consistent with Planning Scheme Policy 6 Infrastructure design.

Table 9.4.8-4: Vehicle parking requirements

Note—

a. Where the number of spaces required is not a whole number, the number of spaces to be provided is the next highest whole number.
b. Should there be a conflict between parking rates, the higher parking rate applies.
c. Any use not specified in the 'Use' column of this table shall provide enough spaces to accommodate the number of vehicles likely to be parked on-site at any one time.
d. Where a residential use is located within 400m of public transport stop, variations to car parking rates may be considered.

USE	CAR PARKING RATE	SERVICE VEHICLE RATE
Adult store	1 space for every 25m^2 GFA	1 SRV space
Agricultural supplies store	1 space for every 50m^2 TUA; 1 C&T dedicated customer loading bay.	1 HRV space where less than 500m^2 TUA; 1 AV space where more than 500m^2 TUA.
Animal keeping	1 space for every employee; 3 short-term parking spaces are provided and marked.	Not required
Aquaculture; **Intensive animal industry;** **Intensive horticulture.**	1 space for each employee living off-site	As required to service the size and scale of development
Bar	1 space for every 20m^2 GFA	1 SRV space
Bulk landscape supplies	1 space for every 200m^2 of TUA with a minimum of 5 spaces; 1 C&T dedicated customer loading bay.	1 AV space
Car wash	Queuing for 4 cars	1 SRV space
Caretaker's accommodation	1 space (covered)	Not required
Childcare centre	1 space for every 5 children; 3 car set-down and pick-up area is provided near main entry; or 3 short-term parking spaces are provided and marked.	1 SRV space
Club	1 space for every 4 visitors or seats	1 SRV space; 1 MRV or 1 Small bus space; 1 RCV space.
Community care centre	1 space for every 20m^2 GFA; 1 space for every 2 employees.	1 SRV space; 1 MRV or 1 Small bus space; 1 Ambulance.
Community residence	2 spaces for every Community residence; 1 space for every employee.	1 SRV space (may also be used as a disability space)
Community use	1 space for every 20m^2 GFA; 1 space for every 2 employees.	1 SRV space
Dual occupancy	2 spaces for each dwelling with a minimum of 1 covered space for each dwelling; 1 visitor space for each Dual occupancy and may be provided in tandem with the resident spaces.	Not required

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Dwelling house	~~Consistent with the Queensland Development Code;~~see 9.3.3 Dwelling house code ~~1 space for any secondary dwelling.~~	Not required
Dwelling unit	1 space (covered)	Not required
Educational establishment	Planning for Safe Transport Infrastructure at Schools — Technical guidance for the provision of effective and safe transport infrastructure at schools 1 electric vehicle charge station for every 15 car spaces	
Food and drink outlet	1 space for every 25m^2 GFA; Queuing for 8 cars for any drive through.	1 SRV space where less than 500m^2 GFA; 1 SRV space; 1 RCV space where more than 500m^2 GFA.
Function facility	1 space for every 4 visitors; or 1 space for every 20m^2 GFA, whichever is the greater.	1 SRV space
Funeral parlour	1 space for every 4 seats; 1 space for every employee.	1 SRV space; 1 RCV space.
Garden centre	1 space for every 50m^2 TUA; 1 C&T dedicated customer loading bay.	1 HRV space where less than 500m^2 TUA; 1 AV space where more than 500m^2 TUA.
Hardware and trade supplies	1 space for every 50m^2 TUA; 1 C&T dedicated customer loading bay.	1 HRV space where less than 500m^2 TUA; 1 AV space where more than 500m^2 TUA.
Health care service	1 space for every 20m^2 GFA	1 SRV space; or 1 Ambulance where a general practitioner.
High impact industry; **Low impact industry;** **Medium impact industry;** **Research and technology industry**	1 space for every employee; or 1 space for every 100m^2 GFA, whichever is the greater.	1 AV space
Home-based business	~~The requirement for a Dwelling house plus:~~see 9.3.5 Home-based business code ~~1 space for each non-resident employee;~~ ~~1 space for each customer on the site at any given time.~~	Not required
Hotel	1 space for every guest room; 1 space for every 20m^2 GFA; Queuing for 4 cars for any drive through.	1 SRV space; 1 MRV or 1 Small bus space; 1 RCV space.
Indoor sport and recreation	1 space for every 20m^2 GFA; or 1 space for every 4 seats, whichever is the greater.	1 SRV space; 1 MRV or 1 Small bus space.
Multiple dwelling	1 space for each one-bedroom unit or two-bedroom unit; 2 spaces for every other type of unit; 1 visitor space for every 4 units; 1 electric vehicle charge station for every 15 car spaces.	1 SRV space where more than 10 units
Nature-based tourism	1 space for each caravan or cabin or tent site; 1 manager space.	1 MRV or 1 Small bus space
Nightclub entertainment facility	1 space for every 20m^2 GFA	1 SRV space
Office	1 space for every 25m^2 GFA 1 electric vehicle charge station for every 15 car spaces	1 SRV space where less than 1,000m^2 GFA; 1 SRV space; 1 HRV space where more than 1,000m^2 GFA.
Outdoor sales	1 space for every 100m^2 TUA;	1 AV space;

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	1 space for every employee.	1 RCV space.
Party house	1 space for every bedroom; 1 visitor space.	Not required
Place of worship	1 space for every 4 visitors or seats 3 car set-down and pick-up area is provided near entry.	1 SRV space
Relocatable home park	1 space for each dwelling (covered); 1 manager space (covered); 1 visitor space for every 10 dwellings; 3 car entry queuing.	1 SRV space; 1 MRV or 1 Small bus space.
Residential care facility	1 space for every 5 beds.	1 SRV space; 1 MRV or 1 Small bus space; 1 Ambulance space.
Retirement facility	1 space for each unit; 1 visitor space for every 4 units; 1 space for every 2 staff members; 1 electric vehicle charge station for every 15 car spaces.	1 SRV space; 1 MRV or 1 Small bus space; 1 Ambulance space.
Roadside stall	see 9.3.12 Roadside stall code	Not required
Rooming accommodation	1 space for every 4 beds; or 1 space for every bedroom where the bedrooms are self-contained or may be independently leased. 1 manager space (covered).	1 SRV space; 1 MRV or 1 Small bus space.
Rural industry	1 space for every employee living off-site.	1 AV space
Rural workers' accommodation	1 space for each unit; or 1 space for every 4 beds, whichever is the greater.	1 AV space
Sales office	2 spaces; or Where the Sales office is not a house, the Office rate applies.	Not required
Service industry	1 space for every 100m^2 GFA	1 SRV space where less than 500m^2 GFA; 1 AV space where more than 500m^2 GFA.
Service station	1 space for every 25m^2 GFA	Enough access and turning area for a B-Double
Shop	1 space for every 25m^2 GFA	1 SRV space where less than 500m^2 GFA; 1 SRV space; 1 RCV space where more than 500m^2 GFA.
Shopping centre	1 space for every 20m^2 GFA; 1 car and trailer space or every 2,000m^2 GFA; car set-down and pick-up area is provided near entry; 1 electric vehicle charge station for every 15 car spaces.	1 SRV space; 1 RCV space where less than 500m^2 GFA; 1 Van, 1 SRV space, 1 MRV or 1 small bus, 1 RCV space where more than 500m^2 GFA.
Short-term accommodation	**For Accommodation units:** 1 space for each unit; 1 visitor space for every 10 units; **For Backpacker accommodation:** 1 space for every 4 beds; 1 manager space (covered).	1 SRV space; 1 HRV space.
Showroom	1 space for every 50m^2 GFA; 1 C&T dedicated customer loading bay.	1 HRV space where less than 500m^2 TUA; 1 AV space where more than 500m^2 TUA
Theatre	1 space for every 4 visitors or seats 1 car set-down and pick-up area is provided near entry.	1 RCV space

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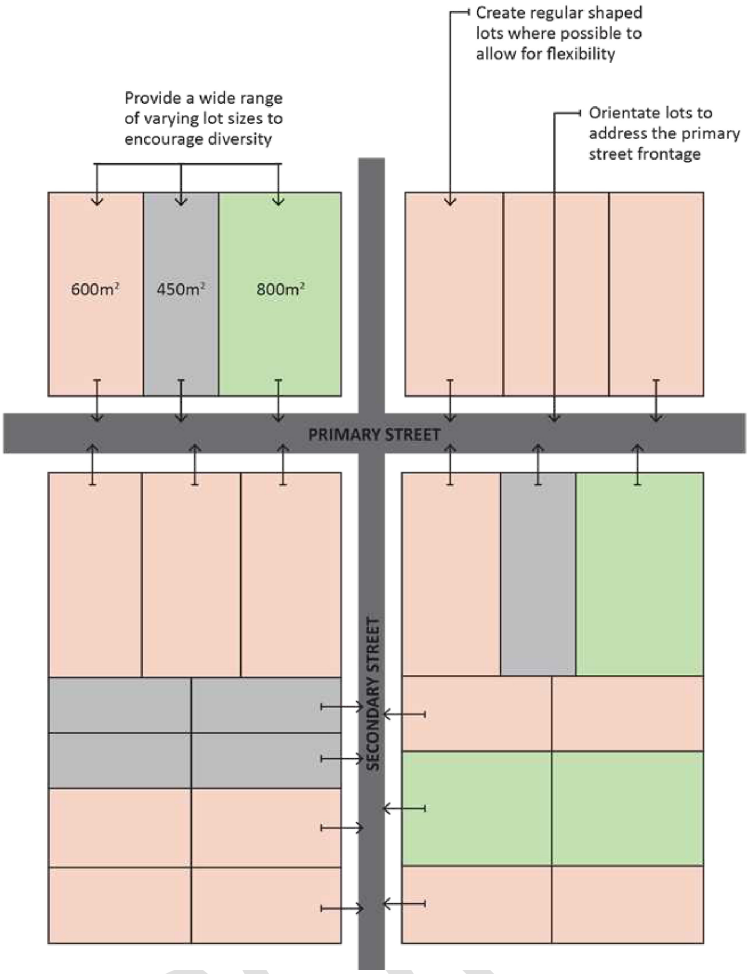

Table 9.5.1-4: Minimum lot size and dimensions

Note—Where a zone is not listed in the table below, there is no nominated minimum lot size, frontage, rectangle or nominated minimum widths for that zone.

Editor's note—A minimum rectangle is not a development envelope area or development footprint. The rectangle is a tool to show lots can accommodate a regular building form.

ZONE	MINIMUM LOT SIZE	MINIMUM FRONTAGE	MINIMUM RECTANGLE
NOTE — THE MINIMUM LOT SIZE			

EXCLUDES ANY ACCESS STRIP			
Community facilities zone	No additional lots	20m	Not specified
Conservation zone	200ha or no additional lots	200m	Not specified
Emerging community zone	20ha; or As identified within an approved structure plan	200m; or As identified within an approved structure plan.	Not specified
Industry zone	4,000m^2	40m	30m x 40m
Limited development zone	No additional lots	Not specified	Not specified
Local centre zone	800m^2	20m	18m x 20m
Low density residential zone			
Suburban Precinct	600m^2	15m; or 10m, if a small residential lot	10m x 15m; or 8m x 12m, if a small residential lot
Acreage Precinct	3,000m^2	35m	30m x 60m
Low-medium density residential zone	350m^2	15m; or 10m, if a small residential lot	10m x 15m; or 8m x12m, if a small residential lot
Major centre zone	800m^2	20m	18m x 20m
Mixed use zone			
No precinct	800m^2	20m	18m x 20m
Highway precinct	No additional lots	Not specified	Not specified
Open space zone **Sport and recreation zone**	Local park — 5,000m^2 District park — 1.4ha Regional park — 6ha District sports park — 4h Regional sports park — 10ha	Local park - 25m District park - 50m Regional park - 100m	Local park - 25m x 50m District park - 50m x100m Regional park - 100m x 300m
Principal centre zone	800m^2	20m	18m x 20m
Rural zone	100ha	200m	Not specified
Rural residential zone			
Small	4,000m^2	35m	35m x 60m
Medium	2ha	60m	40m x 60m
Large	4ha	60m	40m x 60m
No Further Subdivision Precinct	No additional lots	Not specified	Not specified
Township zone	No additional lots	30m	30m x 50m

Table 9.5.1-5: Access requirements

ACCESS DESIGN REQUIREMENT	URBAN ZONES	RURAL RESIDENTIAL LESS THAN 4,000M^2	RURAL RESIDENTIAL 4,000M^2 OR MORE	RURAL
Standard of driveway construction	Sealed concrete; or Permeable paving where the slope is less than 7%	Sealed asphalt; or Sealed concrete; or Permeable paving where the slope is less	Sealed asphalt; or Sealed concrete; or Unsealed compacted all-weather gravel	unsealed compacted all-weather gravel

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Schedule 1 Definitions

SC1.1 Use definitions

1. The use definitions listed in Table SC1.1-2 have a particular meaning for the purpose of the planning scheme.
2. Any use not listed in Table SC1.1-2, column 1, Use is an undefined use.

Editor's note—Development comprising a combination of defined uses is not considered to be an undefined use.

3. A use listed in Table SC1.1-2, column 1, use has the meaning set out beside that term in column 2.
4. Column 2 of Table SC1.1-2 may identify examples of activities that are consistent with the use identified in column 1. These examples are not an exhaustive list and do not form part of the definition.

Table SC1.1-1: Index of use definitions

Index of use definitions		
Adult store	~~Funeral parlour~~	~~Relocatable home park~~
Agricultural supplies store	Garden centre	Renewable energy facility
Air service	Hardware and trade supplies	Research and technology industry
Animal husbandry	Health care service	Residential care facility
Animal keeping	High impact industry	Resort complex
Aquaculture	Home-based business	Retirement facility
Bar	Hospital	Roadside stall
Battery storage facility	Hotel	Rooming accommodation
~~Brothel~~	Indoor sport and recreation	Rural industry
Bulk landscape supplies	Intensive animal industry	Rural workers' accommodation
Car wash	Intensive horticulture	Sales office
Caretaker's accommodation	Low impact industry	Service industry
Cemetery	Major electricity infrastructure	Service station
Childcare centre	Major sport, recreation and entertainment facility	Shop
Club	Market	Shopping centre
Community care centre	Medium impact industry	Short-term accommodation
Community residence	Motor sport facility	Showroom
Community use	Multiple dwelling	Special industry
Crematorium	Nature-based tourism	Substation
Cropping	Nightclub entertainment facility	Telecommunications facility
Detention facility	Office	Theatre
Dual occupancy	Outdoor sales	Tourist attraction
Dwelling house	Outdoor sport and recreation	Tourist park
Dwelling unit	Outstation	Transport depot
Educational establishment	Park	Utility installation
Emergency services	Parking station	Veterinary service
Environment facility	Party house	Warehouse
Extractive industry	Permanent plantation	Wholesale nursery
Food and drink outlet	Place of worship	Winery
Function facility	Relocatable home park	Workforce accommodation
Funeral parlour		

Table SC1.1-2: Use definitions

COLUMN 1 USE	COLUMN 2 DEFINITION
Adult store	The use of premises for the primary purpose of displaying or selling— a. sexually explicit materials; or b. products and devices that are associated with, or used in, a sexual practice or activity.
Agricultural supplies store	The use of premises for the sale of agricultural supplies and products. *Examples of Agricultural supplies and products—animal feed, bulk veterinary supplies, chemicals used in agricultural activities, farm clothing, fertilisers, irrigation materials, saddlery, seeds*
Air service	The use of premises for— a. the arrival or departure of aircraft; or

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	b. housing, servicing, refuelling, maintaining or repairing aircraft; or c. the assembly and dispersal of passengers or goods on or from an aircraft; or d. training and education facilities relating to aviation; or e. aviation facilities; or f. an activity that— i. is ancillary to an activity or facility stated in paragraphs a. to e.; ii. directly services the needs of aircraft passengers. *Examples of an Air service—airport, air strip, helipad*
Animal husbandry	The use of premises for— a. producing animals or animal products on native or improved pastures or vegetation; or b. a yard, stable, temporary holding facility or machinery repairs and servicing, if the use is ancillary to the use in paragraph a. *Examples of Animal husbandry—cattle stud, grazing of livestock, non-feedlot dairy* *Excludes—Animal keeping, apiculture, Aquaculture, aviary, cattery, domestic pets, Intensive animal industry, kennel, stables, wildlife refuge*
Animal keeping	The use of premises for— a. boarding, breeding or training animals; or b. a holding facility or machinery repairs and servicing, if the use is ancillary to the use in paragraph a. *Examples of Animal keeping—aviary, cattery, kennel, stable, wildlife refuge* *Excludes—Animal husbandry, apiculture, Aquaculture, cattle studs, domestic pets, feedlots, grazing of livestock, Intensive animal industry, non-feedlot dairying*
Aquaculture	The use of premises for cultivating, in a confined area, aquatic animals or plants for sale. *Examples of Aquaculture—hatchery, pond farm, raceway system, rack and line system* *Excludes—Intensive animal industry*
Bar	The use of premises, with seating for 60 or less people, for— a. selling liquor for consumption on the premises; or b. an entertainment activity, or preparing and selling food and drink for consumption on the premises, if the use is ancillary to the use in paragraph a. *Excludes—Hotel*
Battery storage facility	The use of premises for the operation of 1 or more battery storage devices.
~~**Brothel**~~	~~See the *Prostitution Act*, schedule 4.~~ ~~*Editor's note—Defined under schedule 4 of the Prostitution Act, Brothel means premises made available for prostitution by 2 or more prostitutes at the premises.*~~
Bulk landscape supplies	The use of premises for the bulk storage and sale of mainly non-packaged landscaping and gardening supplies, including, for example, soil, gravel, potting mix, or mulch. *Excludes—Garden centre*
Car wash	The use of premises for the commercial cleaning of motor vehicles.
Caretaker's accommodation	The use of premises for a dwelling for a caretaker of a non-residential use on the same premises.
Cemetery	The use of premises for the interment of bodies or ashes after death. *Examples of a Cemetery—burial ground, columbarium, crypt, lawn cemetery, mausoleum, pet cemetery* *Excludes—Crematorium*
Childcare centre	The use of premises for the care, education and minding, but not residence, of children. *Examples of a Childcare centre—before or after school care, crèche, early childhood centre, kindergarten, vacation care* *Excludes—Home-based business where home-based childcare or family day care*
Club	The use of premises for— a. an association established for social, literary, political, sporting, athletic or other similar purposes; or b. preparing and selling food and drink, if the use is ancillary to the use in paragraph a.

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	Examples of a Club—bowls club, club house, guide or scout club, RSL *Excludes—Food and drink outlet, Bar, Hotel, Nightclub entertainment facility*
Community care centre	a. The use of premises for— i. providing social support to members of the public; or ii. providing medical care to members of the public, if the use is ancillary to the use in subparagraph i; but b. does not include the use of premises for providing accommodation to members of the public. *Examples of a Community care centre—disability support service, drop-in centre, indigenous support centre, respite centre*
Community residence	a. The use of premises for residential accommodation for— i. no more than— A. 6 children, if the accommodation is provided as part of a program or service under the *Youth Justice Act*; or B. 6 persons who require assistance or support with daily living needs; and ii. no more than 1 support worker; and b. includes a building or structure that is reasonably associated with the use in paragraph a. *Examples of a Community care centre— specialist disability accommodation* *Excludes—Rooming accommodation.*
Community use	The use of premises for— a. providing artistic, social or cultural facilities or community services to the public; or b. preparing and selling food and drink, if the use is ancillary to the use in paragraph a. *Examples of a Community use—art gallery, community centre, community hall, library, museum* *Excludes—Indoor sport and recreation, Theatre*
Crematorium	The use of premises for the cremation or aquamation of bodies. *Excludes—Cemetery*
Cropping	The use of premises for— a. growing and harvesting plants, or plant material, that are cultivated in soil, for commercial purposes; or b. harvesting, storing or packing plants or plant material grown on the premises, if the use is ancillary to the use in paragraph a.; or c. repairing and servicing machinery used on the premises, if the use is ancillary to the use in paragraph a. *Examples of Cropping—forestry for wood production, fodder and pasture production, producing fruit, nuts, vegetables and grains, plant fibre production, sugar cane growing, vineyard*
Detention facility	The use of premises for the lawful detention of persons. *Example of a Detention facility—correctional facility, detention centre, prison, youth detention centre*
Dual occupancy	a. A residential use of premises involving— i. 2 dwellings (whether attached or detached) on a single lot or 2 dwellings (whether attached or detached) on separate lots that share a common property; and ii. any domestic outbuilding associated with the dwellings; but b. does not include a residential use of premises that involves a secondary dwelling.
Dwelling house	A residential use of premises involving— a. 1 dwelling and any domestic outbuildings associated with the dwelling; or b. 2 dwellings, 1 of which is a secondary dwelling and any domestic outbuildings associated with either dwelling.
Dwelling unit	The use of premises containing a non-residential use for a single dwelling, other than a dwelling for a caretaker of the non-residential use. *Examples of a Dwelling unit—single 'shop-top' apartment*
Educational establishment	The use of premises for— a. training and instruction to impart knowledge and develop skills; or b. student accommodation, before or after school care, or vacation care, if the use is

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	a. that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and b. that a local planning instrument applying to the premises states is a High impact industry; and c. that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.
Home-based business	The use of a dwelling or domestic outbuilding on premises for a business activity that is subordinate to the residential use of the premises. ~~*Examples*~~*Example of a ~~Home-based~~business activity—a sex work business~~—Bed and breakfast, home office, home-based childcare~~*
Hospital	The use of premises for— a. the medical or surgical care or treatment of patients, whether or not the care or treatment requires overnight accommodation; or b. providing accommodation for patients; or c. providing accommodation for employees, or any other use, if the use is ancillary to the use in paragraph a. or b.
Hotel	a. The use of premises for— i. selling liquor for consumption on the premises; or ii. a dining or entertainment activity, or providing accommodation to tourists or travellers, if the use is ancillary to the use in subparagraph i.; but b. does not include a bar. *Examples of a Hotel—pub, tavern* *Excludes—Nightclub entertainment facility*
Indoor sport and recreation	The use of premises for a leisure, sport or recreation activity conducted wholly or mainly indoors. *Examples of Indoor sport and recreation—amusement parlour, bowling alley, gymnasium, squash court* *Excludes—Theatre*
Intensive animal industry	a. The use of premises for— i. the intensive production of animals or animal products, in an enclosure, that requires food and water to be provided mechanically or by hand; or ii. storing and packing feed and produce, if the use is ancillary to the use in subparagraph i.; but b. does not include the cultivation of aquatic animals. *Examples of Intensive animal industry—feedlot, piggery, poultry and egg production* *Excludes—Animal husbandry, apiculture, Aquaculture, drought feeding, milking sheds, shearing sheds, weaning pens*
Intensive horticulture	a. The use of premises for— i. the intensive production of plants or plant material carried out indoors on imported media; or ii. the intensive production of plants or plant material carried out outside using artificial lights or containers; or iii. storing and packing plants or plant material grown on the premises, if the use is ancillary to the use in subparagraph i. or ii.; but b. does not include the cultivation of aquatic plants. *Examples of Intensive horticulture—greenhouse, hydroponic farm, mushroom farm, shadehouse plant production* *Excludes—Cropping, Garden centre, Wholesale nursery*
Low impact industry	The use of premises for an industrial activity— a. that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and b. that a local planning instrument applying to the premises states is a Low impact industry; and c. that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.
Major electricity	a. The use of premises for—

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accommodation	rural use, if the premises, and the premises where the rural use is carried out, are owned by the same person.
Sales office	The use of premises for the temporary display of land parcels or buildings that— a. are for sale or proposed to be sold; or b. can be won as a prize in a competition. *Examples of a Sales office—display dwelling*
Service industry	The use of premises for an industrial activity that— a. does not result in off-site air, noise or odour emissions; and b. is suitable for location with other non-industrial uses. *Examples of Service industries—audio visual equipment repair, bicycle repairs, clock and watch repairs, computer repairs, dry cleaning, film processing, hand engraving, jewellery making, laundromat, locksmith, picture framing, shoe repairs, tailor*
Service station	The use of premises for— a. selling fuel, including, for example, petrol, liquid petroleum gas, automotive distillate or alternative fuels; or b. a Food and drink outlet, Shop, trailer hire, or maintaining, repairing, servicing or washing vehicles, if the use is ancillary to the use in paragraph a. *Excludes—Car wash*
Shop	The use of premises for— a. displaying, selling or hiring goods; or b. providing personal services or betting to the public. *Examples of a Shop—betting agency, corner store, department store, discount variety store, hair dressing salon, liquor store, sex work business other than a home-based sex work business. supermarket*
Shopping centre	The use of premises for an integrated shopping complex consisting mainly of Shops.
Short-term accommodation	a. The use of premises for— i. providing accommodation of less than 3 consecutive months to tourists or travellers; or ii. a manager's residence, office, or recreation facilities for the exclusive use of guests, if the use is ancillary to the use in subparagraph i.; but b. does not include a Hotel, Nature-based tourism, Resort complex or Tourist park. *Examples of Short-term accommodation—backpacker's accommodation, cabin, youth hostel, motel, serviced apartment*
Showroom	The use of premises for the sale of goods that are of— a. a related product line; and b. a size, shape or weight that requires— i. a large area for handling, display or storage; and ii. direct vehicle access to the building that contains the goods by members of the public, to enable the loading and unloading of the goods. *Examples of a Showroom—bulk stationary supplies, bulky goods sales, bulk home supplies, motor vehicles sales showroom* *Excludes—Outdoor sales*
Special industry	The use of premises for an industrial activity— a. that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and b. that a local planning instrument applying to the premises states is a Special industry; c. that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.
Substation	The use of premises— a. as part of a transmission grid or supply network to— i. convert or transform electrical energy from one voltage to another; or ii. regulate voltage in an electrical circuit; or iii. control electrical circuits; or iv. switch electrical current between circuits; or b. for a Telecommunications facility for—

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	Detention centre	
Industry activities	Aquaculture Bulk landscape supplies Crematorium Extractive industry High impact industry Low impact industry Medium impact industry	Research and technology industry Service industry Special industry Transport Depot Warehouse Winery
Infrastructure activities	Air service Battery storage facility Major electricity infrastructure Renewable energy facility	Substation Telecommunications facility Utility installation Wind farm
Residential activities	**Low density residential activities:** Caretaker's accommodation Community residence Dual occupancy Dwelling house Dwelling unit Home-based business Sales office	**Medium density residential activities:** Multiple dwelling Relocatable home park Residential care facility Retirement facility Rooming accommodation Workforce accommodation
Rural activities	Animal husbandry Animal keeping Aquaculture Cropping Intensive animal industry Intensive horticulture Outstation	Permanent plantation Roadside stall Rural industry Rural workers' accommodation Wholesale nursery Winery
Sport and recreation activities	Indoor sport and recreation Major sport, recreation and entertainment facility Motor sport facility	Outdoor sport and recreation Park Tourist attraction
Tourist activities	Environment facility Nature-based tourism Party house	Resort complex Short-term accommodation Tourist park

SC1.1.2 Industry thresholds

1. The industry thresholds listed below are to be used in conjunction with the defined uses listed in Table SC1.1~~-5~~-2: ~~Industry thresholds~~Use definitions.
2. An Industrial use may be referenced in Part 5 Tables of Assessment.

Table SC1.1-5: Industry thresholds

USE	INDUSTRY THRESHOLDS
Low impact industry	1. Alcohol (excluding wine) processing including brewing or bottling, but not distilling, less than 1ML a year. 2. Assembling or fabricating products from sheet metal or welding steel, producing less than 10 tonnes a year and not including spray painting. 3. Beverage (non-alcoholic) production, processing, brewing or bottling, producing less than 10ML a year. 4. Clothing or footwear manufacturing. 5. Dismantling automotive or mechanical equipment, not including de-bonding brake or clutch components. 6. Fitting and turning workshop. 7. Food or pet food processing, smoking, drying, curing, milling, bottling or canning, less than 50 tonnes a year. 8. Printing advertising material, magazines, newspapers, packaging or stationery. 9. Processing or manufacturing wood products including sawmilling, cabinet making, joinery, wood working, producing less than 100 tonnes a year, not involving spray painting. 10. Repairing or servicing lawn mowers or outboard engines. 11. Repairing or servicing motor vehicles, including mechanical components, radiators, electrical components, wheel alignments, exhausts, tyres, suspension bull bars, roof racks or air

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SC1.2 Administrative terms

1. Administrative terms assist with the interpretation of the planning scheme but do not have a meaning in relation to a use.
2. A term listed in Table SC1.2-2: column 1, Terms has the meaning set out beside that term in the column 2, Definition.
3. The administrative terms listed here are terms for the purpose of the planning scheme.
4. In accordance with legal principle, terms used in this planning scheme are taken to have their natural and ordinary meaning, in the context of development occurring subject to the relevant zone and any applicable overlays.

Table SC1.2-1: Index of administrative ~~definitions~~terms

INDEX OF ~~USE DEFINITIONS~~ADMINISTRATIVE TERMS		
Access	Environmental nuisance	Projection area
Access crossover	Environmental value/s	Public open space
Access strip	Equivalent persons (EP)	Public transport
Active frontage/s	Erosion	Pylon sign
Adjoining premises	Essential community infrastructure	Rear access lot
Advertising device	Essential utilities	Recharge
Afflux	Exempt clearing work	Refuse collection vehicle (RCV)
Affordable housing	Exempt subdivision	Region
Agricultural Land Classification Class A and Class B	Existing commercial building	Regional native species
	Face area	Registered Professional Engineer of Queensland (RPEQ)
All weather access	Filling or excavation	
Ambulance	Filtration	Regulated vegetation
Annual exceedance probability (AEP)	Flood hazard area	Residential zone
Aquatic habitat	Flood level	Restoration area
Articulated vehicle (AV)	Floodway	Restoration buffer
Asset protection zone	Form	Reverse amenity
Australian height datum (AHD)	Freeboard	Riparian
Average width	Future trunk infrastructure	Riparian buffer
Aviary	Game birds	Riparian corridor
Background noise level	Geomorphological processes	Risk
Bank and bed stabilisation measures	Greenfield development	Road
Bank erosion	Gross floor area (GFA)	Road hierarchy
Bank slumping	Gross pollutants	Runoff
Base date	Ground level	Rural areas
Basement	Groundwater	Salinity expression area
Battery storage device	Groundwater extraction	Scale
B-double	Groundwater recharge	Screen landscaping
Bicycle	Grove	Sealed road
Billboard	Habitable room	Secondary dwelling
Biodiversity	Habitat	Secondary frontage
Block	Habitat condition	Sedimentation
Boundary clearance	Habitat tree	Sensitive land use
Building envelope/s	Habitat value/s	Sensitive receptor
Building height	Hazardous chemical/s	Service catchment
Building line	Hazardous chemical facility	Service vehicle
Bus	Hazardous chemicals for flood	Setback
Bushfire hazard area	thresholds	Sex work business
Car	Hazardous material/s	Site
Car and trailer (C&T)	Heavy rigid vehicle (HRV)	Site cover
Clearing	Heavy vehicle (HV)	Small Bus
Common private title	High risk soils	Small residential lot
Communal open space	Higher order road	Small rigid vehicle (SRV)
Complete communities	Household	Soil erosion and instability
Connectivity	Hydrological processes	Spring
Consolidation or Infill development	Impervious area	Stable
Constructed road	Infrastructure work	State-controlled road
Contaminant	Investigation area	State significant species
Contaminated land	Key species	Storey
Continuous ecological corridor	Koala habitat tree	Stormwater
Corner lot	Lake	Stormwater device

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	c. Medium potential bushfire intensity; d. Potential bushfire impact buffer.
Car	A Car B99 vehicle as defined in AS.2890.1: Parking Facilities — Part 1: Off-street car parking.
Car and trailer (C&T)	Has the same meaning as a car and trailer configuration equivalent to Austroads 'Car and Caravan'.
Clearing	a. To remove, damage or destroy native vegetation (including any associated ecological values or ecological processes) in any way including cutting down, ringbarking, chemical clearing, mechanical clearing, burning, flooding or draining; b. Does not include: i. lopping a tree consistent with AS.4373 Pruning ~~of~~of Amenity Trees; or ii. destroying standing vegetation by stock.
Common private title	Areas such as access roads in community title developments or strata title unit access that are private and under group or body-corporate control.
Communal open space	An outdoor space for the use of all occupants of a building or development. It may include a footpath, gazebo, children's playground, landscaping, tennis court and a swimming pool. It does not include a stormwater channel, driveway access or car parking area.
Complete communities	Communities where residents have adequate and appropriate local access to a range of everyday goods, services and employment opportunities.
Connectivity	The extent to which a place or area is connected to other places and areas through a variety of transport modes, or the ease with which connection with other places can be made.
Constructed road	Means a road located on a road reserve which is trafficable and has improved the natural surface by clearing, grading and by the addition of at least 100mm of gravel pavement and crossroad drainage.
Consolidation or Infill development	Development within the existing urban area boundary involving the use of vacant land or the replacement or removal of existing uses to allow for new uses.
Contaminant	One or more of the prescribed contaminants listed in schedule 9 of the *Environmental Protection Regulation.* ***Editor's note—See the Environmental Protection Act, section 11.***
Contaminated land	Means land contaminated by a hazardous contaminant.
Continuous ecological corridor	An unbroken and diversely structured habitat which facilitates wildlife movement.
Corner lot	A lot bounded by two or more roads where the roads intersect or join.
Council	Lockyer Valley Regional Council
Crime prevention through environmental design (CPTED)	A crime prevention philosophy based on proper design and effective use of the built environment leading to a reduction in the fear and incidence of crime, as well as an improvement in quality of life.
Critical infrastructure	Means any of the following uses: a. Battery storage facility; or b. Major electricity infrastructure; or c. Renewable energy facility; or d. Substation; or e. Telecommunications facility; or f. Utility installation.
Dam	Has the same meaning as the *Planning Regulation, schedule 24.*
Declared pests	A plant, other than a native species of plant, that is any of the following under the *Biosecurity Act 2014*— a. invasive biosecurity matter; b. controlled biosecurity matter; c. regulated biosecurity matter. *Note— For invasive biosecurity matter under the Biosecurity Act 2014 see—*

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Exempt clearing work	Means: a. clearing of non-native vegetation including a declared pest; or b. clearing within an approved development envelope; or c. clearing of native vegetation limited to within: i. 20m of an existing or approved class 1 building; or ii. 10m of an existing or approved class 10 building or structure; or d. clearing of native vegetation for the construction or maintenance of an access way limited to 6m in total width, which provides one vehicular access from a road to an existing Dwelling house; or e. clearing of native vegetation on land included in the Rural zone to source construction material to repair infrastructure needed to carry out a rural activity on the same land, provided: i. the clearing does not cause land degradation; ii. restoration of a similar type to, and to the extent of, the removed trees is ensured; iii. the cleared vegetation does not leave the farm site; or f. clearing of native vegetation for the construction and maintenance of fencing required to carry out a rural activity on land in the Rural zone and clearing is limited to a width of 10m either side of the fence; or g. clearing of native vegetation limited to within 10m of existing infrastructure in the Rural zone including any buildings, helipads, stockyards, watering facilities and constructed drains other than contour banks; or h. clearing of native vegetation for the construction or maintenance of a service corridor to provide an aboveground or underground utility service and the clearing is limited to a total width of 6m from the centre point of the corridor; or i. clearing of native vegetation where: i. within 10m of existing infrastructure or buildings and necessary to remove or reduce imminent risk of serious personal injury or damage to infrastructure posed by the vegetation; ii. native vegetation is planted in a suitable location on the site to replace the native vegetation that is removed; or j. clearing of native vegetation for the establishment of fire breaks or fire management lines where in accordance with the ~~;*Planning*~~*;Planning Regulation 2017*; or k. clearing of native vegetation on a lot less than 5,000m^2 in area, and the trees to be cleared are: i. koala habitat trees that are less than 10cm in diameter when measure 1.3m from the ground; or ii. trees, other than koala habitat trees, that are: A. less than 60cm in diameter when measured 1.3m from the ground; or B. less than 4m high~~;~~ C. ~~excludes koala habitat trees at least 10cm in diameter when measured 1.3m from the ground~~. *Note—Where the fence has not yet been built, the proposed fence is required to be constructed within 2 months of the vegetation clearing.* *Note—* a. *The Planning Regulation must also be considered when determining if an activity is considered to be exempt clearing work under State legislation.* b. *Vegetation clearing meeting the above criteria may still require assessment/approval under State or Federal legislation.* c. *Lopping of branches is not vegetation clearing.*
Exempt subdivision	The same as the *Planning Regulation.*
Existing commercial building	An existing Class 5, 6, 8 and 9 building as specified in the National Construction Code. *Note—A change of building classification within Class of Building 5-9 and plumbing work is permissible.*
Face area	In relation to an advertising device, where the advertising device has: a. only one face, the greater of the area of: i. the advertisement panel or board as installed; or ii. a rectangular figure best enclosing the advertising message, logo or figure; b. more than one face, the sum of the area of each of the faces where each is calculated separately in accordance with paragraph 1.
Filling or excavation	Removal or importation of material to, from or within a lot that will change the ground level of the land.

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Sealed road	A road located on a road reserve which is trafficable and where the local government has improved the natural surface by the addition of at least 100mm of gravel pavement with a bitumen or asphaltic seal and crossroad drainage.
Secondary dwelling	A dwelling on a lot that is used in conjunction with, but subordinate to, another dwelling on the lot, whether or not the dwelling is— a. attached to the other dwelling; or b. occupied by individuals who are related to, or associated with, the household of the other dwelling.
Secondary frontage	Where a lot has frontage to two or more roads, means any frontage that is not the primary frontage.
Sedimentation	The deposition or accumulation of sediment.
Sensitive land use	a. Caretaker's accommodation; or b. a Childcare centre; or c. a Community care centre; or d. a Community residence; or e. a Detention facility; or f. a Dual occupancy; or g. a Dwelling house; or h. a Dwelling unit; or i. an Educational establishment; or j. a Health care service; or k. a Hospital; or l. a Hotel, to the extent the Hotel provides accommodation for tourists or travellers; or m. a Multiple dwelling; or n. a Relocatable home park; or o. a Residential care facility; or p. a Resort complex; or q. a Retirement facility; or r. Rooming accommodation; or s. Rural workers' accommodation; or t. Short-term accommodation; or u. a Tourist park; or v. Workforce accommodation.
Sensitive receptor	A sensitive land use and does not include a Caretaker's accommodation where located in the Industry zone.
Service catchment	An area serviced by an infrastructure network.
Service vehicle	Vehicles that provide a service to the community and includes emergency service vehicles, waste collection vehicles and street cleaning vehicles.
Setback	For a building or structure, means the shortest distance, measured horizontally, between the outermost projection of the building or structure to the vertical projection of the boundary of the lot where the building or structure is.
Sex work business	Has the same meaning as in the *Local Government Act.*
Site	Of development, means the land that the development is to be carried out on. *Examples—* *If development is to be carried out on part of a lot, the site of the development is that part of the lot.* *If development is to be carried out on part of 1 lot and part of an adjoining lot, the site of the development is both of those parts.*
Site cover	Of development, means the portion of the site, expressed as a percentage, that will be covered by a building or structure, measured to its outermost projection, after the development is carried out, other than a building or structure, or part of a building or structure, that is— a. in a landscaped or open space area, including, for example, a gazebo or shade structure; or b. a basement that is completely below ground level and used for car parking; or c. the eaves of a building; or d. a sun shade.
Small Bus	Has the same meaning as a Medium Rigid Vehicle as defined in AS.2890.2: Parking Facilities — Part 2: Off-street Commercial Vehicle Facilities.
Small residential lot	A lot with an area between 350m^2 and 600m^2 and located within the Low density residential zone or

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Schedule 4 Planning scheme notations

SC4.1 Notation of decisions affecting the planning scheme under section 89 of the *Planning Act*

1. The table below lists all the decisions affecting the planning scheme made under section 89(1)(a) of the *Planning Act*.

Table SC4.1-1: Notation of decisions under the *Planning Act*

DATE OF DECISION	LOCATION (REAL PROPERTY DESCRIPTION)	DECISION TYPE	FILE REFERENCE
Development approvals substantially inconsistent with the Planning Scheme			
~~2/09/2005~~ Nil	~~Lot 3 RP172847~~ ~~Lot 56 CA3120~~ ~~Lot 63 CA3120~~ Nil	~~Development Permit for Reconfiguration of a Lot (1 Lot in 22 Lots knowns as Stage 1) & Preliminary Approval for Permit for Reconfiguration of a Lot (66 lots in 3 stages known as Stage 2-4)~~ ~~Known as Grevillea Estate~~ Nil	~~DA3434;~~ ~~DA4424;~~ ~~OW2022/0023~~ Nil
~~20/03/2007~~	~~Lot 77 CA311429~~	~~Development Permit for Reconfiguration of a Lot (80 Lots in 5 Stages)~~ ~~Known as Adare Grove Estate~~	~~DA4573;~~ ~~OPW2012/0027;~~ ~~CAP2014/0005;~~ ~~OW2022/0022~~
~~19/06/2009~~	~~Lot 5 RP123314~~	~~Development Permit for Reconfiguration of a Lot (1 lot into 48 Lots)~~ ~~Known as Costello's Junction~~	~~DA4672;~~ ~~ROL0570;~~ ~~RL2018/0035~~
~~21/04/2011~~	~~Lot 59 SP135857~~ ~~Lot 58 CA311427~~	~~Development Permit for Aviation Facility and Community Title Subdivision and Preliminary Approval under section 242 of the *Sustainable Planning Act 2009* for an Aviation Facility in five (5) stages.~~	~~DA2010/0035;~~ ~~CAP2016/0037;~~ ~~MC2018/0027.01~~
~~29/10/2013~~	~~Lot 9 SP157240~~ ~~Lot 10 SP157240~~	~~Development Permit for Material Change of Use for a 11 Accommodation Units and 3 Shops~~	~~Appeal 3226 of 2011;~~ ~~MC2017/0039~~
~~15/01/2014~~	~~Lot 95 CA311434~~ ~~Lot 96 SP225226~~	~~Development Permit for Reconfiguration of a Lot (2 lots into 145 Lots in 7 Stages)~~ ~~Known as Redbank Creek Estate~~	~~DA4678 Appeal No. 3506 of 2011~~ ~~RL2020/0002~~
~~27/02/2015~~	~~Lot 2 RP25672~~	~~Development Permit for Reconfiguration of a Lot (1 lot into 41 Lots in 4 stages)~~	~~ROL2014/0007;~~ ~~RL2020/0041;~~ ~~RL2022/0026~~
~~4/09/2019~~	~~Lot 3 SP311079~~	~~Development Permit for Material Change of Use for Rural Service Industry~~	~~MC2019/0042~~
~~16/09/2020~~	~~Lot 3 RP890810~~ ~~Lot 54 RP890810~~	~~Development Permit for Reconfiguration of a Lot (1 lot into 45 Lots)~~	~~RL2020/0006;~~ ~~OW2021/0064~~
~~21/04/2021~~	~~Lot 1 SP313144~~	~~Preliminary Approval including a Variation Request to vary the effect of the Laidley Shire Planning Scheme 2003 and Development Permit for Reconfiguring a Lot for Subdivision (1 Lot into 113 Lots)~~ ~~Known as Thallon Road Estate~~	~~MC2020/0003;~~ ~~RL2020/0004~~
~~16/3/2022~~	~~Lot 5 RP903407~~ ~~Lot 1 SP110788~~	~~Development Permit for Material Change of Use for a Caravan Park~~	~~MC2020/0051;~~ ~~RL2020/0029~~
~~20/07/2022~~	~~Lot 22 RP200060~~	~~Preliminary Approval including Variation Request Reconfiguring of a lot (1 lot into 5 lots)~~	~~MC2021/0052;~~ ~~RL2021/0028~~

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Variation approvals			
Nil	Nil	Nil	Nil
Decisions agreeing to a superseded planning scheme request			
2/08/2024	13 Missouri Road, Veradilla (Lot 12 RP207208)	Material Change of Use for Dwelling House *(Gatton Shire Planning Scheme 2007, Amended 20 July 2020)*	SP2024/0001
4/10/2024	8 Dawn Court, Lockrose (Lot 54 RP808047)	Material Change of Use for Dwelling House and Apartment *(Laidley Shire Planning Scheme 2003, Amended 20 July 2020)*	SP2024/0002
27/09/2024	31 Moran Street, Gatton (Lot 11 RP174010)	Reconfiguring a Lot for Subdivision (1 Lot into 3 lots) *(Gatton Shire Planning Scheme 2007, Amended 20 July 2020)*	SP2024/0003
16/09/2024	12 Newland Place, Adare (Lots 108-111, 116-132, 144 & 145 on SP328401; Lots 82-107, 112-115, 133-142 & Lot 900 on SP328402; including future created lots)	Material Change of Use for Dwelling House (including domestic outbuildings) *(Gatton Shire Planning Scheme 2007, Amended 20 July 2020)*	SP2024/0004
3/10/2024	2 Bond Court, Kensington Grove (Lot 37 RP195372)	Reconfiguring a Lot for Subdivision (1 Lot into 2 Lots) *(Laidley Shire Planning Scheme 2003, Amended 20 July 2020)*	SP2024/0005
31/10/2024	168 Woodlands Road, Gatton (Lot 1 SP292003)	Reconfiguring a Lot for Subdivision (1 Lot into 189 Lots & 4 infrastructure lots) in 7 stages *(Gatton Shire Planning Scheme 2007, Amended 20 July 2020)*	SP2024/0006
15/11/2024	59 Staatz Quarry Road, Regency Downs (Lot 167 RP200924)	Reconfiguring a Lot (1 Lot into 2 Lots) *(Laidley Shire Planning Scheme 2003, Amended 20 July 2020)*	SP2024/0007
15/11/2024	95 Staatz Quarry Road, Regency Downs (Lot 1 RP836049)	Material Change of Use for Home Occupation (Mechanic) *(Laidley Shire Planning Scheme 2003, Amended 20 July 2020)*	SP2024/0008
19/11/2024	8 Highland Grove, Kensington Grove (Lot 28 RP811383)	Reconfiguring a Lot for Subdivision (1 Lot into 2 Lots) *(Laidley Shire Planning Scheme 2003, Amended 20 July 2020)*	SP2024/0009
21/11/2024	2231 Murphys Creek Road, Ballard (Lot 15 RP32483)	Building Works, Assessable Under the Planning Scheme, for Garage *(Gatton Shire Planning Scheme 2007, Amended 20 July 2020)*	SP2024/0010
15/11/2024	14 Franks Road, Regency Downs (Lot 85 RP184979)	Reconfiguring a Lot for Subdivision (1 Lot into 2 Lots) *(Laidley Shire Planning Scheme 2003, Amended 20 July 2020)*	SP2024/0011
11/12/2024	39 Johnson Drive, Lockrose (Lot 22 RP858410)	Material Change of Use for Dwelling House *(Laidley Shire Planning Scheme 2003, Amended 20 July 2020)*	SP2024/0012
23/12/2024	33 Church Road, Blanchview (Lot 1 RP835157)	Material Change of Use for Annexed Unit *(Gatton Shire Planning Scheme 2007, Amended 20 July 2020)*	SP2024/0013
29/11/2024	1223 Flagstone Creek Road, Flagstone Creek (Lot 2 RP189452)	Material Change of Use for a Dual Occupancy *(Gatton Shire Planning Scheme 2007, Amended 20 July 2020)*	SP2024/0014
29/11/2024	27 White Gums Road, Hatton Vale (Lot 201 SP321107; Lot 200 SP343014; Lot 54 RP890810)	Reconfiguring a Lot for Subdivision (3 lots into 15 lots); Preliminary Approval for Material Change of Use to vary the provisions of the Rural Residential Zone *(Laidley Shire Planning Scheme 2003, Amended 20 July 2020)*	SP2024/0015
3/01/2025	12 Kingfisher Court, Regency Downs	Reconfiguring a Lot for Boundary Realignment (2 Lots into 2 Lots)*(Laidley Shire Planning Scheme 2003,*	SP2024/0016

	(Lot 254 RP846152; Lot 253 RP846152)	*Amended 20 July 2020)*	
6/02/2025	251 Jones Road, Withcott (Lot 12 SP324305)	Material Change of Use for Dwelling House *(Gatton Shire Planning Scheme 2007, Amended 20 July 2020)*	SP2024/0017
8/01/2025	31 Wagtail Drive, Regency Downs (Lot 190 RP229099)	Reconfiguring a Lot for Subdivision (1 Lot into 2 Lots) *(Laidley Shire Planning Scheme 2003, Amended 20 July 2020)*	SP2024/0018
10/02/2025	Golf Links Drive, Gatton (Lot 196 CH312341; Lot 3 RP97781)	Material Change of Use for Caravan Park *(Gatton Shire Planning Scheme 2007, Amended 20 July 2020)*	SP2024/0019
3/02/2025	Zischke Road, Regency Downs (Lot 78 CH311312)	Reconfiguring a Lot for Subdivision (1 into 2 lots) *(Laidley Shire Planning Scheme 2003, Amended 20 July 2020)*	SP2025/0001
18/03/2025	2 Horton Place, Regency Downs (Lot 1 SP201156)	Reconfiguring a Lot for Subdivision (1 lot into 2 lots) *(Laidley Shire Planning Scheme 2003, Amended 20 July 2020)*	SP2025/0002
26/03/2025	55 Lakes Drive, Laidley Heights (Lot 436 CH3151)	Reconfiguring a Lot for Subdivision (1 lot into 19 lots) *(Laidley Shire Planning Scheme 2003, Amended 20 July 2020)*	SP2025/0003
18/03/2025	811 Toowoomba Connection Road, Withcott (Lot 92 CC2847)	Operational Works for Advertising Device *(Gatton Shire Planning Scheme 2007, Amended 20 July 2020)*	SP2025/0004
14/03/2025	144 Edward Street, Laidley (Lot 19 RP25622)	Reconfiguring a Lot 1 into 3 lots *(Laidley Shire Planning Scheme 2003, Amended 20 July 2020)*	SP2025/0005
22/04/2025	Woodlands Road, Gatton (Lot 104 CH31585; Lot 108 CH31585)	Operational Works for Vegetation Clearing *(Gatton Shire Planning Scheme 2007, Amended 20 July 2020)*	SP2025/0006
27/03/2025	1 Highland Grove, Kensington Grove (Lot 12 RP811383)	Reconfiguring a Lot for Subdivision (1 Lot into 2 Lots) *(Laidley Shire Planning Scheme 2003, Amended 20 July 2020)*	SP2025/0007
11/04/2025	Allens Road, Upper Tenthill (Lot 80 CC1050; Lot 261 CH312139; Lot 239 CC703; Lot 126 CC311)	Operational Works for Vegetation Clearing *(Gatton Shire Planning Scheme 2007, Amended 20 July 2020)*	SP2025/0008
6/06/2025	35 Porteus Road, Withcott (Lot 9 RP201811)	Reconfiguring a Lot for Subdivision (1 Lot into 2 Lots) *(Gatton Shire Planning Scheme 2007, Amended 20 July 2020)*	SP2025/0009
9/05/2025	Golf Links Drive, Gatton (Lot 999 SP199151)	Reconfiguring a Lot for Subdivision (1 into 32 Lots) *(Gatton Shire Planning Scheme 2007, Amended 20 July 2020)*	SP2025/0010
9/05/2025	105 Gehrke Road, Glenore Grove (Lot 5 RP180774)	Reconfiguring a Lot for Subdivision (1 into 4 lots) *(Laidley Shire Planning Scheme 2003, Amended 20 July 2020)*	SP2025/0011
7/05/2025	14 Shaw Road, Hatton Vale (Lot 8 RP134861; Lot 7 RP134861)	Reconfiguring a Lot for Subdivision (2 Lots into 6 Lots) *(Laidley Shire Planning Scheme 2003, Amended 20 July 2020)*	SP2025/0012
25/06/2025	Golf Links Drive, Gatton (Lot 196 CH312341; Lot 3 RP97781)	Material Change of Use for Caravan Park *(Gatton Shire Planning Scheme 2007, Amended 20 July 2020)*	SP2025/0013
6/06/2025	18 Thallon Road, Hatton Vale (Lot 1 RP860793; Lot 10 RP860793)	Reconfiguring a Lot (2 Lots into 14 lots) *(Laidley Shire Planning Scheme 2003, Amended 20 July 2020)*	SP2025/0014
25/06/2025	769 Toowoomba Connection Road, Withcott	Reconfiguring a Lot for Boundary Realignment (2 Lots into 2 Lots) *(Gatton Shire Planning Scheme 2007,*	SP2025/0015

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	(Lot 7 RP138612; Lot 5 RP231655)	*Amended 20 July 2020)*	
4/07/2025	108 Thallon Road, Kensington Grove (Lot 55 RP808039)	Reconfiguring a Lot for Subdivision (1 Lot into 2 lots) *(Laidley Shire Planning Scheme 2003, Amended 20 July 2020)*	SP2025/0016
14/07/2025	5 Valley Vista Crescent, Laidley Creek West (Lot 1 RP156037)	Material Change of Use for Multiple Dwelling (2 Dwellings) *(Laidley Shire Planning Scheme 2003, Amended 20 July 2020)*	SP2025/0017
15/07/2025	135 Alfred Street, Laidley (Lot 28 RP25619)	Reconfiguring a Lot Subdivision (1 Lot into 4 Lots, with common property) *(Laidley Shire Planning Scheme 2003, Amended 20 July 2020)*	SP2025/0018
~~Nil~~ 14/07/2025	3952 Warrego Highway, Hatton Vale ~~Nil~~(Lot 2 RP177112)	Operational Works 3 Advertising Devices ~~Nil~~*(Laidley Shire Planning Scheme 2003, Amended 20 July 2020)*	~~Nil~~ SP2025/0019
24/07/2025	4 Ann Street, Gatton (Lot 1 RP73145)	Material Change of Use for Annexed Unit *(Gatton Shire Planning Scheme 2007, Amended 20 July 2020)*	SP2025/0020
24/07/2025	Bernhagen Road, Ma Ma Creek (Lot 177 CC1072; Lot 53 CH312129; Lot 1 RP32700)	Reconfiguring a Lot — Boundary Realignment (3 Lots into 3 lots) *(Gatton Shire Planning Scheme 2007, Amended 20 July 2020)*	SP2025/0021
24/07/2025	9 Jacklin Drive, Glenore Grove (Lot 21 RP194328)	Reconfiguring a Lot for Subdivision (1 Lot into 2 lots) *(Laidley Shire Planning Scheme 2003, Amended 20 July 2020)*	SP2025/0022
1/08/2025	Golf Links Drive, Gatton (Lot 999 SP199151)	Reconfiguring a Lot for Subdivision (1 Lot into 34 lots) *(Gatton Shire Planning Scheme 2007, Amended 20 July 2020)*	SP2025/0023
5/08/2025	985 Atkinson Dam Road, Churchable (Lot 38 RP179135)	Material Change of Use for Kennels *(Laidley Shire Planning Scheme 2003, Amended 20 July 2020)*	SP2025/0024
8/08/2025	5062 & 5072 Warrego Highway, Crowley Vale (Lot 2 CC3375; Lot 1 CC3339)	Reconfiguring a Lot — Boundary Realignment (2 Lots into 2 Lots); Development Permit for Material Change of Use for Dual Occupancy *(Gatton Shire Planning Scheme 2007, Amended 20 July 2020)*	SP2025/0026
4/08/2025	20 Nuttalls Road, Blanchview (Lot 2 RP159584)	Reconfiguring a Lot for Subdivision (1 Lot into 2 Lots & Access Easement) *(Gatton Shire Planning Scheme 2007, Amended 20 July 2020)*	SP2025/0027
1/08/2025	99 Zischke Road, Regency Downs (Lot 1 RP31178)	Reconfiguring a Lot for Subdivision (1 Lot into 17 lots) *(Laidley Shire Planning Scheme 2003, Amended 20 July 2020)*	SP2025/0028
18/08/2025	97 Staatz Quarry Road, Regency Downs (Lot 8 SP150236)	Material Change of Use for Indoor Entertainment (Club) *(Laidley Shire Planning Scheme 2003, Amended 20 July 2020)*	SP2025/0030
18/08/2025	308 Smithfield Road, Gatton (Lot 2 RP168822)	Reconfiguring a Lot for Subdivision (1 Lot into 3 Lots) *(Gatton Shire Planning Scheme 2007, Amended 20 July 2020)*	SP2025/0031
18/08/2025	4574 Warrego Highway, Glenore Grove (Lot 375 CC2891)	Material Change of Use for Tourist Accommodation — Ecotourism *(Laidley Shire Planning Scheme 2003, Amended 20 July 2020)*	SP2025/0032
18/08/2025	2 Southern Street, Laidley (Lot 1 CC2623)	Material Change of Use for Cemetery *(Laidley Shire Planning Scheme 2003, Amended 20 July 2020)*	SP2025/0033

Editor's note—This schedule includes details of:

a. development approvals that are inconsistent with the planning scheme.
b. variation approvals.
c. decisions agreeing to a superseded planning scheme request to apply a superseded scheme to a particular development.

SC4.2 Notation of resolution/s under chapter 4, part 2, division 2 of the

Planning Act

1. The table below lists all the resolutions made under chapter 4, part 2, division 2 of the *Planning Act.*

Table SC4.2-1: Notation of resolutions under the *Planning Act*

DATE OF RESOLUTION	DATE OF EFFECT	DETAILS	CONTACT INFORMATION
17 July 2024	22 July 2024	Lockyer Valley Adopted Infrastructure Charges Resolution (No.8) 2024	A copy of the adopted infrastructure charges resolution can be obtained online at: https://www.lockyervalley.qld.gov.au/our-services/strategic-planning/historical-and-supporting-documents
16 ~~Nil~~July 2025	17 ~~A copy of the adopted infrastructure charges resolution can be obtained online at: Nil~~July 2025	Lockyer Valley Adopted ~~infrastructure charges resolution Nil~~Infrastructure Charges Resolution (No.9) 2025	A copy of the adopted infrastructure charges resolution can be obtained online at: ~~Nil~~https://www.lockyervalley.qld.gov.au/our-services/strategic-planning/infrastructure-charges-update

SC4.3 Notation of registrations for urban encroachment provisions under section 267 of the *Planning Act*

1. The table below lists all the registrations for urban encroachment provisions under section 267 of the *Planning Act*.

Table SC4.3-1: Notation of registrations made under section 267 of the *Planning Act*

DATE OF REGISTRATION OF THE PREMISES	LOCATION OF PREMISES (REAL PROPERTY DESCRIPTION)	DETAILS OF REGISTRATION	TERM OF REGISTRATION
Nil	Nil	Nil	Nil

Editor's note—Section 267(11) of the Planning Act states that the decision notice will identify the period the registration or a renewed registration will continue to have effect (between 10 and 25 years), unless cancelled. If the decision notice does not state a period, the registration will have effect for 10 years.

UNCONFIRMED

Appendix 2 Table of amendments

Table AP2-1: Table of amendments

DATE OF ADOPTION AND EFFECTIVE DATE	PLANNING SCHEME VERSION NUMBER	AMENDMENT TYPE	SUMMARY OF AMENDMENTS
Adoption - 19 November 2025 ~~Nil~~Effective - 24 November 2025	Version ~~Nil~~2	~~Nil~~Administrative	Administrative ~~Nil~~Amendment to planning scheme and planning scheme policies (Chapter 2, Part 1 of Ministers Guidelines and Rules 22 July 2024)

UNCONFIRMED

3. Typically, the bond is to be paid before commencement of works or the activity.

SC6.6.3.3.2 Erosion and sediment control bond

1. Council may require an erosion and sediment control bond as a security for the stabilisation of exposed areas where there are earthworks and the performance of restoration works, and for achieving grass coverage at completion of works.
2. The bond may be required as a condition of an approval or at the discretion of Council officers under delegated authority.
3. The erosion and sediment control bond will be 3% of the value of the earthworks and subsequent stabilisation works.
4. The minimum ~~uncompleted works~~erosion and sediment control bond is $10,000.

SC6.6.3.3.3 Maintenance bond

1. All development works which are to be contributed to the Council are to be maintained by the developer for a minimum period of twelve (12) months unless otherwise advised by Council. All maintenance works are to be undertaken in accordance with the approved maintenance management plan (if applicable) or to a standard commensurate with normal Council maintenance activity. The period commences from the formal acceptance of the development works 'on-maintenance'.
2. A maintenance bond is to be submitted to Council to ensure the works are maintained during this maintenance period.
3. During the maintenance period, the developer is responsible for the maintenance of the assets to ensure all future dedicated assets are fit for purpose. This includes rectifying or replacing defective assets.
4. The maintenance bond is paid as a condition of acceptance of operational works 'on-maintenance'. If the developer requests early approval of a plan of subdivision, the maintenance bond is to be paid in conjunction with the uncompleted works bond.
5. The maintenance bond will be as follows:
    a. 10% of the total value of the works to be constructed for the development; or
    b. a minimum of $5,000 where 10% of the total value of the works is less than $5,000.

SC6.6.3.3.4 Uncompleted works bond

1. Bonding of uncompleted works by a developer enables Council to permit early approval of a plan of subdivision, where Council is satisfied the development is substantially completed and any uncompleted works do not present a risk to public safety. Council may agree to the bonding of uncompleted works such as planting of street trees, landscaping, park furniture, turfing, and the like. The following criteria must be met at the time of lodging the request for approval of the plan of subdivision to Council:
    a. All bulk earthworks are completed and stabilised. Bulk earthworks include excavation and filling of the road formations and allotments;
    b. Roadworks are completed including signage and line marking;
    c. Stormwater works are completed;
    d. Payment is received of any fee for requesting the bonding of uncompleted works;
2. The developer's engineer must provide the following information:
    a. Certification of the value of uncompleted works;
    b. Detailed schedule of the scope and cost of the uncompleted works for auditing purposes;
    c. Certification that all external and internal works can be completed and accepted on maintenance within three (3) months of approval of the plan of subdivision.
3. The uncompleted works bond will be 150% of the certified value of the uncompleted works.
4. The minimum uncompleted works bond is $25,000.
5. Council will undertake an internal risk assessment of a request to bond uncompleted works and reserves the right to refuse to enter into a bonding agreement for uncompleted works.

SC6.6.3.4 Forms of bonds

SC6.6.3.4.1 Performance or environmental and maintenance bonds

1. All bonds will be in the form of cash or bank guarantee.
2. Where bonds are supplied in the form of Bank Guarantees, the Bank Guarantees must contain the following minimum details and conform to the following requirements:
    a. Name of Development – including the Council reference number;
    b. The real property description to identify the land on which the works are being bonded (e.g. Lots 11 to 22 on SP123456);
    c. The stage of the development (if applicable);

SC6.6.3.7.3 Conversion of security

1. Council may convert into money at any time, such part of the Security Deposit, which does not consist of money.
2. Council is not liable in any way for any loss occasioned by the conversion of any security into money.

SC6.6.3.8 Indemnity

- The owner, contractor or consultant engineer is to indemnify ~~the Local Government~~Council against any claim, action or process for damage or injury which might arise during the progress of the works for the full construction period.
- No work is to commence unless the developer has in place the following insurances:
    a. Public Liability Insurance to a limit of indemnity of not less than $20,000,000 with a notation with ~~the Local Government~~Council as an Insured Party; and
    b. Workers' Compensation Insurance.
  a. The developer is to take steps to ensure that all contractors employed by them are also covered in relation to the above insurances and that they in turn ensure that all sub-contractors employed on the job are covered in relation to the abovementioned insurances.

the principles of Water Sensitive Urban Design (refer to SC6.6 Appendix 3: Water-sensitive urban design).

SC6.6.4.2.3 Regional flood model

1. Council has developed and maintains a regional flood model. Access to the model for analysing flood impacts on development can be arranged through a Data Sharing Agreement. A request to execute a Data Sharing Agreement can be submitted to email to: mailbox@lvrc.qld.gov.au.

SC6.6.4.2.4 Catchment management strategies

1. Council is in the process of developing catchment-scale regional drainage master plans that will identify the design criteria for specific catchment and waterway requirements (e.g. waterway environmental values). Compliance with the requirements of a regional drainage master plan is compulsory where such a plan is in place. Applicants are encouraged to engage with Council to understand specific catchment and waterway requirements.

SC6.6.4.2.5 Risk assessment

1. Figure SC6.6-2: Stormwater Planning Risk Assessment, shows the risk assessment process to determine the need for and scope of any necessary Stormwater Management Plan (refer to SC6.9 Stormwater Management Plans). The various components required for a Stormwater Management Plan include:
    a. Stormwater Quantity Assessment — a preliminary assessment of the impacts from post development peak flows up to 1% AEP on upstream, downstream properties and infrastructure;
    b. Stormwater Quantity Management Plan — a management plan to mitigate the impacts of increased post development peak flows;
    c. Stormwater Quality Management Plan — a management plan to comply with the requirements of the Seqwater Development Guidelines — Water Quality Management in Drinking Water Catchments and the State Planning Policy;
    d. Flood Management Plan — in accordance with the requirements of the Planning Scheme.

Figure SC6.6-2: Stormwater planning risk assessment

n. plot of pipe invert and obvert;
o. proposed access chambers, shown as a blocked-in line with the access chamber number in a circle;
p. existing access chambers, shown as a double line with the access chamber number in a double circle;
q. sections drawn so that the underground stormwater system drains to the right.

SC6.6.4.6.4 Stormwater Quality

1. For the purposes of reporting on the design objectives for stormwater quality, a conceptual site ~~based~~-based stormwater management plan is to provide details including:
   a. descriptions of each treatment train for each sub-catchment ensuring that all types of pollutant (primary, secondary and tertiary) is treated in the appropriate order - primary pollutant treatment measures are located at the beginning of the treatment train and tertiary treatment measures are positioned at the end;
   b. details of each individual treatment device including total footprint, treatment area, invert levels, coarse sediment management, maintenance access and design flows. Specify whether the stormwater treatment system will be privately maintained or handed over to Council;
   c. a scale plan and section drawings showing:
      i. how stormwater is conveyed to the stormwater treatment devices;
      ii. the location of all stormwater treatment devices including filter areas and batters with respect to the development layout;
      iii. surrounding ground levels;
      iv. conceptual design levels for each treatment device and receiving drainage invert levels;
      v. scour protection and coarse sediment management devices;
      vi. maintenance access;
      vii. likely maintenance intervals;
   d. section drawings showing:
      i. conceptual design levels for each treatment device and receiving drainage invert levels;
      ii. scour protection and coarse sediment management devices;
      iii. batters, embankments or retaining walls;
   e. proof that all modelling and reporting has been undertaken in accordance with the Model for Urban Stormwater Improvement Conceptualisation (MUSIC) and the Water-by-Design MUSIC Modelling Guidelines.

SC6.6.4.7 Harvesting

1. The harvesting of stormwater permits for the capture and reuse of stormwater for non-potable uses. It provides a valuable water resource, and assists with the management of stormwater quality. Capturing and reusing stormwater reduces the volume of contaminated stormwater entering local waterways, reduces the frequency and the magnitude of frequent runoff events.
2. The adoption of any stormwater harvesting off-take system must not impact adjacent flood levels.
3. Harvesting of water must meet the requirements of Lockyer Creek Environmental Values and Water Quality Objectives under the *Environmental Protection (Water and Wetland Biodiversity) Policy 2019.*

SC6.6.4.8 Construction

SC6.6.4.8.1 Construction standards

1. Construction of stormwater infrastructure must comply with the requirements of the current edition of the following Specifications, except as noted in the sections below:
   a. DTMR Specifications MRTS03 Drainage, Retaining Structures and Protective Treatments;
   b. DTMR Specifications MRTS04 General Earthworks;
   c. DTMR Specifications MRTS16 Landscape and Revegetation Works;
   d. DTMR Specifications MRTS24 Manufacture of Precast Concrete Culverts;
   e. DTMR Specifications MRTS25 Steel Reinforced Precast Concrete Pipes;
   f. DTMR Specifications MRTS52 Erosion and Sediment Control;
   g. DTMR Specifications MRTS70 Concrete;
   h. DTMR Specifications MRTS71 Reinforcing Steel;
   i. DTMR Specifications MRTS72 Manufacture of Precast Concrete Elements;
   j. DTMR Specifications MRTS73 Manufacture of Prestressed Concrete Members and Stressing Units;
   k. DTMR Specifications MRTS74 Supply and Erection of Prestressed Concrete Deck and Kerb Units;
   l. IPWEAQ Standard drawings, Drainage suite.

SC6.6.4.8.2 Stormwater drainage works

Lockyer Valley Planning Scheme
Schedule 6 Planning scheme policies \ SC6.6 Infrastructure Design \ SC6.6 Appendix 1: Urban and industrial road design

SC6.6 Appendix 1: Urban and industrial road design

Note—The dimensions listed below are for mid-block design standards and may need to be adjusted for other road features (e.g. street trees, public transport facilities, intersections, accesses and stormwater quality devices).

ENVIRONMENT	URBAN AND RURAL RESIDENTIAL (<5,000M^2)					URBAN				COMMERCIAL OR INDUSTRIAL	
Road Classification	**Laneway**	**Local Access**	**Access Street**	**Minor Collector**	**Minor Collector**	**Major Collector (no access)**	**Major Collector**	**Sub-arterial (undivided, no parking)**	**Sub-arterial (divided, no parking)**	**Access Street**	**Collector**
QUDM Classification	Minor Road	Minor Road	Minor Road	Minor Road	Minor Road	Major Road	Major Road	Major Road	Major Road	Minor Road	Major Road
Bus service	No	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Traffic Catchment (vpd)	50	150	150-750	750-3,000	750-5,000	5,000-10,000	5,000-10,000	10,000-16,000	10,000-16,000	3,000	12,000
Traffic Catchment Lots	5	15	15-75	75-300	75-500	N/A	N/A	N/A	N/A	N/A	N/A
Access number	1	1	1	1	1	No	No	No	No	1	2
Maximum Design speed (km)	10	30	40	50	50	60	60	70	70-80	60	60
Reserve - minimum width (m)	10	15	16	18[a]	18[a]	24	3428	2028	3236	22	24
Carriageway - minimum width (m)	5.5	7	8	8	8	12	12	17	19	12	14
Verge - minimum width (m)	2.5 one side	4 each side	4 each side	5[a] each side	5[a] each side	6 each side	6 each side	6.5 each side	6.5 each side	5 each side	5 each side
Number of Traffic Lanes	1	2	2	2	2	2	2	2	4	2	2
Number of parking lanes	1	0	1 un-marked	2 un-marked	2 un-marked	2 marked	2 marked	2 markedNo	No	1 each side	1 each side
Maximum Grade %	5%	12%	12%	12%	6%	6%	6%	6%	6%	6%	6%
Foot path - minimum width (m)	1.6	1.8	1.8	2.0	2.0	2.0	2.0	2.5	2.5	2.0	2.0
Foot path number and type	1 within verge	1 within verge	1 within verge	2 within verge	2 within verge	2 within verge	2 within verge	2 within verge	2 within verge	2 within verge	2 within verge
Cycle path - minimum width (m)	1.8	1.8	1.8	2.0	2.0	3.0[b]	3.0[b]	3.0[b]	3.0[b]	2.0	2.0
Cycle path	1 within	1 within	1 within	2 within	2 within	2	2	2	2	Within	Within

f. Botanic Name and Common Name (if known);
g. crown spread;
h. measurements taken in accordance with AS 4970 Protection of trees on development sites.

4. Existing trees with a trunk diameter of 150mm or greater are to be identified.
5. Existing trees located within a proposed new road reserve verge are to be protected. This may require the adoption of non-standard utility service alignments, as such designers are encouraged to discuss proposed solutions with Council.
6. The construction of roads, pathways, fire breaks and building setbacks on private lots adjoining the open space or park is preferred, particularly where:
7. there is a slope greater than 15% within the site;
8. continuous natural vegetation must be retained across the boundary between the site and the private property;
9. vehicle access to the proposed firebreak is restricted and future maintenance would only be possible using handheld equipment;
10. the firebreak has no strategic value for fire suppression or prescribed burning operations.
11. The removal of native vegetation to construct a firebreak or fire management line on Council owned land or Council managed open space or park to protect neighbouring properties may be approved by Council where no reasonable alternative is available.
12. Development that results in the removal of existing shade and street trees replaces these trees with vegetation identified in the Appendices 1 to 5 suitable to the location with 100L minimum stock size planted in sufficient quantity to achieve a total canopy area of at least 100% of the removed vegetation when mature.

SC6.7.3.6.1 Weed eradication

1. Restricted weeds are to be managed on site before planting in line with General Biosecurity Obligation. Any declared pest plant that would interfere with a planting is to be managed on site before a planting occurs.
2. The Lockyer Valley Biosecurity Plan has been developed as a requirement under the *Biosecurity Act 2014*. This plan identifies the roles and responsibilities of all stakeholders, including Council, state government and landowners. This plan also sets out guidelines for monitoring and evaluating pest management activities across the region.
3. The Lockyer Valley Region Biosecurity Plan specifies species that may not be approved for landscaping installation on Council land.

SC6.7.3.6.2 Weed control

1. Technical advice must be obtained before the commencement of the weed control program. Removal of all prohibited and restricted matter weeds is required from the site during site preparation and weed control works must continue during the landscaping maintenance period. Prohibited and restricted matter weeds are designated under the *Biosecurity Act 2014*.
2. Other environmental weeds must be removed from the site, subject to the following requirements:
   a. Environmental weeds in the understorey must be removed progressively throughout the site establishment and maintenance period and replaced with desirable species. In some cases environmental weeds can be important in stabilising erosion prone areas or providing habitat for fauna, so a staged approach is necessary;
   b. Large trees on the park site that are technically defined as environmental weeds must be assessed to determine whether they have other values, such as landscape amenity or heritage values. Valuable trees are to be retained and appropriately integrated in the site development.

SC6.7.3.7 Soils and growing media

1. Soils and growing media are to comply with:
   a. AS 4419 Soils for landscaping and garden use;
   b. AS 3743 Potting mixes;
   c. AS 4454 Composts, soil conditioners and mulches;
   d. AS 1289 Methods of testing soils for engineering purposes;
   e. AS 1152 Specification for test sieves.

SC6.7.3.7.1 General requirements

1. It is preferred that soil on site is utilised and if required be blended or conditioned to attain the required specifications and should be tested by an agronomist or laboratory to recommend fertiliser, treatment, gypsum or requirements to get it to the appropriate standard. Soils need to comply with the following specifications:
   a. friable and fee draining;
   b. good texture and structure for selected use;
   c. acceptable conductivity and PH levels intended plant species group selected;
   d. soil should be applied at the following depths, topsoil (turf and grass areas) 100mm, garden soils and planted areas 200mm;

		requirements and resilience following maintenance operations.			
Native planting area		consisting of 3 staggered rows of planting		10m	

Note—A landowner may amend the characteristics of screen landscaping type if the adjacent rural or industrial activity changes or new practices and operational off-site impacts occur. The screen landscaping may evolve its design to provide more effective mitigation. For example, a screen landscaping may be established to mitigate off site impacts from cropping and have a lower plant density. If the rural or industrial activity changes from cropping to orchards, the screen landscaping density may be increased to provide more effective protection.

A landowner may remove the fast-growing screen landscaping if it causes nuisance (e.g. noise or vermin) only when the native vegetation component of the screen landscaping is fully established (i.e. height and density). The fast-growing screen landscaping must be replaced with an additional row of native vegetation to ensure the width of the vegetated area of the screen landscaping is retained.

SC6.7.5.5 Recommended plant species

1. The plant species of a screen landscaping is related to the type of infrastructure, rural or industrial activities, so that the impacts can be effectively mitigated.
2. Using native species within a screen landscaping is advised as these perform better in the local conditions and require less maintenance. Effective screen landscaping growth resulting from the use of native species can also result in less pest and disease attack within these screen landscaping due to their local adaptation.
3. Species used for screen landscaping must be able to achieve branching from their base through the full height of the plant to achieve the visual screen requirements.
4. Plant species with insignificant flowers and fruits are preferred as they attract less amounts of birds, bats, or other wildlife that may in turn feed on, or adversely affect the adjacent crop.
5. A mixture of species is recommended to be planted within screen landscaping to provide a variety of plant shapes and increase screen landscaping aesthetic. Varied plant shapes also reduce the likelihood of gaps within the screen landscaping which mitigates infiltration of particulate matter.
6. Screen landscaping is to be established in accordance with the recommended plant species shown in (refer to Appendix 5: Screen landscaping plant species).
7. Other plant species from Appendices 1 to 4 should also be considered where the location is appropriate (e.g. saline soils).

SC6.7.5.6 Establishment

1. Screen landscaping is required to be planted in accordance with the below any other approvals are granted or endorsement of a plan of subdivision is completed.
2. Fast growing screen species should be established first and in two staggered rows 10m from the property boundary of the infrastructure, rural or industrial activities and achieve a uniform screen.
3. Tree and shrub planting would be installed as tube stock to promote maximum potential growth and establishment to allow the appropriate density to be achieved for the screen landscaping classification.
4. Lower density planting should establish two staggered rows of trees, with shrubs and groundcover planting.
5. Higher density treatment requires three rows of staggered tree planting. Layered tree planting is to be inter-planted with shrubs.
6. Groundcovers should be established on the outer edge to assist in the containment of weeds and other contaminants that may encroach into the planted area.
7. Pioneer tree species are to be established in conjunction with the tree planting to achieve plant densities in less time. Over time, planting of additional trees and shrubs may be required to replace these pioneer species.

SC6.7.5.7 Maintenance

1. The establishment of screen landscaping planting, like any other cover crop, requires watering, fertilising and weeding. Following establishment, maintenance is required to all screen landscaping types for them to remain effective. Screen landscaping should be appropriately designed and constructed to avoid time consuming and costly maintenance requirements, whilst achieving their maximum desired effect of mitigating land use conflicts. Screen landscaping maintenance includes:
2. Maintaining the required screen landscaping characteristics such as height, width, length, and density of each screen landscaping type is required to ensure the effectiveness of the screen landscaping is maintained.
3. Screen landscaping requires pruning and thinning on an annual basis to maintain a 50% density so that their effectiveness is maximised.

4. Screen landscaping is required to be watered during dry periods to maintain good screen landscaping growth.
5. Mulch levels are to be maintained to reduce weed growth and retain moisture.
6. Fertilising before the growing season will assist in maintaining the health and vigour of the screen landscaping.
7. Screen landscaping requires maintenance and management in terms of litter build up, ~~noxious weed~~weed control and ~~pest control~~declared pests. Screen landscaping should remain weed free to prevent the build-up of weed species that can cause infestation of infrastructure, rural or industrial activities or operations areas as well as other neighbouring land uses.
8. Appropriate access strips are provisioned for on either side of the screen landscaping to allow for maintenance activities to be carried out.
9. Ongoing maintenance such as replanting may be required over time to maintain screen landscaping characteristics.

SC6.7.5.8 Establishment and maintenance periods (Screen Landscaping)

1. The developer is responsible for the establishment of the screen landscaping.
2. The establishment and maintenance periods for a screen landscaping is 2 to 5 years.
3. The developer must arrange annual inspections to be undertaken by Council officers to ensure ongoing establishment and maintenance requirements are being carried out.
4. After initial planting, the screen landscaping is to be on-maintenance for a minimum period of 2 years. During this time, the screen landscaping must be maintained to ensure it is establishing well, actively growing, kept fertilised, provided with mulch, watered and weeded as necessary.
5. Annual monitoring reports and maintenance logbooks should be submitted to Council, including photos of both sides of the screen landscaping.
6. Council will undertake an inspection at the end of the 2-year establishment period.
7. Before the screen landscaping is accepted On-Maintenance:
    a. a minimum of 40% permeability has been achieved by the screen landscaping;
    b. permeability measurements will be taken at heights of 2m and 4m;
    c. weediness of screen landscaping is no more than 10%.
8. Once Council has confirmed the screen landscaping has been properly established, the screen landscaping can be accepted On-Maintenance.
9. Before the screen landscaping is accepted Off-Maintenance:
    a. a minimum 50% permeability has been achieved by the screen landscaping. Permeability measurements will be taken at heights of 2m and 4m;
    b. weediness of screen landscaping is no more than 1%;
    c. any dead, dying or underperforming plants are replaced.
10. In the instance where the screen landscaping does not satisfy requirements the maintenance period will be extended by a timeframe agreed that is suitable to bring the screen landscaping to standard.

SC6.7.7.11 Signage and wayfinding

1. Signage (park name and interpretive) in parks forms part of the overall design intent. An approved park name sign is required for land identification and location. Park signage may also inform and/or entertain users of the open space.
2. Walking track markers in natural area parks comply with AS 2156.1 Walking tracks - Classification and signage. The use of pictographic signage and any other measures that contribute to access and inclusion principles.
3. Traffic signs for internal circulation roads are provided as per the Manual of uniform traffic control devices (Department of Transport and Main Roads).
4. If the park has any historic, cultural or natural value the provision of interpretive signage will provide further interest to local users. Interpretive signs are to add value and educational information, where appropriate.
5. All interior and exterior signage is to comply with AS 1428.1: Design for access and mobility and:
    a. ensure the height of letters in signs shall be not less than that given in AS 1428.2 Design for access and mobility — Enhanced and additional requirements — Buildings and facilities, Table 2;
    b. key wayfinding (directional and information) signs include brail.
6. The design of signage is to:
    a. be coordinated;
    b. be legible;
    c. promote safe and appropriate use of the park;
    d. provide directional information between important destinations.
7. Signage must be practical, easy to maintain and maintain effective communication whilst minimising visual clutter.
8. Signs, sign poles, stands or bases are constructed from high durability materials that require minimal ongoing maintenance.
9. Where multiple signs are required in the same location, the signs are to be collocated on one structure where possible.
10. All signs in parks are to be designed in consultation with Council and include Council's logo.
11. Advertising signage is not permitted in parks.

SC6.7.7.12 Utilities

SC6.7.7.12.1 Electricity

1. An electricity supply pillar is provided on at least 1 park frontage, with a switchbox and supply to the electrical facilities in the park.
2. If required, a lockable general purpose outlet is provided and located outside of any switchbox.
3. The capacity of the electrical supply is sufficient to meet the power demands for the electrical facilities in the park (i.e. regional parks have provision for 3 phase power).
4. The type and number of electrical facilities are determined by the park type and as shown on the approved detailed landscape plan.
5. The electricity connections are located, designed and constructed to minimise impacts on existing landform, structures, use areas and vegetation.
6. Electrical infrastructure, in particular switchboards, is located to achieve the most realistic immunity from flooding.

SC6.7.7.12.2 Sewer

1. Where ~~reticulated~~the sewerage ~~connection~~network is available, ~~sewerage connections~~parks are connected:
    a. ~~provided~~ at the park boundary if public toilets or buildings are required;
    b. ~~located~~ at the closest point to the proposed development site in the park;
    c. denoted by permanent markers.
2. Where ~~reticulated~~the sewerage ~~connection~~network is not available, ~~.~~ an ~~appropriate disposal~~onsite wastewater treatment system ~~will~~is to be ~~determined in accordance with~~provided on the site consistent with the *Plumbing and Drainage Act*.

SC6.7.7.12.3 Water supply

1. Where a reticulated water supply ~~or pressurised potable water~~network is available, ~~.~~ a 25mm water ~~service~~ connection is provided at the park boundary with a water meter.
2. Where water supply network is unavailable, a minimum water supply of 5,000 litres is provided for potable uses.
3. At least 1 vandal-proof maintenance tap is provided within the park. Maintenance taps are provided in a park to facilitate cleaning and maintenance of infrastructure, turf and landscaping. In absence of an irrigation system, 1 maintenance tap on a 20mm vandal-proof standpipe should be provided for each 2,000m^2 of park.
4. Taps include a 20mm Council vandal-proof hose tap fitting.
5. Taps are located near the edge of the landscaping, turf or infrastructure and are to be maintained.

12.4 Grantham Structure Plan

Author: Prudence Earle, Senior Strategic Planner
Responsible Officer: Ian Church, Chief Executive Officer

Purpose:

The purpose of this report is to seek Council's endorsement of the Grantham Structure Plan (GSP) as a strategic document to guide future development within the Grantham Structure Planning Area (GSPA), and to authorise its use as an advocacy tool for infrastructure funding.

Officer's Recommendation:
THAT Council:

1. **Endorse the Grantham Structure Plan (August 2025) prepared by PSA Consulting as a strategic document for guiding future development within the Grantham Structure Planning Area, as attached to this report;**
2. **Authorise the use of the Grantham Structure Plan as an advocacy tool to:**
   a. **seek the inclusion of land north of Bowtells Road in the Urban Footprint under the South East Queensland Regional Plan;**
   b. **facilitate delivery of critical infrastructure, including flood-resilient transport connections.**

RESOLUTION

THAT Council:

1. **Endorse the Grantham Structure Plan (August 2025) prepared by PSA Consulting as a strategic document for guiding future development within the Grantham Structure Planning Area, as attached to these minutes;**
2. **Authorise the use of the Grantham Structure Plan as an advocacy tool to:**
   a. **Seek the inclusion of land north of Bowtells Road in the Urban Footprint under the South East Queensland Regional Plan;**
   b. **Facilitate delivery of critical infrastructure, including flood-resilient transport connections.**

Moved By: **Cr M Hagan** **Seconded By:** **Cr C Wilson**
Resolution Number: 24-28/0448

CARRIED
7/0

Executive Summary

The Grantham Structure Plan (GSP) provides a strategic framework and long-term vision to guide future growth in the Grantham Structure Planning Area (GSPA). The GSP is shaped by a combination of community aspirations, physical and environmental conditions and constraints, infrastructure capacity and economic opportunities to reflect the local character and align with broader planning objectives.

The GSP has been developed with funding from the Housing Support Program Stream 1, which seeks to improve housing supply by improving planning to support the increased delivery of new housing in well-located areas.

Key objectives of the GSP include:

- Enabling safe, flood-resilient housing and employment;
- Improving connectivity and infrastructure resilience;
- Leveraging proximity to the Warrego Highway and Inland Rail for economic growth;
- Preserving ecological values, open spaces and community facilities.

The GSP identifies approximately 417 hectares of land as potentially suitable for development, subject to site-specific assessment. The plan aims to deliver a complete, flood-resilient community with diverse housing, employment opportunities, and supporting infrastructure. The GSP outlines three growth scenarios:

- Medium Term (15–30 years): consisting of 1,937 dwellings and 5,230 people;
- Long Term Alternative 1: consisting of 2,844 dwellings and 7,680 people;
- Long Term Alternative 2: consisting of 2,506 dwellings, 6,767 people, and 812 jobs through industrial land.

The GSP recommends advocacy for critical infrastructure, including flood-resilient transport links, water and sewerage upgrades, and planning for a future local centre and school relocation. It also recommends amendments to the Lockyer Valley Planning Scheme to align with the vision of the GSP.

Proposal

The Grantham Structure Plan (GSP) is a strategic document that seeks to guide growth in the Grantham Structure Planning Area (GSPA), including future land uses and infrastructure network connections. The intent of the GSP is to enable the creation of a complete community, which contributes to the provision of additional housing and employment lands for the Lockyer Valley.

Following the significant flooding event in 2011, Council purchased 485 hectares of land in Grantham to develop the Grantham Estate and facilitate the land swap program, providing flood affected residents with a safer place to rebuild their homes. The Grantham Reconstruction Area was officially declared by regulation and resulted in the implementation of the Grantham Reconstruction Area Development Scheme 2011.
The GSP project has been undertaken to identify how the remaining flood free land could be best utilised to support and service the growing community.

The main goals of the GSP are to:

- enable safe, flood-resilient housing, business and job opportunities;
- improve transport and infrastructure, especially ensuring flood-free connections;
- boost economic growth by taking advantage of the area's location near the Warrego Highway and future Inland Rail;
- protect and integrate natural areas, open spaces, heritage sites and community facilities to maintain lifestyle quality and biodiversity.

The project involved establishing the Grantham Structure Planning Area (GSPA) shown in Figure 1.

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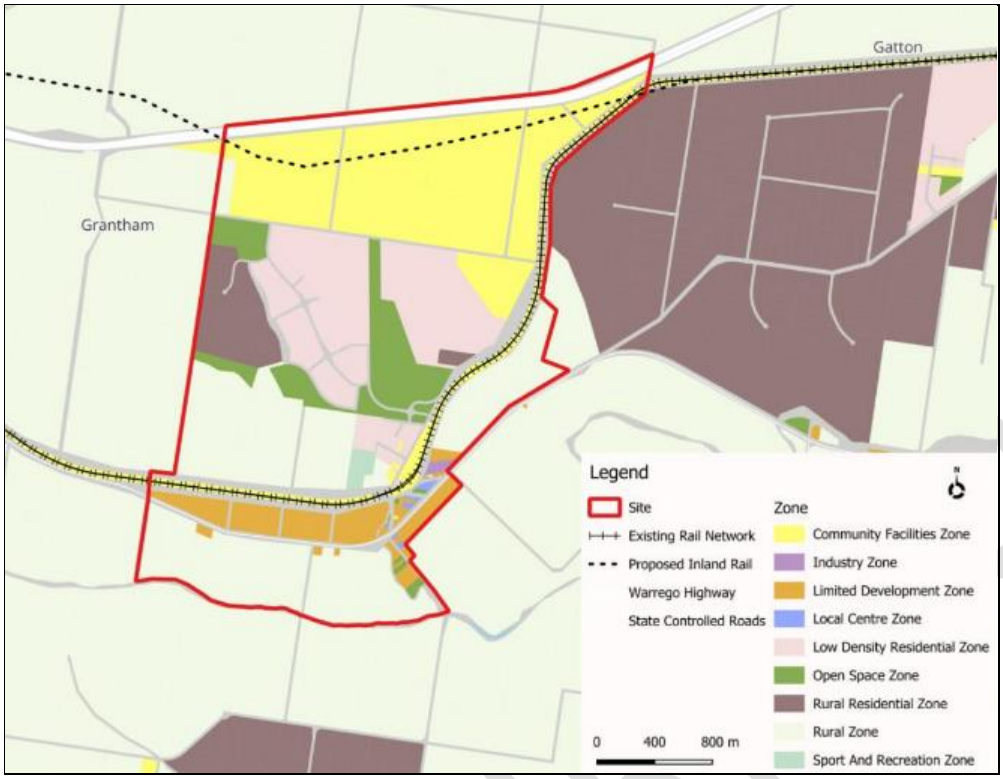

Figure 1. Grantham Structure Plan Area with existing zoning (PSA Consulting, 2025)

About 417 hectares in the Grantham Structure Planning Area (GSPA) have been identified as potentially suitable for development. The development of this area will rely on resolving site-specific issues through individual development applications.

The proposed growth is in addition to the existing township, which will continue to operate.

A preliminary estimate based on the land area suggests the GSPA could accommodate 2,600 to more than 3,100 homes, supporting a future population of 7,000 to 8,400 people.

Growth Scenarios

The development of the GSPA relies on the timely delivery of critical infrastructure essential to kickstart and support future growth. Without the delivery of these key pieces of infrastructure, the creation of a complete community at Grantham will likely never be realised.

The GSP can be used as an advocacy tool for Council to seek funding to assist deliver this infrastructure. This will also help alleviate some of the community's concerns around current access and infrastructure delivery (e.g. roads and sewerage).

The sequencing of infrastructure delivery has been broadly structured around three horizons:

- Short term (5-15 years): Emergency rail level crossing, underpass access to the Warrego Highway.
- Medium term (15-30 years): Highway interchange/regional transport connections planning, rail overpass, internal road upgrades, early stormwater solutions, and utility extensions to support residential and community development.
- Long term (>30 years): Highway interchange, major stormwater basins, and industrial land servicing.

The horizons for the delivery of infrastructure do not align with the timeframes of the land use scenarios. The first land use scenario is intended to be delivered in the medium-term, with the remaining land use scenarios intended to be delivered in the long-term. The development of key infrastructure is initially required in the short-term (and beyond), to act as a catalyst for further growth to occur, as outlined within the land use scenarios.

Medium-Term Land Use Scenario

Key features of the medium-term scenario involve creating a future commercial centre to the north and new residential areas. The medium-term scenario provides for 1,937 dwellings and an estimated population of 5,230 people.

Key infrastructure upgrades include adjusting the road levels at the Philps Road underpass and establishing emergency and interim flood-resilient bridge connections over or across the rail line, and under the Warrego Highway.

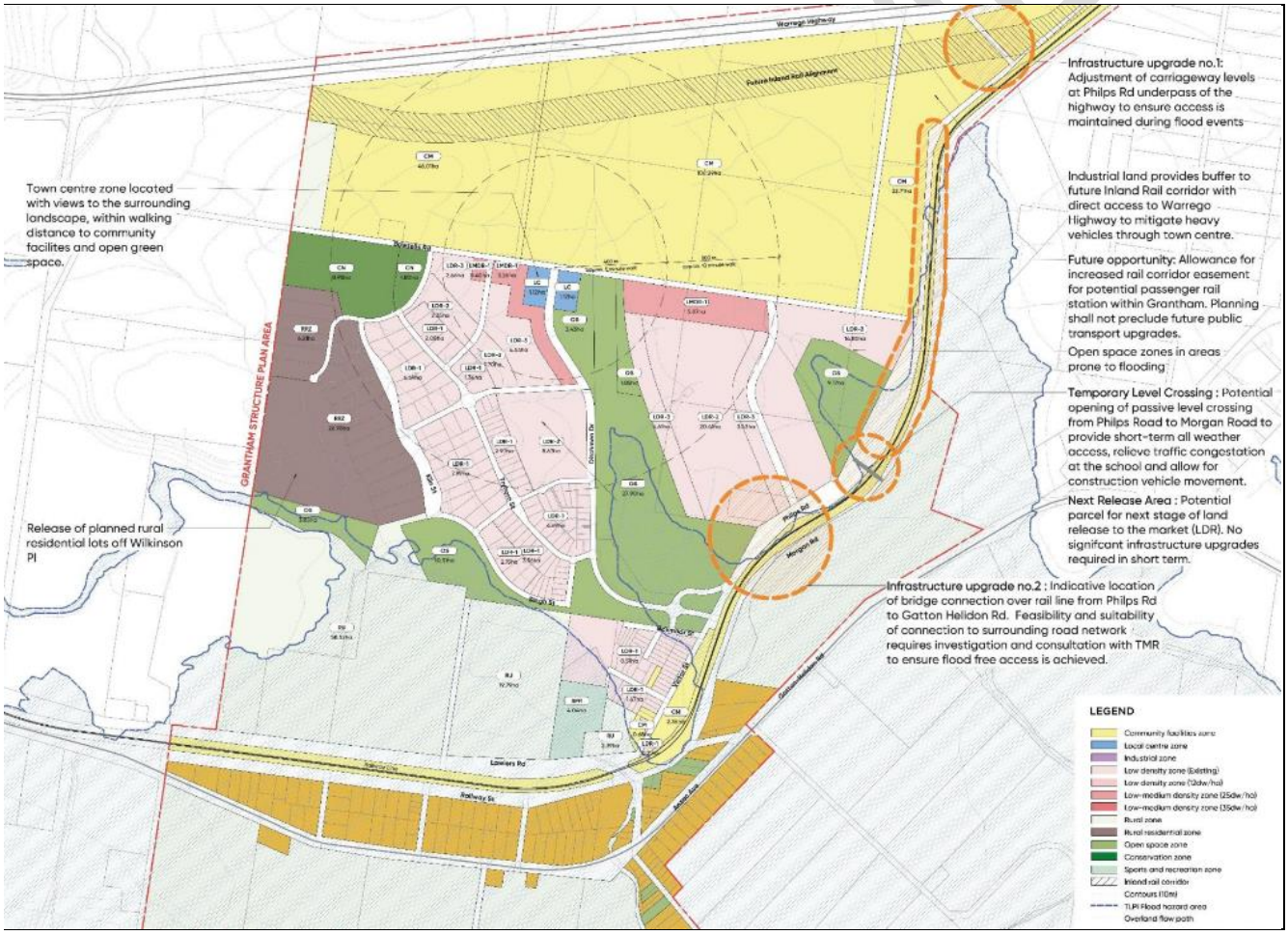

Figure 2. Medium Term Scenario (LatStudios, 2025)

Long-Term Land Use Scenarios

Long-term scenarios 1 and 2 are reliant on successful advocacy to the State government to amend the South East Queensland Regional Plan (SEQ Regional Plan) to include the land north of Bowtells Road in the Urban footprint land use category.

Long-Term Scenario – Alternative 1

Alternative scenario 1 will provide for a total of 2,844 dwellings and an estimated population of 7,680 people. This scenario involves expanding residential zones and the local centre, relocating the primary school, and introducing a regional destination to attract visitors. Higher-density housing will be located around the local centre and community facilities will support population growth. Infrastructure will be upgraded to ensure reliable access and flood resilience.

This scenario includes the adjustment of Philps Road alignment for further resilience during flood events.

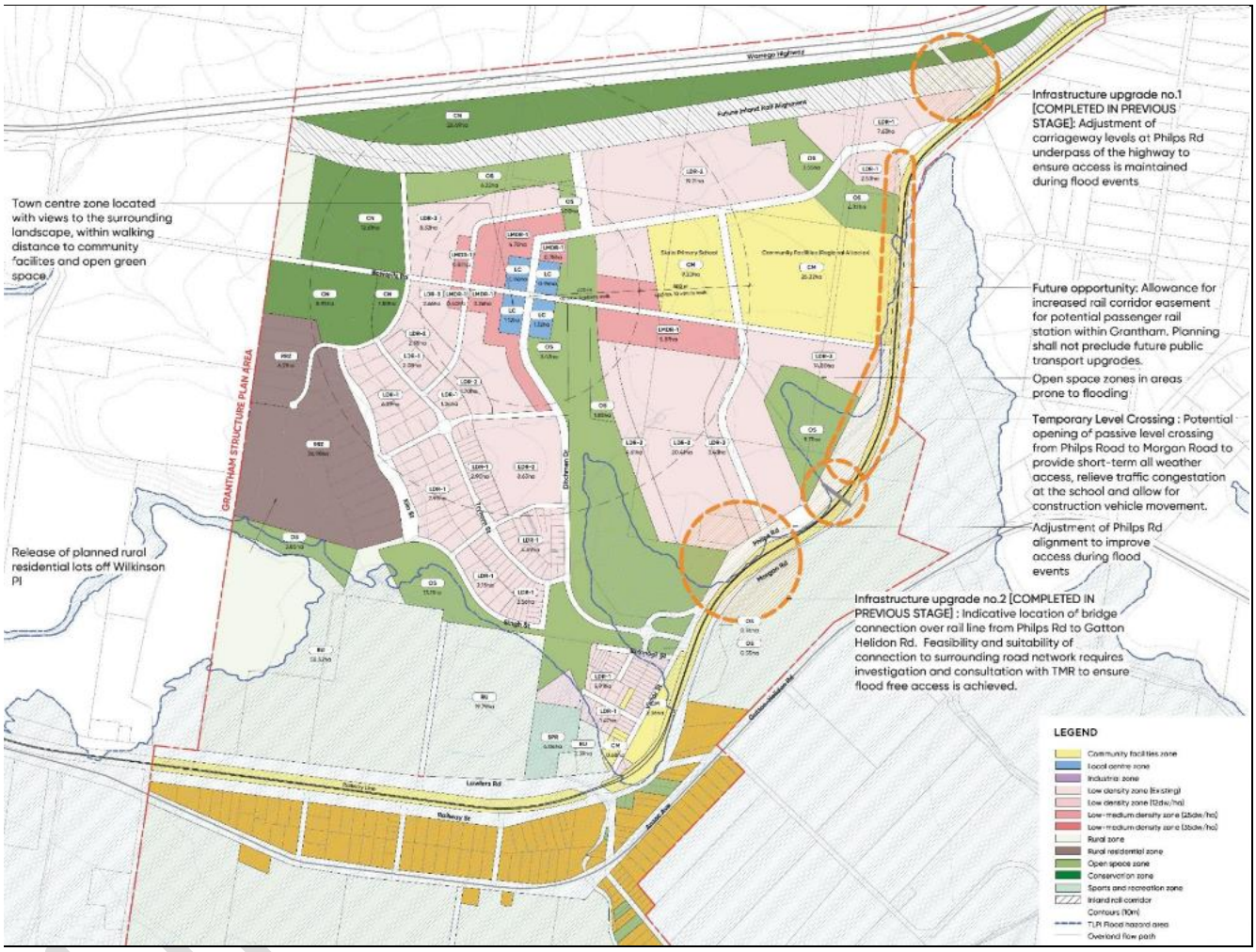

Figure 3. Long-Term Scenario – Alternative 1 (LatStudios, 2025)

Long-Term Scenario – Alternative 2

Scenario Alternative 2 represents the ultimate development outcome. This alternative introduces significant employment and industrial land south of the Warrego Highway, enabled by a highway interchange. This is expected to create substantial job opportunities and address issues regarding serviced industrial land.

The scenario provides for a total of 2,506 dwellings and an estimated population of 6767 people and 812 jobs through the provision of industry land. While attached dwellings remain common, the provision of employment land reduces the overall population and housing when compared to Alternative 1.

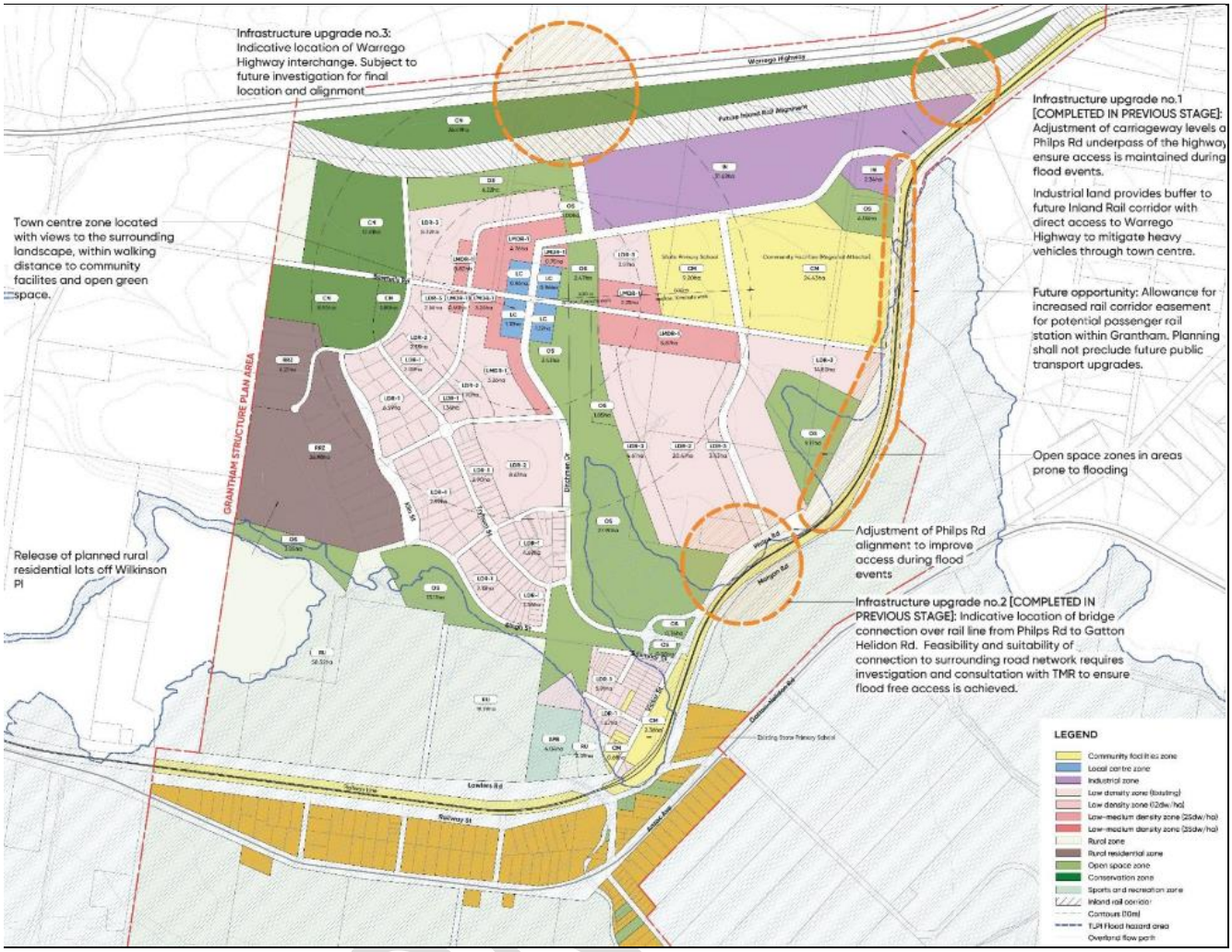

Figure 4. Long-Term Scenario – Alternative 2 (LatStudios, 2025)

Key Actions of the GSP

The GSP identifies the following key actions for advocacy, listed from highest priority to lowest:

1. Flood resilient emergency access
2. Stormwater infrastructure planning
3. Water and sewerage network coordination
4. Internal road upgrades
5. Public and active transport planning
6. Support establishment of a future local centre
7. Plan for primary school relocation
8. Deliver regional attractor or community facility
9. Protect industrial land
10. Explore freight and rail servicing potential

The GSP also recommends amendments to the Lockyer Valley Planning Scheme to align statutory provisions with the GSP's long-term vision. Key amendments include updating the strategic framework to reflect the GSP's objectives for diverse housing, employment, infrastructure and liveability; revising population and employment forecasts in the Local Government Infrastructure Plan (LGIP); and introducing a new Grantham Precinct within the Low-medium density residential zone to support higher residential densities near the

future local centre. Planning scheme maps would be amended to incorporate the GSP's land use pattern, infrastructure sequencing and growth intent.

Consultation

Engagement with the community, Councillors and key stakeholders (Department of Transport and Main Roads, Urban Utilities) was undertaken in developing the GSP.

Community engagement, including a design charrette, was undertaken at the initial stages of the project, and later consultation was undertaken on draft growth scenarios with the opportunity for public comment and submissions. Community priorities included flood-free access, infrastructure capacity, housing diversity and preservation of local character. The feedback received has informed the final growth scenarios of the GSP, identification of emergency access routes and infrastructure planning.

Upon endorsement of the plan, all submitters, community members and key stakeholders involved in the preparation will be advised.

Options
1. Council endorse the Grantham Structure Plan prepared by PSA Consulting.
2. Council does not endorse the Grantham Structure Plan prepared by PSA Consulting.

Critical Dates
Funding acquittal must be completed before 30 June 2026. There are no other critical dates for this project.

Strategic Implications

Corporate Plan
Lockyer Community – Council seeks to understand community needs, resulting in partnerships that realise long-term benefits for the community in a timely manner.
Lockyer Nature - Council's policies and plans support environmentally sustainable development.
Lockyer Planned – An integrated approach to the planning of all communities that strengthens local identity and lifestyle.

Finance and Resource
The GSP has been developed with funding from the Housing Support Program Stream 1, which seeks to improve housing supply by improving planning to support the increased delivery of new housing in well-located areas. Funding acquittal of the project is yet to be completed.

Implementation of the GSP requires ongoing advocacy for significant investment in infrastructure. Advocacy to State and Federal Governments for infrastructure funding will be critical for major transport upgrades and flood-resilient access.

Legislation and Policy
The GSP is a non-statutory document but will inform a major amendment to the Lockyer Valley Planning Scheme and the Local Government Infrastructure Plan. Once of the planning scheme amendment documentation has been prepared, Council officers will seek a Council decision to propose to make a major amendment under section 18 of the *Planning Act 2016*.

Risk Management
Failure to endorse the GSP may result in uncoordinated development, continued infrastructure constraints, and missed opportunities for housing and employment growth.

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Flood hazard remains a key challenge; mitigation measures and resilient access routes are essential and considered a priority for advocacy.

Consultation

Portfolio Councillor Consultation

Consultation with Councillors has been undertaken as part of the development of the GSP. The following summarises consultation actions by date:

- 4 December 2024 – Councillor design charette;
- 25 March 2025 – Councillor workshop on draft GSP;
- 16 April 2025 - Councillor workshop on revised draft GSP;
- 7 October 2025 - Councillor workshop on final GSP.

Internal Consultation

Internal consultation with officers was undertaken including an initial charette on 4 December 2024. The final GSP has been circulated to the Governance and Property, Finance, Community Engagement, Parks, Recreation and Cemeteries, and Infrastructure Delivery Teams. No comments were received.

External engagement with the Grantham community and key stakeholders was undertaken. Matters raised during discussions and charettes have informed the final GSP and scenarios. The following summarises external consultation actions by date:

- 20 November 2024 – Initial community workshop;
- 26 November 2024 – Targeted stakeholder meeting with Urban Utilities;
- 13 January - 16 February 2025 – Place Score Liveability Survey was conducted. Information obtained for the Grantham and Helidon areas was provided to PSA and used in the final report;
- 31 January 2025 – Targeted stakeholder meeting with Department of Transport and Main Roads;
- 1 February 2025 – Community design charette;
- 27 May 2025 – Community meeting on Draft GSP and proposed scenario;
- 27 May - 18 June 2025 – Open for comments from community members on draft scenarios.

The draft GSP was released for community feedback on 27 May 2025. Submissions were invited to help refine the plan and ensure it reflects local priorities, addresses community needs and supports growth. Feedback received has been used to identify key themes, highlight areas of support or concern, and inform revisions to the plan.

Attachments

1⇩ Grantham Structure Plan Draft 89 Pages

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Grantham Structure Plan

Final Structure Plan

29 August 2025

LAND USE PLANNING | DEVELOPMENT APPROVALS | TRANSPORT PLANNING | TRAFFIC ENGINEERING | PROGAM MANAGEMENT | INFRASTRUCTURE

DOCUMENT CONTROL

Document: Project Name: Grantham Structure Plan
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REVISION HISTORY

VERSION	DATE	DETAILS	AUTHOR	AUTHORISATION
V2	29 August 2025	FINAL	Acacia Wildin-Snedden	Malcolm Griffin

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EXECUTIVE SUMMARY

The Grantham Structure Plan (GSP) provides a strategic long term framework to guide future growth within the Grantham Structure Planning Area (GSPA). Initiated in response to historical flood events and supported by the Housing Support Program funding, the GSP aims to facilitate the future development of flood free residential and industrial land, enabling Grantham to evolve into a vibrant, well serviced community with diverse housing options, employment opportunities, and improved infrastructure.

Approximately 417 hectares (ha) within the GSPA were identified as being potentially suitable for development, subject to the resolution of site-specific constraints through individual development applications being brought forward. Based on this, growth projections indicate the capacity to accommodate between approximately 2,600 and 3,100+ dwellings, supporting a future population of around 7,030 to 8,435 people.

Key objectives of the GSP include facilitating:

- Safe, flood resilient residential, commercial, and employment development.
- Enhanced connectivity and infrastructure resilience, particularly through flood free transport networks.
- Economic growth, leveraging strategic proximity to the Warrego Highway and the future Inland Rail alignment.
- Preservation and integration of ecological values, open spaces, heritage sites, and community facilities to support lifestyle quality and biodiversity.

Three staged growth scenarios have been developed to support realising Grantham's development potential over the medium-long term. Key considerations that have shaped the growth scenarios include:

- Constraints analysis: Identification and mapping of key site constraints, such as flood risk, topography, and ecological values, which has guided the allocation of land uses and informed where development should be avoided or sensitively designed.
- Infrastructure networks: The scenarios are supported by coordinated upgrades to essential infrastructure, including the transport network and reticulated services. These networks are fundamental to unlocking development potential and must be planned to ensure cost effective and timely delivery.
- Stakeholder consultation: Input from the local community, Council, and infrastructure providers has played an important role in shaping the scenarios. Ongoing engagement has ensured that local values, infrastructure priorities, and practical implementation considerations are reflected.
- Proposed lot sizes, density, and diversity: A variety of lot sizes and housing typologies have been considered to promote choice, affordability and an urban form that aligns with Grantham's rural character while supporting population growth.
- Economic assessment: An economic assessment has informed the types of land uses that support sustainable growth, job creation, and long term economic resilience, based on the analysis of socio-economic trends and projected population growth.

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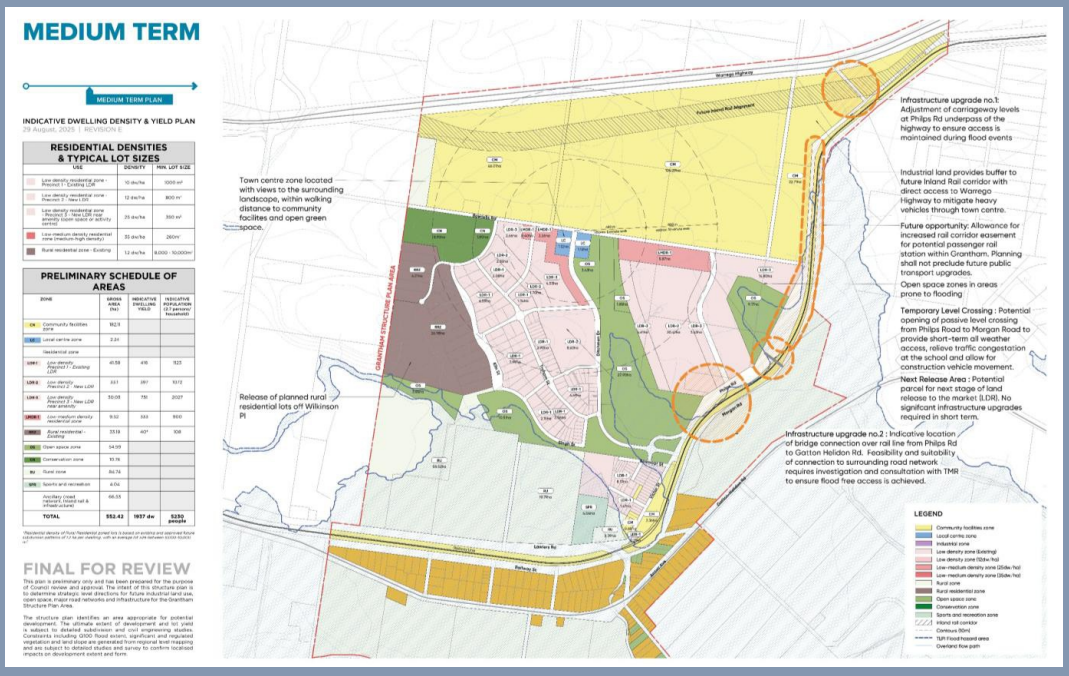
Medium Term Scenario:

- Population: approximately 5,230 residents
- Dwellings: approximately 1,937 dwellings

Key Features: Establishing a future centre north of Grantham and new residential areas, with higher density housing accommodating most growth. Key infrastructure upgrades include adjusting carriageway levels at the Philps Road underpass and establishing an emergency and interim flood-resilient bridge connections over/across the rail line, and under the Warrego Highway.



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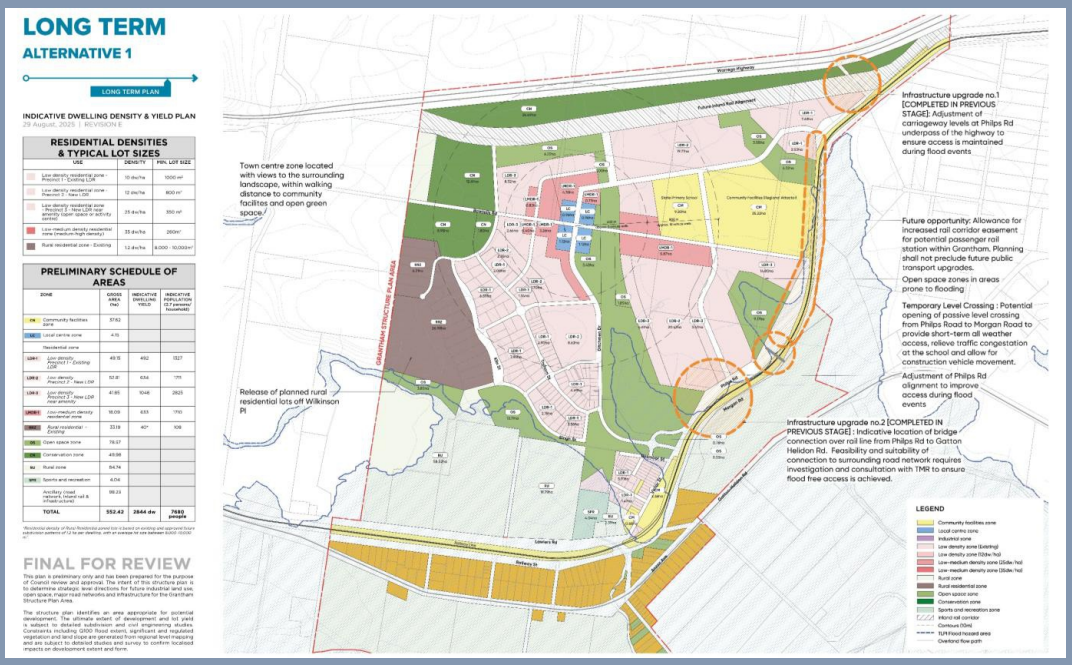
Long Term Scenario Alternative 1:

- Population: approximately 7,680 residents
- Dwellings: approximately 2,844 dwellings

Key Features: Expansion of residential areas and the local centre, relocation of the primary school, and introduction of a regional attractor. Higher density residential zones around the local centre and community facilities will support population growth. Infrastructure adjustments to support development and provide robust access and flood resilient options.



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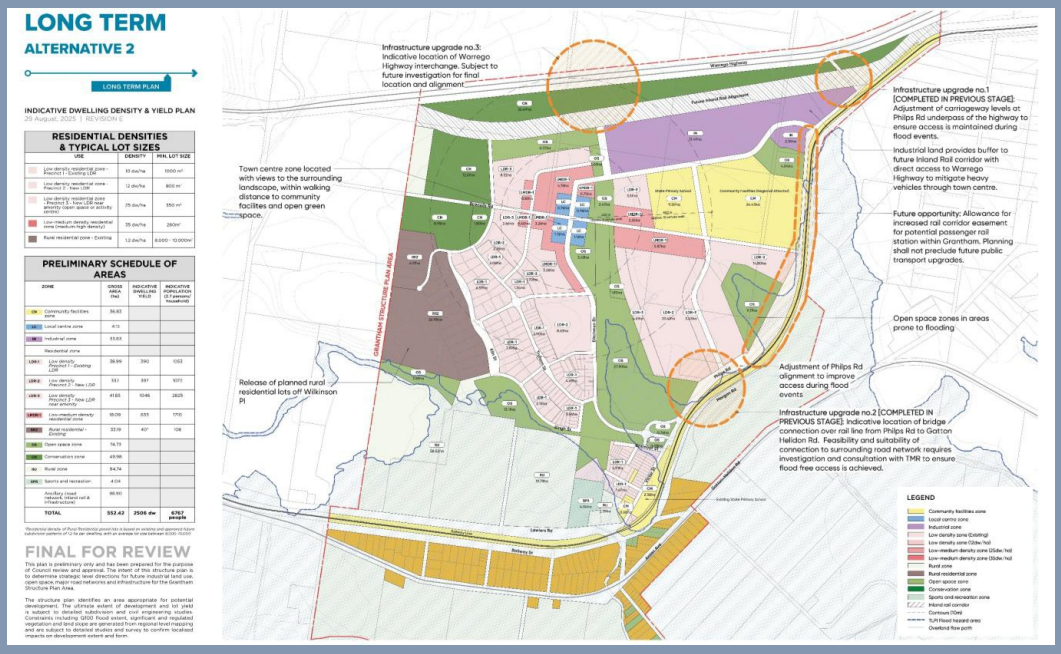
Long Term Scenario Alternative 2 – Ultimate Development:

- Population: approximately 6,767 residents
- Dwellings: approximately 2,506 dwellings
- Jobs: approximately 812 (industrial employment)

Key Features: Introduces substantial employment and industrial land south of the Warrego Highway, facilitated by the highway interchange completion. Attached dwellings remain predominant, although population and residential yields are reduced in low-density and rural residential areas to accommodate employment land, with significant employment opportunities anticipated.



Realisation of the growth scenarios is contingent on timely and strategic investment in critical infrastructure, notably transport connectivity and upgrades, utilities, and stormwater management.

The GSP recommends interim amendments to the Lockyer Valley Planning Scheme to align statutory provisions with the plan's long term vision. Key changes include updating the strategic framework to reflect the GSP's objectives for diverse housing, employment, infrastructure, and liveability; revising population and employment forecasts in the Local Government Infrastructure Plan (LGIP); and introducing a new Grantham Precinct within the Low-medium density residential zone to support higher residential densities near the future local centre. Updates to planning scheme maps are also proposed to incorporate the GSP's land use pattern, infrastructure sequencing, and growth intent. Future amendments to the Planning Scheme may also be required over time to reflect other parts of the GSP, as Grantham continues to develop and evolve.

The GSP sets a clear, integrated path forward for Grantham's sustainable development, providing the framework for a resilient and complete community.

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1. INTRODUCTION

Grantham has been identified as having a long-term opportunity to activate unconstrained (flood free) residential and industrial land and to continue rebuilding the township away from areas of extreme flood hazard. The Grantham Structure Plan (GSP) has been developed to facilitate the future delivery of an appropriate mix of employment areas and diverse housing, supported by community and other services infrastructure.

The GSP will guide future development including the creation of a mix of lot sizes and dwelling types, potential increases in density, consideration of whole-of-life living, incorporating provision for retail, convenience services, employment land, community uses and public spaces that assist with creating a complete community.

The GSP has been developed to deliver an increase in housing supply within the Lockyer Valley region, in accordance with the requirements of the Housing Support Program funding that Council has received to complete this project. Once completed, Council intends to incorporate the findings of the GSP into the Lockyer Valley Planning Scheme and the Local Government Infrastructure Plan (LGIP) review, through a future amendment.

In addition to addressing housing supply, the GSP responds to a key recommendation from the Lockyer Valley Industrial Land Study 2023, which identified the need for this area to be structure planned, in terms of its potential for major employment purposes. This need has been further reinforced in the Lockyer Valley Planning Scheme 2024, highlighting the importance of coordinated planning for Grantham's future development.

1.1 PURPOSE

The GSP aims to reset and guide future development within the Grantham Reconstruction Area by shaping future land uses and improving network connections. The GSP focuses on facilitating the development of unconstrained residential, commercial and employment lands away from flood hazards, ensuring the area is used to its highest and best potential. It envisions the creation of a complete and resilient community, providing for a mix of lot sizes and dwelling types, potential increases in residential density, retail and convenience services, employment land, community uses, public spaces, and whole of life living considerations. Integral to the development of the GSP has been the consideration and reflection of inputs from the community and key stakeholders. Engagement was conducted throughout the structure planning process, to ensure that community and stakeholder values were considered through the development of the GSP.

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2. BACKGROUND

Grantham is a rural community in the Lockyer Valley and is identified in the Lockyer Valley Planning Scheme as an Urban Town, with a portion of the land allocated in the Urban Footprint.

In 2011, following the significant flooding event, Council purchased 485 hectares of land in Grantham to develop the Grantham Estate and facilitate the land swap program, providing flood affected residents with a safer place to rebuild their homes. The Grantham Reconstruction Area was officially declared by regulation which had resulted in the implementation of the Grantham Reconstruction Area Development Scheme 2011.This Scheme not only helped relocate residents to flood free land but also ensured the continued viability and resilience of the township. Over time, as new residents and families settled into the estate, Council began looking ahead to how the remaining flood free land could be best utilised to support and service the growing community. This forward planning led to the establishment of the Grantham Structure Planning Area (GSPA) as a framework for guiding future development. The extent of the GSPA, including the identified investigation areas are shown in Figure 1.

The GSPA has been identified as a future opportunity to activate unconstrained residential and employment land in the Lockyer Valley region. Therefore, the preparation of a structure plan for this area seeks to support the ongoing rebuilding of Grantham, increase economic opportunities, and support the town's future role as a significant residential and employment hub within the region.

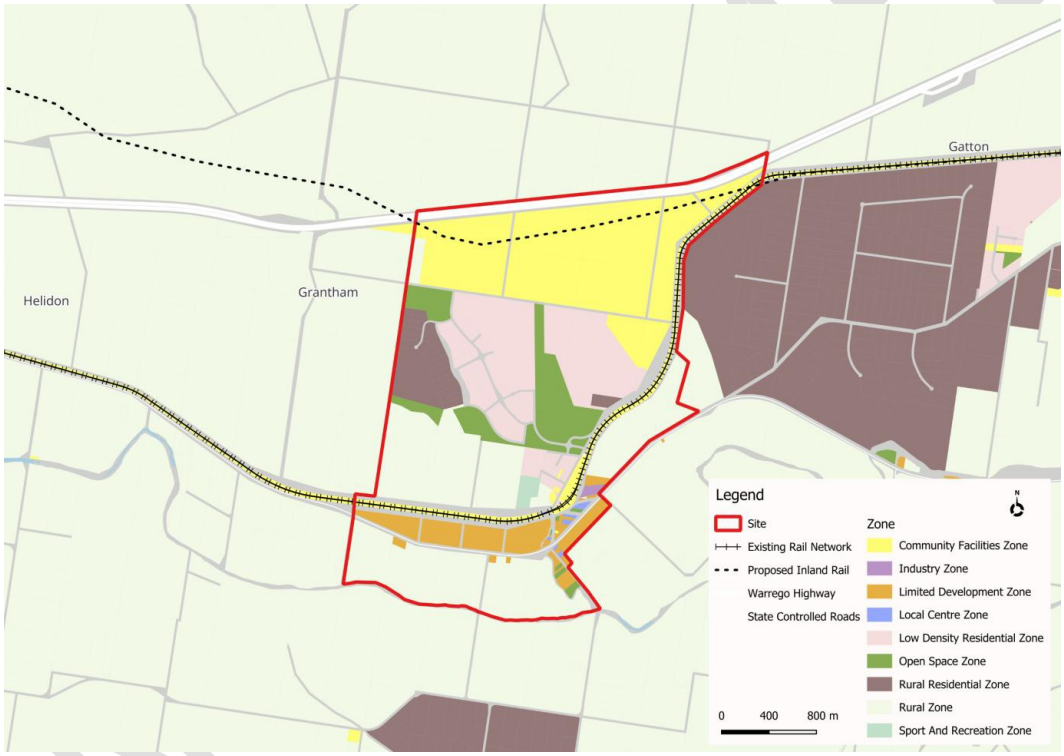

Figure 1: Grantham Structure Plan Area with existing Zones (Source: *PSA Consulting, 2025*)

2.1 GRANTHAM NOW

Understanding Grantham as it stands today is essential to planning for its future.

Figure 2 provides a snapshot of Grantham's current demographic, household, education, and employment characteristics, offering valuable insights into the community's current composition, needs and growth patterns. These insights serve as a foundation for the preparation of the GSP, ensuring that planning decisions are informed by current data and aligned with the town's evolving social and economic landscape, as well as being driven by Council's aspiration to see Grantham realise its potential to provide additional housing, retail, community and employment opportunities to meet the future needs of the region and create a complete community.

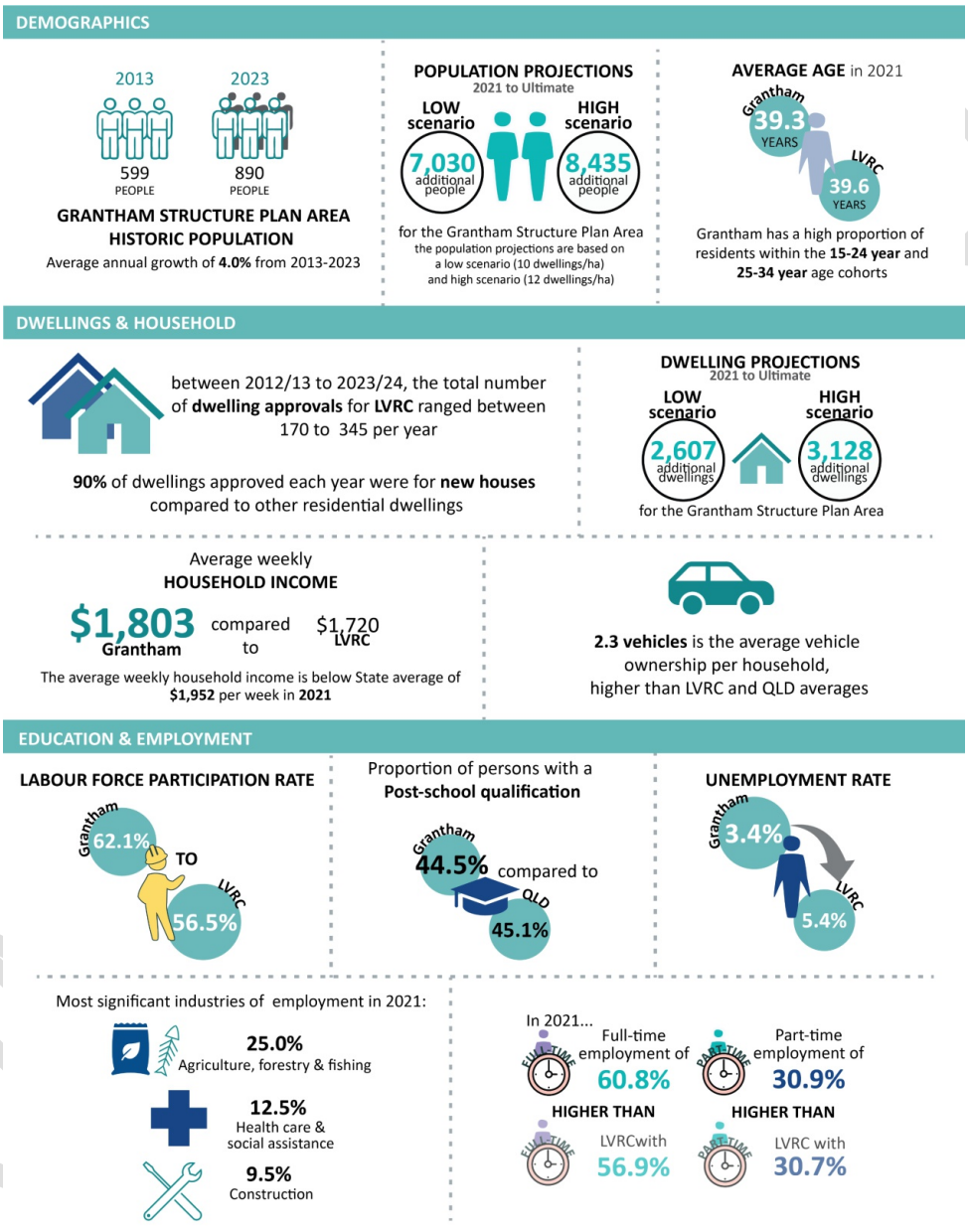

Figure 2: Socio-economic Snapshot of Grantham

3. POLICY CONTEXT

A range of state, regional and local government reports and strategies have been reviewed to establish a clear understanding of the broader planning context. **Appendix 1** provides a summary of the relevant key policy that have informed the strategic direction of the GSP.

Consideration of the policy context is essential to ensure the GSP aligns with both the State and regional planning frameworks, as well as the local planning provisions set out in the Lockyer Valley Planning Scheme.

4. SITE ASSESSMENT

4.1 TOPOGRAPHY

Lockyer Valley's distinctive bowl-shaped topography creates a unique combination of natural assets that influence land use and development within the GSPA.

The southern portion of the GSPA is predominantly low lying, flat terrain situated within a floodplain. This presents significant limitations to further development of this area due to significant and known flood risks. As a result, residential development has shifted towards higher ground in the northern part of the GSPA, where elevated terrain offers greater flood protection and attractive views of the surrounding mountain ranges. This shifting of residential areas towards higher ground has contributed to the emergence of a desirable lifestyle area, leveraging the region's scenic amenity.

4.2 CULTURAL SIGNIFICANCE

First Nations

The land within the Lockyer Valley is of high cultural and spiritual significance to several Traditional Owner groups.

The northern portion of the GSPA falls within an Aboriginal Cultural Heritage Investigation Area and is currently under assessment. This investigation may result in specific requirements for land use and development to ensure that cultural heritage is appropriately managed and conserved in accordance with legislative and community expectations. Recognising and protecting First Nations cultural heritage will be fundamental to a respectful and inclusive approach to future growth of the GSPA.

Local Heritage

The GSPA includes a number of Local Heritage Places as set out in the Lockyer Valley Planning Scheme. These Places all hold a heritage significance to the region and are protected to ensure the significance and values are conserved for the benefit of the community and future generations. These Local Heritage Places include:

- (former) Grantham Butter Factory (6 Victor Street)
- William Street Camphor Laurel Trees
- Grantham State School and Residence (15 Victor Street)
- Grantham General Store

It is noted that there is a revised Local Heritage Study that is currently being undertaken for Non-Indigenous heritage places. Local Heritage sites that have been confirmed as part of this study, in addition to those mentioned in the Planning Scheme, include:

- (former) Mc Garva's Store (6 William Street)
- (former) Singh's Grantham General Store (2 Harris Street)

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4.3 INFRASTRUCTURE

4.3.1 Transport

The GSPA is currently serviced predominantly by road transport, with limited public transport services on Gatton-Helidon Road. Furthermore, there are no designated active transport pathways provided or planned in the GSPA. The Warrego Highway and Gatton-Helidon Road are State controlled roads and designated heavy vehicle routes, acting as key arterials for Grantham commuters. The Warrego Highway is subject to ongoing studies and strategies for safety and capacity improvements. Other key roads in the area which are Council controlled include Sandy Creek Road, Bowtells Road, Lawlers Road and Philps Road.

The West Moreton System (Rosewood to Miles) rail corridor runs through the southern portion of the GSPA, transporting freight (coal and grain) on the system and also catering for long distance passenger transport. However, it is acknowledged that there are no direct services to the GSPA or nearby areas.

The proposed Inland Rail corridor between Helidon and Calvert is planned to pass through the northern portion of the GSPA, generally following the alignment of the Warrego Highway. There is currently a dedicated and preserved corridor, and the project is currently in the reference design stage.

4.3.2 Stormwater, Water and Sewer

Stormwater

Grantham has a history of severe flooding, notably during the 2011 flood events. In response, on 22 July 2024, the Council implemented a Flood Regulation Temporary Local Planning Instrument (TLPI) to improve flood management. This introduced a Flood hazard overlay replacing the existing flood hazard overlay as part of the planning scheme.

The existing stormwater infrastructure includes scattered culverts along Kiln Street and two stormwater detention basins in the Grantham Community Parklands. There is currently no piped drainage within the GSPA. The LGIP does not currently designate future stormwater infrastructure in the study area. The Rebuilding Grantham Together Development Scheme map highlights indicative future infrastructure, including additional pipes, swales, and detention basins.

Water and Sewer

The GSPA currently contains existing water pump stations, reservoirs and pressure mains for water infrastructure, and a sewerage treatment plant and pressure mains for sewer infrastructure.

Urban Utilities is the asset owner for water and sewer in the area. A recent upgrade of the Grantham Reservoir was undertaken to assist with network reliability and resilience. Feedback from engagement with Urban Utilities is that network capacity for both water and sewer is likely limited, but detailed modelling will need to be undertaken to establish exact capacity and infrastructure needs.

4.3.3 Electricity

The Energex network shows the existing distribution and feeder network running through the residential area as well as along Philps Road and Sandy Creek Road, however the remainder of the GSPA is not serviced by an electrical network. The Energex online portal network mapping shows a capacity band for existing transformers between 40-100%, however further detailed analysis or consultation with Energex is required to determine actual availability within the network.

4.3.4 Parks and Community Facilities

The existing parks within the GSPA include McGarva Park, Bugler Park, Grantham Recreation Reserve and the Grantham Community Parklands which includes a public BBQ and toilet facilities.

The existing community facilities are the Old Grantham Butter Factory, Grantham State School and Grantham Rural Fire Brigade.

Council is currently reviewing sites and projects identified within the LGIP. As part of this review, the future district sports park (ref. OSF094) has been nominated for removal. However, a new regional recreation park (ref. OSF088) is

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proposed for inclusion, subject to relocation due to flood constraints. This facility would provide additional recreational opportunities for infrastructure facilities in the GSPA.

4.4 DEVELOPMENT ACTIVITY

The GSPA has experienced minimal development activity and interest from the development industry in recent years. It is considered that the lack of development activity is primarily due to infrastructure constrains that impact both accessibility and serviceability. Much of the GSPA remains unserviced, particularly with respect to reticulated water, sewerage, and stormwater infrastructure. These limitations have created uncertainty around timing and delivery of development ready land.

The most substantive development application approved in recent years has been for a 21 lot rural residential subdivision on Wilkinson Place. Despite obtaining the necessary development approvals, the property is now listed for sale, and it is assumed that this could be due to ongoing difficulties in overcoming infrastructure constraints to service the proposed allotments.

Limited development activity in the area highlights that unlocking the development potential of the GSP will require the delivery of essential infrastructure to enable servicing and provide greater certainty to the market.

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5. CONSTRAINTS, CHALLENGES & OPPORTUNITIES

The GSP has considered a number of constraints, challenges and opportunities, which inform potential land use scenarios for facilitating future development of the GSPA.

5.1 CONSTRAINTS

5.1.1 Biodiversity

The GSPA is surrounded by significant tracts of remnant vegetation and protected natural areas, including the Lockyer National Park, which covers the Helidon Hills to the north (refer Figure 3). These surrounding areas of high ecological significance provide crucial habitat for a diverse range of flora and fauna species and play a key role in maintaining regional biodiversity.

Within the GSPA, the western portion contains Matters of State Environmental Significance (MSES), including designated koala habitat areas. Protecting and enhancing the connectivity of these habitats with surrounding ecological areas is essential for preserving biodiversity, facilitating wildlife movement, and supporting broader conservation efforts across the region. Beyond their ecological importance, these natural areas also contribute to the GSPA's recreational value, offering opportunities for nature-based activities that enhance community wellbeing.

Land use planning will need to balance growth with environmental preservation, ensuring that development avoids or mitigates impacts on sensitive ecological areas while integrating green space and habitat connectivity into the urban fabric.

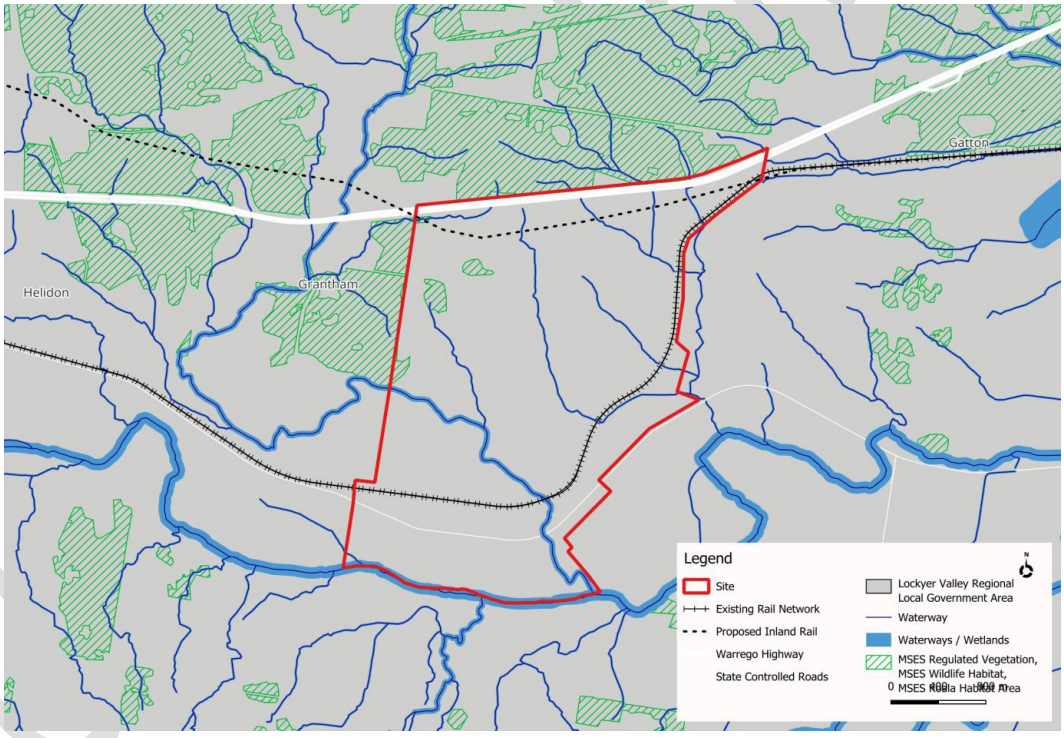

Figure 3: Grantham Structure Plan Area Biodiversity (Source: *PSA Consulting, 2025*)

5.1.2 Flooding & Catchment Management

Grantham is situated within one of Queensland's key agricultural regions, which is renowned as one of Australia's most important food bowls. While an economic advantage, the area is also susceptible to heavy flooding. The Lockyer Creek Catchment collects and channels significant volumes of water during heavy rainfall events, contributing to widespread flood hazards across the region. Within this system, the Upper Lockyer Creek Catchment directs floodwaters downstream, making Grantham, particularly the lower lying areas of the GSPA, highly vulnerable to both flash flooding and prolonged inundation.

Figure 4 shows areas within the northern part of the Lockyer Valley region which are subject to the Temporary Local Planning Instrument Flood hazard overlay and the residential areas that are included within this overlay. The figure highlights that Grantham is not alone in facing flood risks. The surrounding areas within the Lockyer Valley also contend with similar challenges, as the entire region is influenced by the interconnected system of tributaries and watercourses feeding into Lockyer Creek.

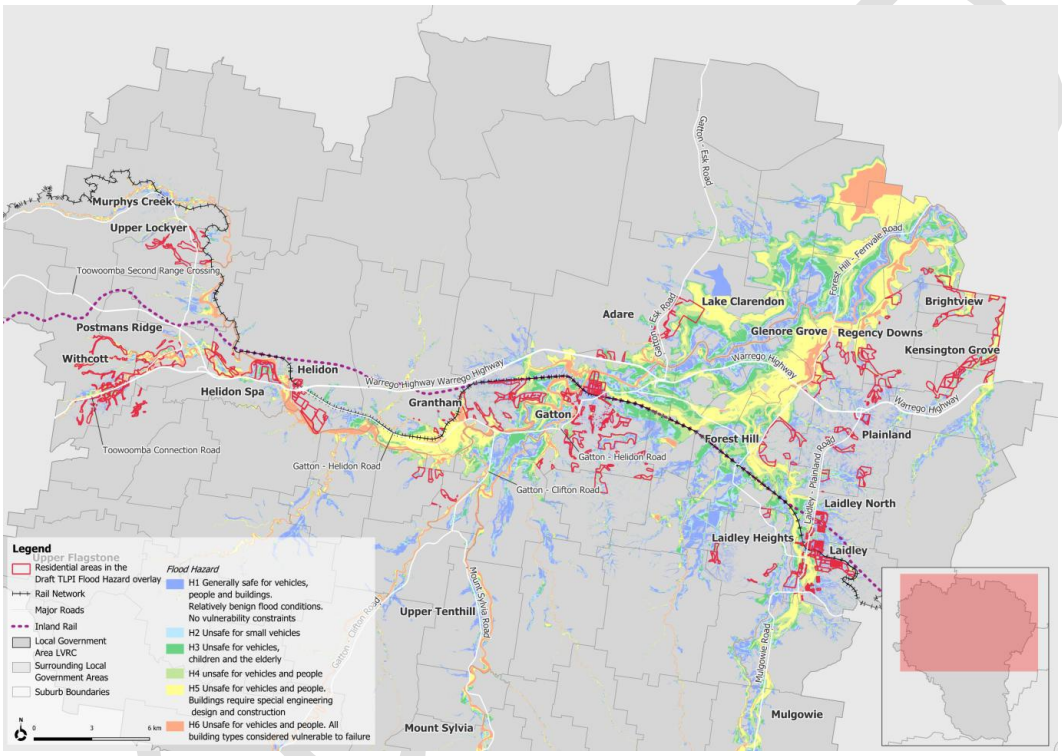

Figure 4: Flood Affected Residential Areas in Lockyer Valley (Source: *PSA Consulting, 2025*)

The GSPA is considered a "flood island," a term used to describe areas that remain above flood levels but become isolated by surrounding floodwaters. During flood events, access roads to the GSPA are cut off, and depending on how long floodwaters take to recede and the extent of road damage, isolation can last for several days. This poses significant challenges for residents and emergency services.

While reducing flood risk will continue to be a key consideration in planning for Grantham, its location within a flood prone area means that flood events will continue to occur. Community consultation highlighted the critical need for an alternative access route during floods to ensure safe passage for both residents and emergency responders. Therefore, planning efforts will need to focus on enhancing safety, resilience, and preparedness rather than eliminating flood risk altogether, ensuring that the community can better withstand and recover from future flood events.

In order for the full development potential of Grantham to be realised, it will be critical to ensure that flood-free access is provided to service the planned and growing community. At a minimum, this includes the provision of

emergency flood free access across the railway line in the first instance. If this cannot be provided, then the development of a complete community at Grantham which provides for unconstrained residential, commercial and employment lands away from flood hazards, allowing the area is used to be utilised for its highest and best potential will not be possible.

Further road upgrades will also be required to unlock the development potential of the GSPA (refer section 5.2.1 below for further discussion). Funding assistance from the Commonwealth and State governments will be crucial in providing the necessary road upgrades, to ensure that flood resilient access can be provided to the GSPA and thus, allow the area to realise its full development potential.

5.1.3 Bushfire

The western portion of the GSPA is identified as an area of bushfire hazard risk, primarily due to the presence of existing vegetation and remnant bushland (Figure 5). While this vegetation supports ecological values and habitat connectivity, it also increases bushfire risk, particularly during periods of high temperatures and dry conditions.

Future development near bushfire prone areas will need to consider appropriate setbacks and resilient building design to mitigate bushfire hazard risk. Additionally, maintaining green corridors will need to be balanced with fire management strategies to protect environmental assets and maintain community safety.

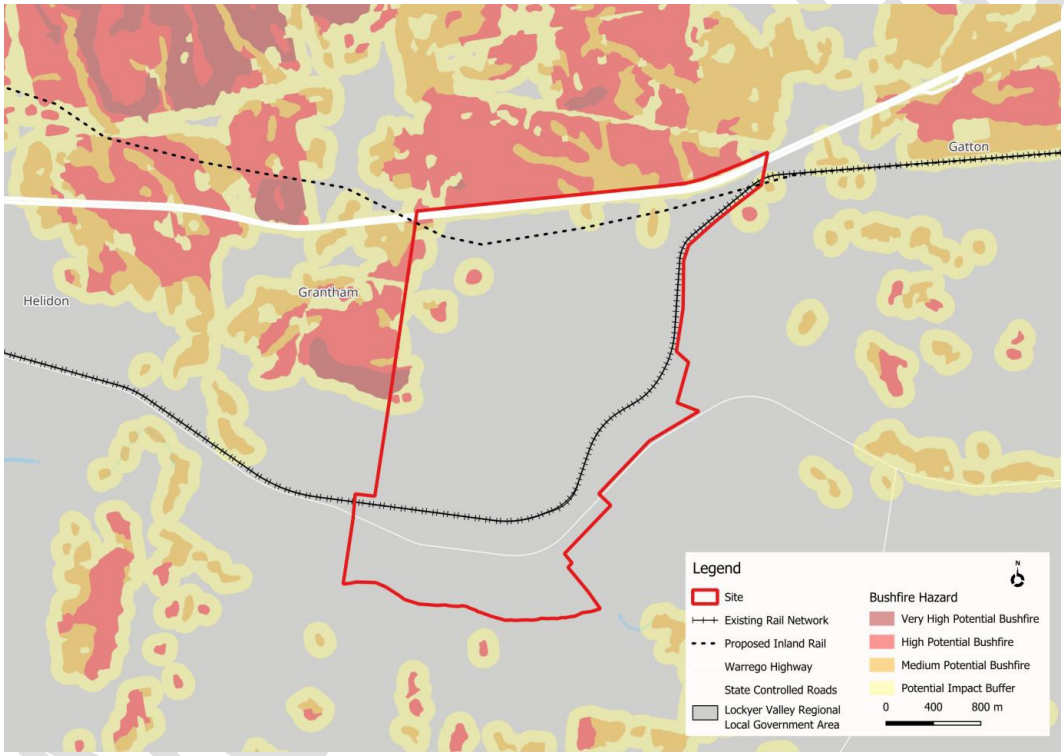

Figure 5: Grantham Structure Plan Area Bushfire Hazard (Source: *PSA Consulting, 2025*)

5.1.4 Slope

The Lockyer Valley's distinctive bowl-shaped topography creates a unique combination of natural assets that influence land use and development within the GSPA.

The southern portion of the GSPA is predominantly low lying, flat terrain situated within a floodplain (refer Figure 6). This presents significant limitations to further development of this area due to significant and known flood risks.

Understanding the topographical characteristics of the GSPA guides future land use decisions, ensuring that development avoids flood affected land which occurs in the low lying areas of Grantham, while maximising the area's unique scenic and landscape advantages.

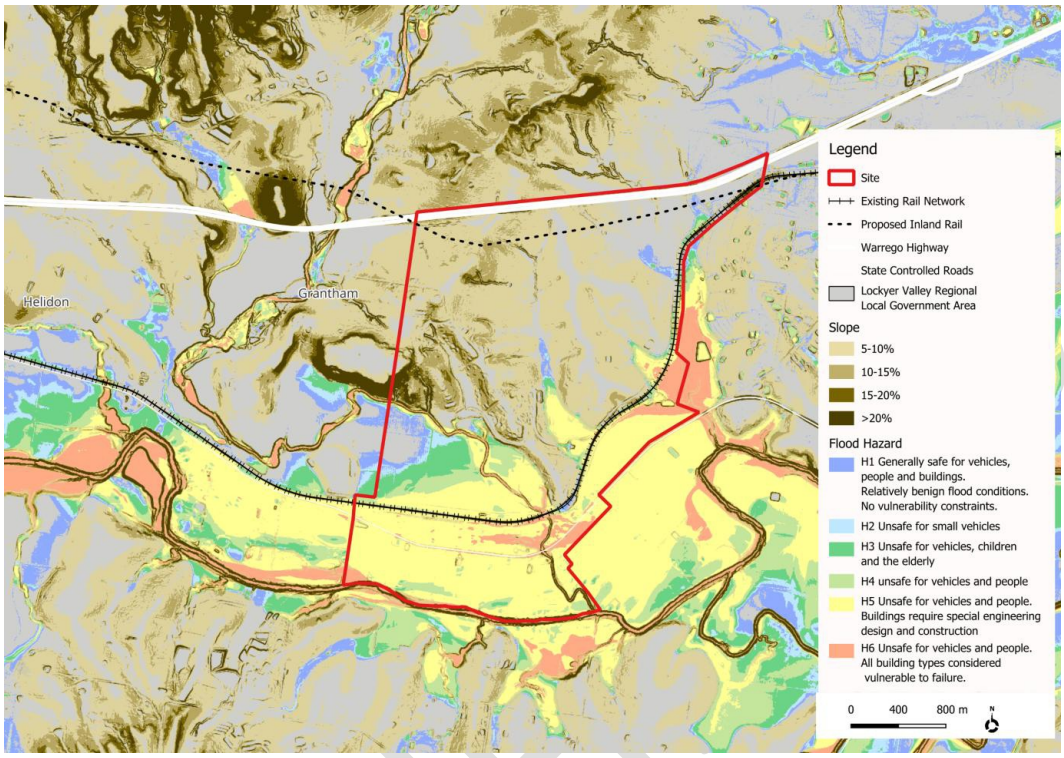

Figure 6: Grantham Structure Plan Area Topography (Source: *PSA Consulting, 2025*)

Implications of Constraints on the GSP

Constraints identified within the GSPA have implications for how land is designated and developed, shaping land use planning decisions and presenting challenges that need to be addressed to support future growth and community resilience.

A key objective of the GSP is to build flood resilience, with the GSPA's susceptibility to isolation during flood events highlighting the need for planning that prioritises flood free access routes. Without addressing access challenges, the area's full development potential will remain restricted.

Environmental values, including biodiversity and ecological connectivity, restrict development in sensitive areas. Land use planning must balance conserving ecological assets and accommodating growth, incorporating green corridors and open spaces to support habitat continuity and community wellbeing.

Bushfire risk, particularly across the western portion of the GSPA, necessitates land use designations that avoid placing vulnerable uses in high-risk areas and incorporate appropriate bushfire mitigation measures.

Topographical constraints in the southern part of the GSPA limit development feasibility. Low lying areas are unsuitable for intensified development and growth should instead be directed towards higher, less constrained land to maximise safety and development opportunities.

Overall, these constraints have played an important role in shaping land use responses that promotes a connected, resilient, and sustainable Grantham community.

5.2 CHALLENGES AND OPPORTUNITIES

This section outlines the key challenges and opportunities that have informed the planning of the GSP. It focuses on four core themes – Connectivity and Access, Environment and Natural Systems, Mix of Uses and Activities, and Local Character and Infrastructure – identifying issues to be addressed and opportunities to be leveraged to support the sustainable growth of the GSPA.

5.2.1 Connectivity and Access

Creating reliable and safe access to and within the GSPA is fundamental to support future growth and resilience. Currently, access to Grantham is limited and susceptible to flooding, highlighting the need for all weather access to help maintain connectivity and ensure residents can reach key services during extreme weather events, as well as providing access for emergency response.

The absence of a direct connection to the Warrego Highway constrains long term connectivity and development opportunities. Additionally, the current alignment of Inland Rail poses a risk of restricting land use and access to the north of the GSPA, requiring careful planning to protect future viable land use opportunities, while maintaining the potential for future transport links.

Expanding public transport services, particularly extending routes along Gatton Helidon Road, towards Placid Hills, could improve mobility for residents and reduce reliance on private vehicles. A key driver for improved public transport services will be an increase in population in Grantham. Complementing this with active transport infrastructure, such as pedestrian and cycling connections surrounding Tryhorn Street, will improve accessibility and promote a walkable, well-connected community. Prioritising safe and comfortable streetscapes will further strengthen the GSPA's identity and improve daily experiences for the local community and visitors.

Managing school related traffic around Grantham State School is another key consideration, requiring strategies to improve safety and minimise congestion during peak drop-off and pick-up times.

By addressing these challenges and leveraging opportunities for improved connectivity and access, Grantham can establish a more accessible, resilient, and integrated transport network. Figure 7 below outlines the key challenges and opportunities for Connectivity and Access. In addition, it is recognised that achieving a critical mass in population at Grantham which might warrant significant road upgrades will not be realised without improving safe access in the first instance. A proactive approach to the development of access improvements will be needed for the GPSA to realise its development potential and will be needed to act as a catalyst for unlocking the development potential for the area.

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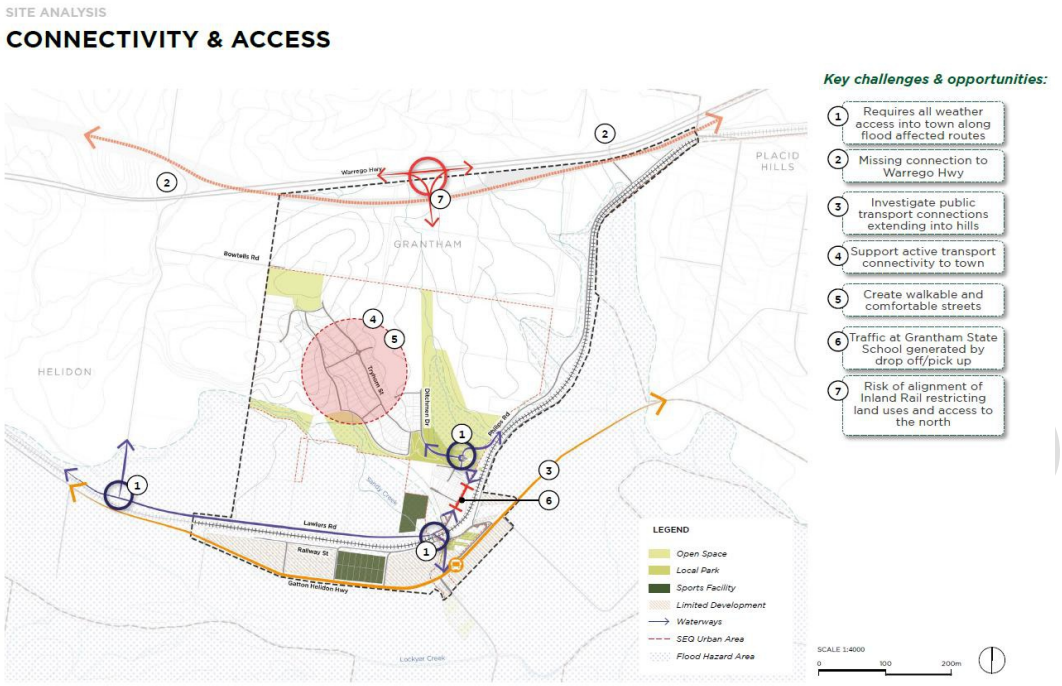

Figure 7: Connectivity and Access (Source: *LatStudios, 2024*)

5.2.2 Environment and Natural Systems

The natural environment is a defining feature of the GSPA, contributing to its character and ecological value. However, the area is subject to flooding from Lockyer Valley and Sandy Creek, necessitating careful land use planning and flood mitigation strategies to ensure community safety.

Protecting and retaining significant habitat and vegetation, including areas identified as Matters of State Environmental Significance (MSES) for Koala Habitat and Wildlife Habitat south of Bowtells Road, is essential for maintaining ecological health of the GSPA. Scenic landscape areas also play a crucial role in the GSPA's identity, and safeguarding these features will help preserve the visual appeal and sense of place.

There is an opportunity to incorporate protected vegetation into open space areas, enhancing both conservation outcomes and community access to green spaces. Additionally, limited development opportunities could be investigated for potential public recreation uses. Recreational spaces, such as parks, trails and sporting fields, are better suited to flood prone areas as they can accommodate periodic inundation with minimal long term impacts, unlike built structures. This approach not only provides further opportunities for residents and visitors to engage with the natural environment, but also helps maintain ecological integrity and supports natural flood management by utilising permeable surfaces and allowing floodwaters to disperse more effectively.

Connected green corridors offer an opportunity to integrate water management considerations, supporting a more sustainable Grantham. These corridors can play a key role in managing stormwater, reducing pollution, and improving water quality.

Striking a balance between environmental protection and community needs will be key to ensuring the resilient growth of GSPA while safeguarding ecological values, mitigating flood risks, and enhancing recreational and lifestyle opportunities for residents and visitors.

Figure 8 below outlines the key challenges and opportunities for Environment and Natural Systems.

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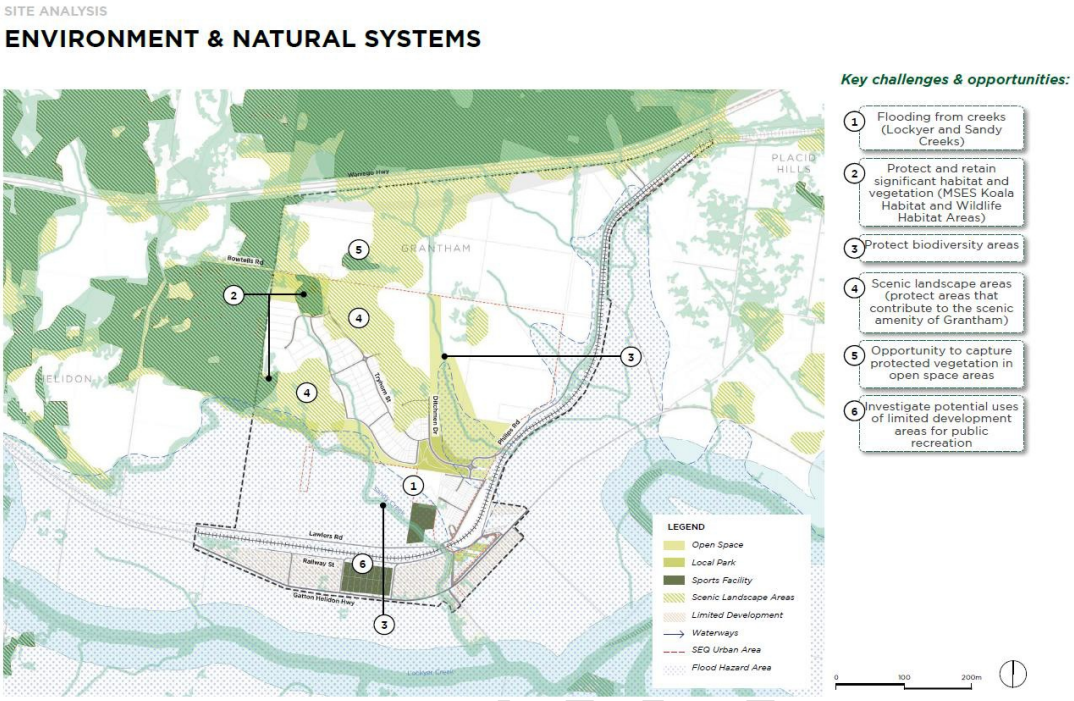

Figure 8: Environment and Natural Systems (Source: *LatStudios, 2024*)

5.2.3 Mix of Uses and Activities

The future land use and activity mix of the GSPA must support economic growth, additional housing supply, community needs, and long term sustainability. The northern lots, currently zoned for community facilities, present an opportunity for future industrial or employment generating uses, which would diversify the local economy and provide jobs closer to new residential areas.

This area also has the potential to serve a regional employment function in the longer term, which would serve much more than just the local community. However, a direct interchange form the Warrego Highway would be required in order for this major employment potential to be realised. The GSP preserves the ability for the land in the north to be developed as an employment generator, recognising that this may be many decades away before it comes to fruition.

Meanwhile, the existing town centre in the southern portion of the site faces challenges due to its location predominantly within the Limited Development zone. This highlights the need to explore alternative commercial hubs, such as a new local town centre being developed in the north to align with new residential, community and employment growth (and as provided for within the strategic framework of the planning scheme). This is while also acknowledging the importance of the through road exposure of existing commercial activities to traffic passing directly by when travelling along Gatton Helidon Road. The GSP does not preclude existing lawful commercial activities from continuing to operate.

Anticipated residential expansion in the GSPA will require staged land releases that integrate with essential services and infrastructure. As the community grows, ensuring accessible spaces for youth recreation and sports facilities will also be important for encouraging social connection and promoting community wellbeing.

The existing Grantham State School, located in proximity to the rail line, faces constraints for future expansion. Strategic planning for education and community infrastructure outside of the limited development area is needed to support ongoing viability of the town.

Addressing challenges to diversify employment opportunities, planning for local businesses outside limited development areas that align with residential growth, and integrating essential services and infrastructure will help create a well serviced community.

Figure 9 below outlines the key challenges and opportunities for Mix of Uses and Activities.

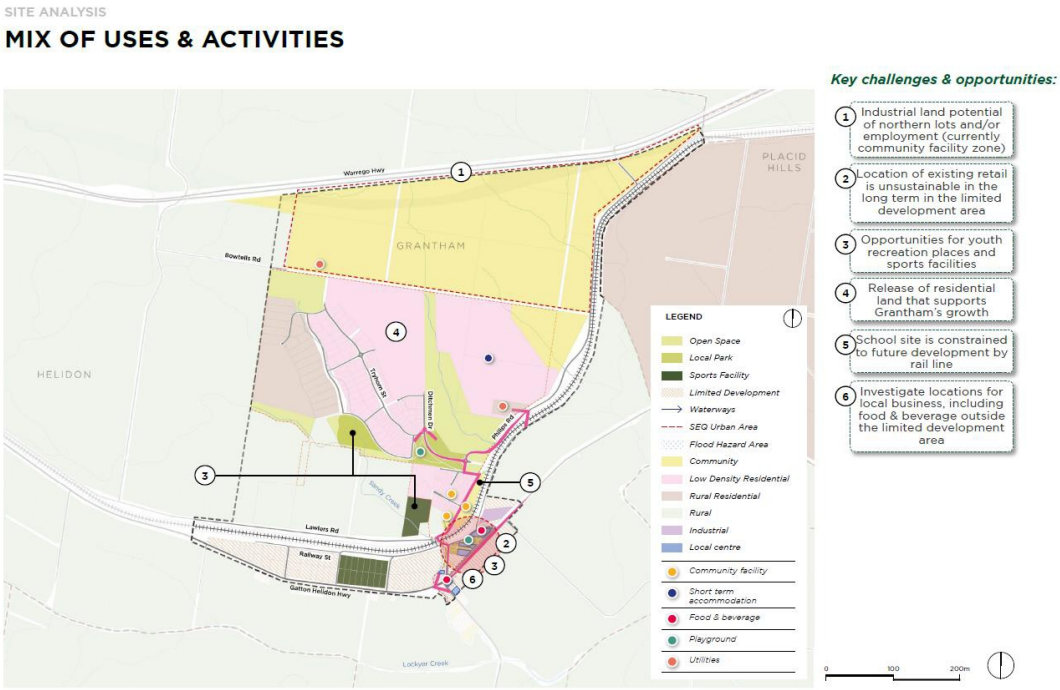

Figure 9: Mix of Uses and Activities (Source: *LatStudios, 2024*)

5.2.4 Local Character and Infrastructure

The identity of the GSPA is shaped by its rich heritage, distinctive landscape features, and strong local rural character. The town's historic built fabric, primarily located in low lying areas within the original settlement, reflects its early development patterns and presents both conservation and adaptation challenges, particularly in managing flood risks, maintaining structural integrity, and ensuring heritage values are preserved while accommodating future growth.

As the area continues to grow, protecting and maximising views of the surrounding landscape will be vital in maintaining the GSPA's sense of place. The development of rural residential lots provides an opportunity to expand the community while ensuring that new housing integrates with the existing rural setting. Retaining significant vegetation and natural corridors will be key to preserving the area's natural character. Additionally, improving access to Sandy Creek through walking trails and open space could enhance recreational opportunities and strengthen connections between residents and the natural environment.

Avenue planting has established a cohesive landscape character, offering opportunities to reinforce this identity through future streetscape and public realm enhancements. Upgrading local infrastructure, such as roads, pathways, and public spaces, in a way that respects the existing rural aesthetic will further support the town's long term vision.

Figure 10 below outlines the key challenges and opportunities for Local Character and Infrastructure.

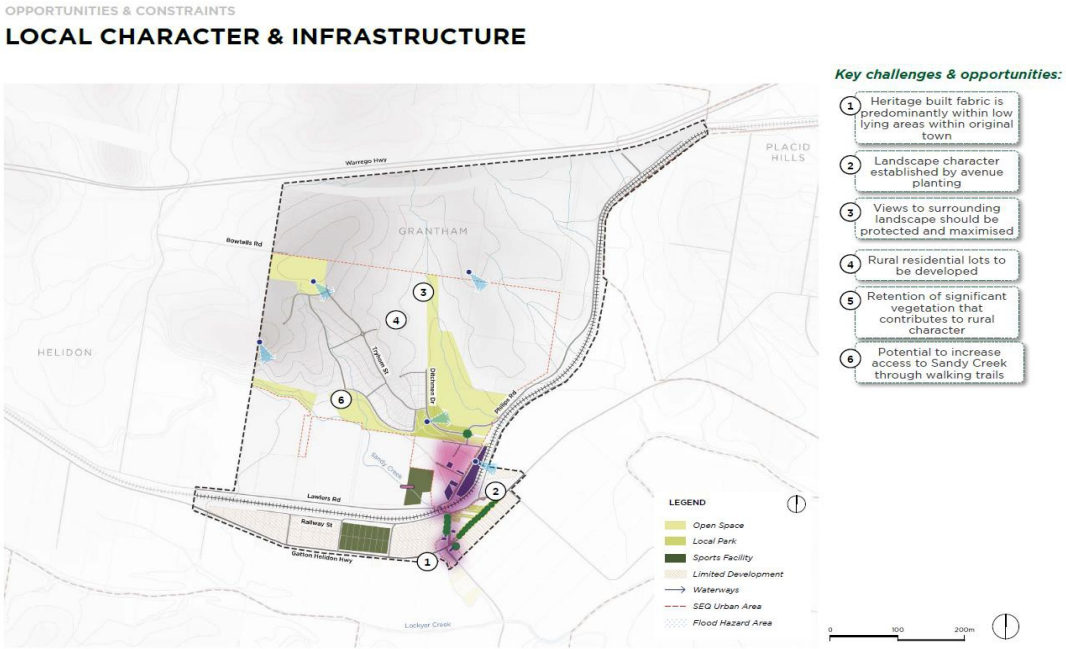

Figure 10: Local Character and Infrastructure (Source: *LatStudios, 2024*)

5.3 DEVELOPABLE AREA

Following the constraints analysis undertaken, an assessment of the developable area within the GSPA identified approximately 417 hectares as being potentially suitable for development, subject to the site-specific resolution of constraints, which are to be resolved when individual development applications are brought forward. This informed the establishment of residential dwelling densities and average lot size ranges, drawing on comparable development patterns in surrounding localities (e.g. Gatton and Laidley). These assumptions were guided by the economic analysis prepared in support of the GSP, that had determined projected growth targets of between 2,607–3,128 dwellings and a total population of between 7,030–8,435.

A series of workshops with the community and Council helped to refine preferred urban forms and residential densities, which have guided the development of the GSP. Table 1 outlines the indicative land use types, associated densities, and average lot sizes that have informed the development layout.

Table 1: Indicative Residential Densities, and Lot Sizes for the GSPA

LAND USE		DENSITY	AVERAGE LOT SIZE
Residential zones			
	LDR-1: Low Density Residential zone (existing LDR)	10 dw/ha	1000 m^2
	LDR-2: Low Density Residential zone (new LDR)	12 dw/ha	800 m^2
	LDR-3: Low Density Residential zone (new LDR with proximity to amenity)	25 dw/ha	350 m^2
	LDMR-1: Low Medium Density Residential zone (medium-high density)	35 dw/ha	260 m^2
	Rural residential zone (existing)	1.2 dw / ha	8,000 – 10,000 m^2

6. INFRASTRUCTURE NEEDS

The GSP focuses on facilitating the development of unconstrained residential, commercial, community and employment lands, ensuring that land in the area is used to its highest and best potential.

Future development within the GSPA is intended to support the emergence of a complete and resilient community. This includes a mix of lot sizes and housing types, opportunities for increased residential density, the provision of retail and convenience services, new employment land, community facilities, accessible public spaces, and support for all stages of life.

To realise this future development intent, an integrated and efficient infrastructure network is critical. A review of existing networks has identified that a number of upgrades and new infrastructure investments will be required to support growth within the GSPA. These include transport improvements, expanded water and sewer networks, stormwater management solutions, and the provision of community infrastructure. The key infrastructure needs are summarised below.

6.1 TRANSPORT

The GSPA currently has an opportunity to deliver an integrated road infrastructure network to support future development. In designing the internal road network, there is also an opportunity to incorporate active transport facilities (including cycling and walking networks) and to account for potential future public transport connections. This would better connect residential and commercial areas and provide alternatives to private vehicle travel.

Internal development will depend on a resilient and connected external network. Road infrastructure connectivity to the GSPA, and the proposed land uses, can be improved through providing a new interchange with the Warrego Highway. Transport infrastructure with a particular focus on roads will be a catalyst for transformation and future development within the GSPA. Realising major employment opportunities for Grantham will be contingent on achieving direct access to the Warrego Highway.

There are opportunities to utilise existing road infrastructure to support a new interchange, predominantly via Gatton Helidon Road and utilising existing underpasses under the Warrego Highway. The following options have been established to demonstrate potential connections and service roads for a future interchange. It is noted that any future interchange proposal which relies on Gatton Helidon Road would achieve its full intent with flood resilience improvements to Gatton Helidon Road - this includes for an interchange, rail overpass or emergency level crossing options. A high-level summary of cost and constructability implications for options are detailed below.

Warrego Highway Proposal 1 - Gatton Interchange:

This option focuses on a newly sited interchange closer to Gatton as depicted by Figure 11 and includes:

- New interchange roundabouts on either side of the Warrego Highway to facilitate on and off-ramps to the Highway.
- Utilising the existing Brooks Road/Warrego Highway underpass to connect to two roundabouts.
- A Philps Road/Brooks Road extension running parallel to the Inland Rail path to connect to Bowtells Road;
- An east-west connector in Bowtells Road provide access through the GSPA.

This option provides access improvements for GSPA and extends to Placid Hills and Ringwood.

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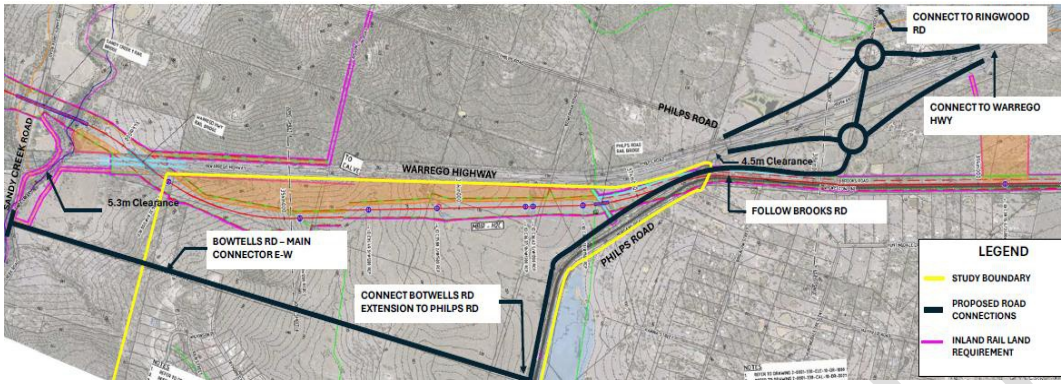

Figure 11: Proposed Warrego Highway interchange 1 – Gatton Interchange

Warrego Highway Proposal 2- Sandy Creek Interchange:

This option focuses on a new interchange located around Sandy Creek Road as shown by Figure 12 and includes:

- Three new interchange roundabouts, two on the northern side of the Warrego Highway and one on the southern side at Sandy Creek Road serving as on and off-ramps to the highway.
- Utilising the existing Brooks Road/Warrego Highway underpass and Sandy Creek Road underpass to connect the interchange roundabouts on the north side of the Warrego Highway.
- An extension of Bowtells Road to Philps Road providing a connector through the GSPA;
- A service road north of the Warrego Highway to connect the interchange points and serving as future land development connectors.

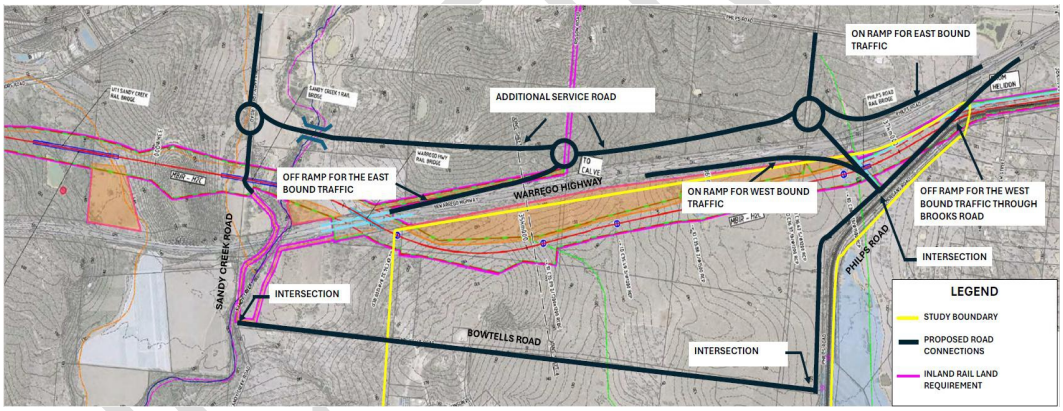

Figure 12: Proposed Warrego Highway interchange 2 – Sandy Creek Road

Gatton Helidon Road upgrade

Gatton Helidon Road is subject to heavy flooding and future growth in the GSPA will require upgrades to ensure safe and reliable access. Proposed upgrades include raising the road level, widening the carriageway and installing culverts to improve stormwater management and maintain accessibility during heavy rain events.

Currently, access from Lawlers Road, Victor Street and Philps Road to Gatton Helidon Road is constrained by the rail corridor, with limited crossing points available. A potential opportunity exists to construct a rail overpass connecting Gatton Helidon Road to Philps Road on the eastern side of the GSPA. This would improve access, enhance network resilience (including flood and other network resilience e.g. crash) and support future growth. This connection would also stimulate further growth opportunities and could be considered an interim solution prior to a new Warrego

Highway interchange. However, the feasibility of the rail overpass depends on upgrading both Philps Road and Gatton Helidon Road to address flood hazards and accommodate projected traffic volume increases.

Council has also raised the potential to engage with Queensland Rail regarding the provision of an emergency open level crossing to further support connectivity in disaster events. It is important to note that Queensland Rail, the *National Level Crossing Safety Strategy 2023-32,* and the Queensland Government's *Level Crossing Safety Strategy 2024-2033* have a 'No new level crossings, where appropriate' policy. This guiding policy principle is further reinforced through the SEQ Level Crossing Program, particularly for future passenger rail lines. These policies generally allow for new level crossings only in low-risk rural locations (e.g. private properties, similar to the existing rail crossing between Philps Road and Morgan Road in Grantham), and they are currently silent on the matter of emergency-only crossings. As such, targeted engagement with Queensland Rail is recommended to explore whether emergency access options may be considered.

Figure 13 highlights the section of Philps Road and Gatton Helidon Road that would need to be raised to provide access to a future rail overpass to improve access and mitigate flood risk.

Figure 13: Proposed rail overpass and upgrade areas on Gatton Helidon and Philps Roads

Highway access versus rail overpass

Both the construction of a major highway interchange and a rail overpass (road overpass over a rail line) present potential infrastructure solutions for improving access to the GSPA, each with distinct benefits and constraints. Initial capital costs for each option can be broadly similar once associated project elements – including road realignments, flood immunity upgrades, and structural complexity are considered. Costs are also subject to design specifics, land acquisition requirements, traffic management needs during construction, and the interaction with surrounding infrastructure.

A highway interchange typically enables higher-capacity, free-flowing access and can accommodate greater traffic volumes with reduced congestion over time. It would provide a direct connection to the regional road network, supporting long-term growth and broader economic opportunities. However, interchange infrastructure generally requires a significant land footprint, extensive bridge spans, and extensive approach works, with delivery costs higher where flood resilience works are necessary.

In contrast, a rail overpass offers a more space-efficient solution and removes potential delays associated with at-grade rail crossings, improving safety network reliability. It may require less land acquisition compared to an interchange, however, achieving the necessary clearance over rail lines can lead to extended approach works, meaning accessibility of service roads may also be required depending on the alignment. This can elevate costs to a level comparable with interchange projects. However, from a land use planning perspective, introduction of heavy vehicles through residential areas is not desirable and the preference would be for direct access from the Warrego Highway for commercial and heavy vehicle traffic.

When benchmarking against other rail overpasses, a current example being completed by TMR is the Beams Road upgrade at Carseldine. Whilst this is a four lane overpass (above what would be required for expected traffic volumes

for GSPA) and also includes an upgrade to the park 'n' ride in the scope of the cost, it demonstrates the area demand to achieve height over rail and is costed at approximately $235M.

There is also potential for a passive level crossing between Philps Road and Morgans Road to provide short-term, all-weather access, relieve traffic congestion, and facilitate construction vehicle movement. However, the crossing is currently classified as a private 'Occupation Level Crossing' and would require agreement from both the landowner and Queensland Rail. In addition, the state and national policy position of 'no new level crossings where appropriate' applies, and as such, further engagement with TMR is recommended.The relative advantages and challenges of each option are highly dependent on factors such as flood risk, network resilience objectives, land use outcomes, and appetite to work with TMR and Queensland Rail.

Inland Rail

Inland Rail is currently planned to pass through Grantham along the Warrego Highway with an intention to provide a service road along the southern side of the highway. By proposing a freight rail station on the planned line and providing warehouses and storage facilities, the future Grantham Industrial sector will be able to provide a logistics hub with frontage to the Warrego Highway and West Moreton Rail system, and can become a major link connecting Placid Hills, Ringwood, Adare and Gatton with the Inland Rail.

Public and active transport

Based on the current public transport facilities, there is an opportunity to improve this network by providing more routes and extending the current network to connect with the local centre via the Low density residential zones and with the Community facilities zone. Similarly, the existing road networks can be used to provide designated walking or cycling routes for the current residents. Future development of the road network should provide active transport corridors, especially connecting the local centre and the community facilities area with the residential zones. The railway corridor in the south of the GSPA, provides an opportunity for a future passenger rail connection, subjected to the area development plans and coordination with TMR.

6.2 UTILITIES

Industrial uses have a higher demand on the infrastructure network than residential uses. Through infrastructure networks review and consideration of the likely future uses, it is likely that all infrastructure networks will require a level of upgrade.

A future stormwater network will need to be developed in accordance with road design and park layouts and will need to cater for significant flood retention requirements within the GSPA. Based on the topography of the GSPA and the location of existing waterways, an internal stormwater network consisting of open drains and pipelines can be developed to direct stormwater flows to discharge points. In line with the Stormwater LGIP, a regional stormwater detention basin is identified within an existing open space area and would provide a coordinated solution to manage stormwater across development, rather than relying on numerous smaller basins. The design and location of the internal network and regional basin will need to be included within the Structure Plan for the GSPA. This is critical to supporting the magnitude of flood impacts in the region.

For the electricity network, an extension to the existing Energex high voltage network will be required to cater to future industrial and community facility land uses. It is likely that the Energex network will face capacity limitations and detailed analysis or consultation with Energex is required to determine actual availability within the network.

Urban Utilities have identified that future growth in Grantham will require either a local sewer treatment facility or an approximate 4km pipeline connection to an existing pump station. Additional development in Placid Hills would further justify the need for a pipeline solution. Urban Utilities has expressed a willingness to work collaboratively with Council to incorporate projected growth timelines and infrastructure staging updates into their Netserv Plan. As detailed infrastructure assessments progress and the GSPA planning develops, Council can provide data to Urban Utilities to further inform their planning.

While challenges may exist, there are no anticipated barriers that would make servicing the area unachievable.

6.3 PARKS AND COMMUNITY FACILITIES

Future development within the GSPA presents an opportunity to expand the existing network of parks and community facilities to meet the needs of the growing population. This should align with the Lockyer Valley Public Parks Strategy 2019 and be guided by desired standards of service for recreation and sports parks, considering accessibility and

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provision rates. As noted, Council is currently reviewing projects identified within the LGIP. While the previously proposed district sports park (ref. OSF094) has been nominated for removal, a new regional recreation park (ref. OSF088) is proposed for inclusion, subject to relocation due to flood constraints. This would provide new recreational opportunities for the GSPA and broader region, though preliminary analysis suggests it may be more appropriately delivered as a district-level facility depending on its final location and land suitability.

Opportunities may also exist to collocate recreation parks with environmental conservation areas, particularly in the northwest of the GSPA. Additional community infrastructure, such as a regional attractor incorporating education, commercial uses and community facilities, could be established adjacent to the industrial zone, while the local centre would provide services to the surrounding residential areas.

7. ECONOMIC ANALYSIS

The economic assessment outlined in **Appendix 2** examines socio-economic trends, population growth and economic development opportunities within the GSPA. As part of this analysis, growth projections indicate the capacity to accommodate between approximately 2,600 and 3,100+ dwellings, supporting a future population of around 7,030 to 8,435 people.

The development scenarios outlined in Section 9 have been designed to accommodate this growth in a sustainable and feasible urban form.

Key opportunities for growth in the GSP are based on varying levels of access to the Warrego Highway, influencing residential, retail, education, and industrial development prospects. In the absence of a link to the Warrego Highway, it is considered that any future growth within the GSPA would predominantly accommodate residential development, with uptake influenced largely by infrastructure provision. The delivery of an interchange connection providing direct access to the Warrego Highway would be expected to facilitate a higher rate of residential and employment land uptake, by enhancing connectivity to the greater Lockyer Valley Region and nearby regional centres such as Toowoomba and Ipswich.

Industrial development in Grantham has historically been limited due to site constraints, which limits the suitability of land for industrial development. However, if direct access to the Warrego Highway is provided, the GSPA could support industrial growth. A slip lane would allow for low impact and service industries, while a full highway interchange would accommodate medium and high impact industries. To maximise future opportunities, it is recommended that land near a prospective interchange be safeguarded for industrial uses.

The economic assessment highlights that potential growth within the GSPA depends on strategic infrastructure investments, which will be critical in catalysing such growth. Achieving direct access to the Warrego Highway as the ultimate scenario, would drive residential and industrial expansion while enabling parallel improvements in education, retail, and community services to support a growing population. However, it is important to recognise that full realisation of the GSPA's ultimate development potential is likely to take many decades. Therefore, the Structure Plan must adopt a staged approach, which may require identifying interim uses or development opportunities to preserve the long term potential of future employment lands.

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8. CONSULTATION

A continuous program of consultation in collaboration with Council has been maintained throughout the duration of the project. This has involved a series of meetings and workshops, as well as ongoing liaison with the Council Project Team.

Engagement activities included a mix of online and in person formats, involving key infrastructure providers, local community members, and Council representatives. These sessions gathered valuable insights into infrastructure needs, community aspirations, concerns and opportunities, and Council' strategic perspectives to help guide the future growth of the GSPA. A schedule of the engagement activities undertaken, along with the key outcomes, is provided in Table 2.

Table 2: Consultation Overview

CONSULTATION ACTIVITY	OVERVIEW	KEY OUTCOMES
Targeted Infrastructure Stakeholder Engagement **TMR Meeting:** 31 January 2025 (Online) **Urban Utilities Meeting:** 26 November 2024 (Online)	Initial engagement with infrastructure providers (Urban Utilities, Energy Queensland, and Inland Rail) was undertaken via email to introduce the project and gather insights on current and future network planning. A meeting with Urban Utilities was undertaken to discuss some of the opportunities and challenges of servicing Grantham. In parallel, an online workshop was conducted with the Department of Transport and Main Roads (TMR), focusing on direct access to and from the Warrego Highway. Given that this issue has been a longstanding advocacy priority for Council, the workshop provided an opportunity to discuss how improved highway access could serve as a catalyst for Grantham's future development potential.	**Meeting with TMR:** TMR noted several considerations with any changes or improvements to the transport network in response to growth within Grantham. Firstly, it was noted any changes or improvements to the network would be sequenced in response to growth on the network. In that regard a staged approach with a focus on improved access to Gatton Helidon Road, then a service lane access solution to the Warrego and finally an interchange option onto the Warrego. In considering these broad stages it was noted that there are existing plans for widening of the Warrego in response to traffic increases and the current alignment of Inland rail will need to be taken into consideration when contemplating improved access to the Warrego. Finally, it was noted that there was historic plans and design for an interchange to the Warrego to support the GWIZ site. These plans have been abandoned. **Meeting with Urban Utilities:** Urban Utilities have identified that future growth in Grantham will require either a local sewer treatment facility or an approximate 4km pipeline connection to an existing pump station. Additional development in Placid Hills would further justify the need for a pipeline solution. The current water capacity and projected demand are unknown, but with refined modelling assumptions, Urban Utilities can provide Council with further clarity into servicing feasibility. While

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CONSULTATION ACTIVITY	OVERVIEW	KEY OUTCOMES
		challenges may exist, there are no anticipated barriers that would make servicing the area unachievable.
Community Survey and Workshop **Community Survey:** Between 12 November 2024 and 20 November 2024 (Online) **Initial Community Workshop:** 20 November 2024 (In person - Grantham Butter Factory)	A targeted survey was developed to gauge the community's awareness of and interest in the Structure Plan and to determine whether community sentiments have shifted since the Development Scheme was prepared in 2011. The survey also served as a precursor to an in-person community workshop, aiming to gain further insights into the community's key issues and concerns with respect to planning for the future growth of Grantham. ***Grantham Community Workshop***	**Survey** The survey highlighted strong community interest in places to gather and increase social interaction, infrastructure, and lifestyle. Key challenges included flood related road access, limited services, a disjointed community feel, and insufficient infrastructure to support growth. **Community workshop** **Key opportunities:** • Transport and connectivity • Recreation and community spaces • Housing options • Education and childcare **Main concerns:** • Traffic and access • Environmental impacts • Housing affordability • Infrastructure capacity **What requires protection:** • Wildlife and natural areas • Scenic views • Community character **Vision for Grantham:** • Enhanced recreation • Balanced growth • Infrastructure and transport • Sustainable business environment • Better amenities and services

CONSULTATION ACTIVITY	OVERVIEW	KEY OUTCOMES
Charette Exercise with Councillors **Councillor Charette:** 04 December 2024 (In person – Cultural Centre)	A design charette was facilitated with Councillors and senior Council officers to validate findings and gather additional insights on Grantham's opportunities and constraints. • **Session 1:** This session focused on mapping opportunities and constraints. The feedback gathered was layered onto base maps to reflect priorities. • **Session 2:** This session focused on refining the vision for Grantham, identifying strategic interventions, and specifying key structural moves such as infrastructure upgrades, public space enhancements, and land use adjustments. ***Lockyer Valley Councillor Charette***	**Visioning for Grantham:** **Short / Medium Term Priorities**: • Activation of the butter factory as a local attraction • Improved connectivity between the historic township and newly developed areas • Enhanced active transport links • Establishment of flood-resilient access routes • Zoning adjustments to support medium-density housing • Extension of the local centre zone to encourage increased activity and services • Managed release of residential lots (450–600m^2) to support gradual population growth • Streetscape improvements and placemaking initiatives to stimulate local business growth • Development and activation of new open green spaces to enhance liveability **Long Term Aspirations**: • Emergence of Grantham as a catalytic community hub • Delivery of a highway interchange to improve regional access and support economic positioning The charette exercise clarified Grantham's development challenges and identified place-specific opportunities that informed the overarching vision for the township. These insights directly influenced the allocation of potential land uses, the identification of critical infrastructure, and the staging strategy needed to realise the full growth potential of the GSPA.
Charette Exercise with the Community	A parallel design charette process was undertaken with community members and landholders: • **Session 1:** This session engaged landholders and stakeholders in identifying additional issues and	**Grantham Today:** • The community remains divided following past flood events; reconnecting residents and improving resilience is essential. • Current sewerage infrastructure is at capacity, impacting future growth.

CONSULTATION ACTIVITY	OVERVIEW	KEY OUTCOMES
Community Charette: 01 February (In person – Cultural Centre)	opportunities not previously captured in the initial engagement. • **Session 2:** This session followed a similar format to the charette with Councillors, allowing for inclusive participation and broader validation of ideas. ***Lockyer Valley Community Charette***	• Ongoing concerns regarding flood risk and resilience remain prominent. • Existing valued features include expansive views, natural settings, open spaces, and privacy. • Residents desire more local activities within the township. **Future Aspirations for Grantham:** • A united, cohesive community with a strong sense of belonging and pride. • Small-scale, conveniently located retail stores supporting day-to-day needs. • Independent and accessible living options, with careful consideration of topography. • Increased childcare facilities. • Enhanced parks and green open spaces, including landscaped parkland at the existing town centre. • Creation of a new civic heart along the ridgeline to capitalise on views and amenity. • Improved regional connectivity, including access from the Warrego Highway. • Improved public transport services and active transport infrastructure enhancing internal connectivity. • Diverse residential lot sizes to accommodate varied housing needs. • Retail and industry development along strategic transport corridors, (contingent on highway access). • Preservation and enhancement of the town's high amenity, rural character, wildlife habitats (especially koalas), and natural serenity. **Community Priorities – Valued Elements to Preserve:** • Historic Butter Factory as a community and cultural asset. • Uninterrupted views and scenic outlooks from residences. • The peaceful, serene character of Grantham. • Safety, security, and community resilience. • Local wildlife, particularly koalas, and their habitats. The charette exercise with the community provided further insights into Grantham's current challenges, future aspirations, and the community

CONSULTATION ACTIVITY	OVERVIEW	KEY OUTCOMES
		values to be preserved. These outcomes directly informed the development vision, guiding land use planning, infrastructure priorities, and strategies to strengthen community cohesion and resilience. The exercise also further shaped the staging approach needed to progressively realise the full growth potential of the GSPA.
2 x Session with Councillors: 25 March 2025 and 16 April 2025	Two presentations were provided to Councillors at workshops held in March and April, providing an overview of the process to date, the key findings and the rationale for the development of the proposed Structure Plan scenarios. The Structure Plan scenarios were presented to Council, seeking endorsement to engage with the community on the draft Structure Plan.	Councillors sought more clarification on the interim steps required to reach the ultimate development potential for the GSPA. As a result, initial scenarios were developed to better convey what would likely be developed first, in working towards the longer term, ultimate land use outcome.
Community Briefing Session: 27 May 2025 (In person - Grantham Butter Factory)	This session with the community provided an opportunity to present the long term vision for Grantham and discuss the key aspirations, site constraints, and infrastructure challenges that need to be managed to support future growth. Community input will shape the final version of the Grantham Structure Plan.	Key outcomes from the session: **Flood-free access –** Strong community support for improved flood evacuation options, including consideration of a level crossing from Phillps Road to Gatton-Helidon Road as an interim emergency access solution. **Zoning concerns –** Concerns were raised about how the prospoed expansion of growth to the north will impact existing areas zoned for business activity, particularly with regard to the potential for 'back zoning' or reduced development rights. **Servicing capacity –** Ongoing concerns around the adequacy of utility infrastructure to support future development. **Local business impacts –**Potential negative impacts on local businesses were raised if changes to traffic flow reduce pass through trade. **Road network limitations:** Feedback highlighted that many local roads are too narrow to accommodate increased traffic associated with growth.
Grantham Structure Plan Submissions: May - June 2025	The Draft Grantham Structure Plan was released for public feedback in May 2025, providing the community and key stakeholders an opportunity to review and comment on the proposed GSP. Submissions were invited to help refine the plan and ensure it reflects local priorities, addresses community needs, and supports growth. Feedback received has been used to identify	Key themes raised from the submissions: **Flood mitigation and emergency access** • Consistent concern regarding the critical need for flood mitigation measures and reliable all weather emergency access routes, particularly to address limitations in existing roads during flood events.

CONSULTATION ACTIVITY	OVERVIEW	KEY OUTCOMES
	key themes, highlight areas of support or concern, and inform revisions to the plan.	*Structure planning response:* - *Plans have been amended to identify a potential emergency access route across the railway line to improve flood resilience and connectivity during extreme events.* **Infrastructure and services** • Concerns about existing infrastructure capacities, particularly water supply, sewerage, and stormwater management. There is advocacy for integrated solutions rather than site-by-site approaches. *Structure planning response:* - *Infrastructure planning has been coordinated to identify staged and integrated network solutions, with key upgrades and extensions aligned to support future growth.* **Lot sizes and residential density** • Mixed views on residential lot sizes, with some participants advocating for larger blocks to reduce infrastructure demand and provide more family-friendly space, while others supported smaller housing options to support affordability and enable ageing in place. *Structure planning response:* - *The GSP provides for a mix of residential zones to support a range of lot sizes and housing types. Final densities will be informed by infrastructure capacity, detailed planning, and evolving community needs.* **Industrial and business land use** • General support for industrial growth (Long term option 2) to enhance employment opportunities, but strong opposition to Limited development zoning where it affects existing industrial and business activities. *Structure planning response:* - *Limited development zoning reflects current flood hazard risk identified through technical investigations and aims to manage future land use accordingly. Existing lawful uses can continue to operate under this zoning.* **Inland rail impacts**

CONSULTATION ACTIVITY	OVERVIEW	KEY OUTCOMES
		• Concerns about potential impacts from Inland Rail, including noise pollution, land-use compatibility, safety at level crossings, and the risk of development occurring without confirmed Inland Rail alignments. *Structure planning response:* - *The GSP includes an indicative Inland Rail alignment, acknowledging it is yet to be finalised. Any future development in proximity will require detailed investigations, noise and safety mitigation, and coordination with relevant agencies.* **Environmental protection and community identity** • Strong desire to retain environmental values and green corridors to support biodiversity, stormwater management, and recreational uses. Community identity, preservation of historical landmarks, and maintaining local businesses are also high priorities. *Structure planning response:* - *The GSP aims to retain and enhance green spaces and movement corridors that support biodiversity, local amenity and recreation through the allocation of open space and conservation zoning.* **Water quality** • Importance of protecting drinking water quality, advocating for considerations that include integrated water management and infrastructure upgrades, particularly sewer connections for proposed developments. *Structure planning response:* - *The GSP acknowledges the importance of protecting water quality. Growth has been directed to areas where impacts can be minimised, with future development subject to water management and servicing investigations.* These themes represent key community and stakeholder concerns, reflecting priorities around safety, environmental sustainability, infrastructure preparedness, economic resilience, and maintaining community character.
Infrastructure Stakeholder Feedback:	Infrastructure agencies, TMR and Urban Utilities, were engaged to provide feedback on the draft Grantham Structure Plan concepts.	**TMR (Rail Planning)**

CONSULTATION ACTIVITY	OVERVIEW	KEY OUTCOMES
TMR & Urban Utilities	The feedback received helped identify considerations for future infrastructure coordination.	• Proposed Grantham passenger rail station: The Toowoomba to Brisbane Passenger Rail Strategic Business Case has investigated future passenger rail options, but specific station locations, including Grantham, are still subject to further demand analysis. Timing for detailed planning is linked to the future delivery of Inland Rail. • Passive level crossing (Philps Rd to Morgans Rd): The proposed passive level crossing is currently considered a private 'Occupation Level Crossing' and would require agreement from the landowner and Queensland Rail. TMR highlights the state and national policy position of 'no new level crossings where appropriate', as such, further engagement is recommended. • Industrial siding near Inland Rail: The proposed siding is adjacent to Inland Rail's 'Corridor C', a protected planning corridor. TMR advises that land use and development in this area should be designed to accommodate future rail infrastructure. **<u>Urban Utilities</u>** Urban Utilities provided high level feedback on the draft Grantham Structure Plan concepts, noting no immediate concerns with the proposed land use arrangement. From a servicing perspective, there is minimal difference between the two long-term growth alternatives. Urban utilities confirmed that projected growth timelines and infrastructure staging will be integrated into future updates of the Netserv Plan and requested continued engagement as more detailed infrastructure planning progresses. Through follow up discussions, Urban Utilities indicated that Gatton remains their primary focus, with any future pipeline connection to Grantham considered a secondary priority. They emphasised the importance of clear staging and sequencing to support future investment, and noted that the proposed pipeline alignment may limit urban infill opportunities in Placid Hills.
Grantham Liveability Survey Scores: 13	The 2025 Lockyer Valley Liveability Survey enabled residents to rate neighbourhood liveability and identify improvement priorities.	The responses provided reflect a strong desire for improved connectivity, amenities, and community facilities in the region. Many residents are seeking better access to essential services, such as public transport, healthcare, and education, as well as more lifestyle options, including

CONSULTATION ACTIVITY	OVERVIEW	KEY OUTCOMES
January 2025 - 16 February 2025		shopping, dining, and entertainment. There is a clear need for improved infrastructure, including roads, footpaths, and public spaces, to support the growing population and promote a sense of community. Additionally, residents are calling for more opportunities for socialization, recreation, and community engagement, such as community centers, parks, and events. Overall, the community is seeking a balance between growth and preservation, with a focus on creating a more livable, sustainable, and connected region.

The outputs from ongoing stakeholder and community consultation directly shaped the GSP design logic by:

- Framing the logical sequencing of development based on community needs, infrastructure readiness, and hazard avoidance;
- Guiding land use allocation to align with catalytic infrastructure and key movement corridors; and
- Ensuring the integration of open space and community uses to enhance liveability and reinforce the town's identity.

These outcomes underpinned the GSP's strategic direction, ensuring that growth can be facilitated to occur in a coordinated and resilient manner.

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9. THE GRANTHAM STRUCTURE PLAN

9.1 DEVELOPMENT INTENT

The GSP develops a framework which will enable Grantham to evolve as a resilient and connected town that celebrates its unique heritage, supports surrounding agricultural areas, and enhances the liveability of current and future residents through well designed development. The GSP promotes a balanced planning layout that integrates housing, commercial, community, employment, open space and essential services in a way that respects the town's character, natural landscape, and environmental constraints.

Future growth will focus on creating a complete community that increases housing diversity to support population growth. A variety of housing types which meets the needs of all households, will be delivered in connected neighbourhoods with access to local services.

Grantham will provide new opportunities for both local and regional employment, enabling economic growth and job creation without compromising amenity values. Future development will:

- Ensure safe and efficient road connections, including flood resilient transport routes for residents and emergency services;
- Protect and enhance the natural environment and scenic values, integrating green buffers, waterways, and flood prone areas into the open space network;
- Deliver purpose built community and recreation facilities to support a healthy lifestyle;
- Celebrate Grantham's heritage, agricultural activity, and community spirit, using landscape design and public realm improvements to reinforce identity and character.

Growth will be planned to ensure sustainable infrastructure delivery, minimise risk from natural hazards, and preserve the qualities that make Grantham a valued part of the Lockyer Valley.

9.1.1 Achieving the Development Intent

The GSP establishes an adaptable spatial framework to guide growth in a way that is responsive to local character, environmental values, and infrastructure capacity, while meeting the needs of current and future communities. Achieving the long term vision for the GSPA will require a coordinated, collaborative approach involving Council, State agencies, infrastructure providers, landowners, developers, and the broader community.

9.2 DEVELOPMENT SCENARIOS

9.2.1 Growth Considerations

The GSP provides a long term vision for the township's future growth. It is shaped by a combination of community aspirations, physical and environmental conditions, infrastructure capacity, and economic opportunities to ensure it reflects the local character and aligns with broader planning objectives.

The ultimate development scenario represents the long-term aspiration for desired land use outcomes and will take many decades to come to fruition (if ever). It is heavily reliant on achieving direct access from the Warrego Highway, which will act as a catalyst for major employment growth and strong residential growth. In working towards the achievement of the ultimate development intent, interim and alternative scenarios have been developed to account for varying levels of infrastructure provision to realise these outcomes. These are not strictly sequential stages but rather flexible pathways that depend on the delivery of supporting infrastructure to ensure their realisation.

Key considerations that have shaped the scenarios include:

- Constraints analysis: Identification and mapping of key site constraints, such as flood risk, topography, and ecological values, has guided the allocation of land uses and informed where development should be avoided or sensitively designed.

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- Infrastructure networks: The scenarios are supported by coordinated upgrades to essential infrastructure, including the transport network and reticulated services. These networks are fundamental to unlocking development potential and are planned to ensure cost effective and timely delivery.
- Stakeholder consultation: Input from the local community, Council, and infrastructure providers has played an important role in shaping the scenarios. Ongoing engagement has ensured that local values, infrastructure priorities, and practical implementation considerations are reflected.
- Proposed lot sizes, density, and diversity: A variety of lot sizes and housing typologies have been considered to promote choice, affordability, and an urban form that aligns with Grantham's rural character while supporting population growth.
- Economic assessment: An economic assessment has informed the types of land uses that support sustainable growth, job creation, and long term economic resilience, based on the analysis of socio-economic trends and projected population growth.

9.2.2 Design Parameters

To inform the development of the scenarios, a set of design parameters was established to provide guidance. These are outlined in Table 3.

Table 3: Design Parameters Supporting Development of the GSPA

DESIGN PARAMETER	RATIONALE
Residential dwelling densities ranging between 10 to 35 dwellings / ha	A density range of generally 10–35 dwellings per hectare has been applied to estimate the future residential population. The Lockyer Valley Planning Scheme currently nominates 3–5 dwellings/ha for unsewered land and 15–25 dwellings/ha for sewered land in the Low density residential zone. However, it is understood that Council and UU are reluctant to approve new lots smaller than 3,000 m^2 if unserviced. As a result, and based on existing development patterns, rural residential zoned land has been assumed at 1.2 dwellings per ha, with existing and approved subdivision patterns averaging 8,000–10,000 m^2 per lot. This intermediate range reflects a realistic assumption pending further infrastructure investment.
State primary school requires 7ha / State high school requires 12ha	The land allocated for education facilities in the GSPA aligns with the Department of Education's *New School Site Selection Guidelines* (September 2023). The GSPA meets Criteria C1 and C2 by being: • Close to supporting land uses including the town centre, regional community facilities and parkland/open space • Adjacent to future residential areas • Buffered from potential hazards or incompatible land uses such as light industrial areas or the proposed Inland Rail corridor. As development is within a low-density greenfield area the minimum site allocation is as per Criteria C3: • Primary school: 7 hectares • Secondary school: 12 hectares
Regional community facility requirement of 20ha	Feedback from the Councillor charette session highlighted the provision of land for a community use as a key opportunity for Grantham and the broader region. Potential uses could include the relocation of the Gatton Showgrounds (requiring approximately 10 ha) or the Saleyards (3–18 ha). An allocation of 20 ha has been proposed to provide flexibility for a regional community attractor facility, accommodating a range of potential outcomes. For context, the LVRC Planning Scheme – Part 4: LGIP specifies a land provision rate for community facilities of 0.1 ha per 1,000 people (refer Table 4.4-5). Based on a population of 5000-8000 at full build out within the catchment the current

	area would be oversupplied. However, as the community facility could serve as a regional attractor, it would be serving the broader community and not just the population of the local Grantham township. An alternative option could be the removal of the regional community attractor and conversion of this land for low impact industry/service industry (or similar) uses. On this basis, the conversion of this land for employment uses would translate to ~585 additional jobs.
Retail expansion (including small-scale pub) supported at a population threshold of 5,000	The *Grantham Structure Plan Economics Report* identifies that a small-scale pub or café would be supported by a catchment population of approximately 5,500. Retail expansion has therefore been aligned with a population threshold of 5,000 to reflect emerging demand.
Industrial land area of 20–30 ha	The allocation of ~20-30 ha for industrial uses was generated during the Councillor Charette session. This provision of land could accommodate a heavy vehicle/service industry facility or intermodal interchange associated with the Inland Rail corridor. Based on the Industrial Lands Study, a range of industrial opportunities could be supported on this site, such as low, medium, and high-impact industry, waste to energy facilities, a transport hub, and agri-industry, provided that enabling infrastructure is delivered (e.g. upgrades to utilities, as well as direct access to the Warrego Highway via a new interchange).

Together, the growth considerations and design parameters have guided the identification of suitable land uses to support the incremental growth of the GSPA. While the evolution of land use patterns over the medium and long term is dependent on the delivery of enabling infrastructure, planning for future alternative stages ensures accessibility, compatibility, and integration with key infrastructure networks and community need.

9.3 KEY STRATEGIC MOVES

The identified key strategic moves outlined in Figure 14 are fundamental to delivering the ultimate development vision for the GSPA. These key moves facilitate the realisation of each growth scenario - medium term, long term (alternative 1), and long term (alternative 2).

The key strategic moves address considerations such as accessibility improvements, flood resilience, economic growth, residential expansion, green corridors and additional land for community facilities. Within this context, coordinated implementation of the transport network and supporting reticulated infrastructure systems are essential. These networks serve as the foundational components required to unlock and sustainably manage the land use capacities within the GSPA, ensuring an adaptable and resilient growth framework.

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POTENTIAL KEY MOVES

Figure 14: Key Strategic Moves (Source: *LatStudios, 2025*)

9.4 GROWTH SCENARIOS

Ensuring growth occurs in a coordinated manner is pivotal to the successful development of the GSPA. Future development will be underpinned by the delivery of critical infrastructure, particularly transport and stormwater networks that enable early access and flood-resilient development. While the entire network will ultimately require upgrades and extensions, certain catalytic infrastructure items will be essential to unlock initial and later stages of growth, particularly residential development, community facilities, and employment opportunities. As such, careful consideration has been given to both existing infrastructure and future network requirements in determining land use capacity.

The sequencing of infrastructure delivery has been broadly structured around three horizons:

- Short term (5-15 years): Emergency rail level crossing, underpass access to the Warrego Highway.
- Medium term (15- 30 years): Highway interchange/regional transport connections planning, rail overpass, internal road upgrades, early stormwater solutions, and utility extensions to support residential and community development.
- Long term (>30 years): Highway interchange, major stormwater basins, and industrial land servicing.

It is important to note that the proposed growth is additive to the existing township, which will continue to operate in the Limited development zone. Further, the horizons for the delivery of infrastructure do not align with the timeframes of the land use scenarios, in that the first land use scenario is intended to be delivered in the medium term, with the remaining land use scenarios intended to be delivered in the long term. The development of key infrastructure is initially required in the short term (and beyond), to act as a catalyst for further growth to occur, as outlined within the land use scenarios.

The identification of infrastructure requirements signifies the need for critical infrastructure to be delivered in order for the growth potential of Grantham to be fully realised. Without the delivery of these key pieces of infrastructure, the creation of a complete community at Grantham will likely never be realised. The DSP will be used as an advocacy tool for Council to negotiate with all levels of government to seek funding assistance to deliver this much needed infrastructure. Once delivered, this will catalyse growth and development, which should help to alleviate some of the community concerns around current access and infrastructure delivery (i.e. wider roads and sewer etc.).

It is important to note that infrastructure staging advice will be included in future stages of this project as part of the development of Urban Design Guidelines.

9.4.1 Medium Term

The medium term scenario reflects the first phase of the GSP, incorporating a future centre to the north and unlocking a new residential release area within the intended LDR-2: Low density residential zone (12 dwelling per hectare). A breakdown of land uses, potential gross areas, residential density, indicative dwelling yield and population is demonstrated in Table 4.

Table 4: Medium Term Development Yields

LAND USE	GROSS AREA (HA)	RESIDENTIAL DENSITY (DW/HA)	INDICATIVE DWELLING YIELD	APPROX. POPULATION PER HOSUEHOLD	INDICATIVE POPULATION
Residential zones					
LDR-1: Low Density Residential zone (existing LDR)	41.59	10	416	2.7	1123
LDR-2: Low Density Residential zone (new LDR)	33.1	12	397	2.7	1072
LDR-3: Low Density Residential zone (new LDR with proximity to amenity)	30.03	25	751	2.7	2027

UNCONFIRMED

	LDMR-1: Low Medium Density Residential zone (medium-high density)	9.52	35	333	2.7	900
	Rural residential (existing)	33.19	1.2	40	2.7	108
Other						
	Community facilities zone	182.11				
	Local centre zone	2.24				
	Open space zone	54.59				
	Conservation zone	10.74				
	Rural zone	84.74				
	Sports and recreation	4.04				
	Ancillary (road network, Inland rail & infrastructure)	66.53				
TOTAL		**552.42**		**1937 (total dwellings)**		**5230 (approx. population)**

The medium term scenario indicates a large proportion of the developable land as being retained within the current Community facilities zone (182ha), however, this is an interim zone, expected to transition to future residential and employment purposes. Higher density residential areas (i.e. 25 and 35 dwellings per hectare) are expected to provide for the largest share of growth, supporting an indicative population of 2,927 residents and delivering 1,084 dwellings, primarily through semi-detached or attached housing typologies. The remaining balance of residential zoning is projected to accommodate 2,303 residents and 853 dwellings, primarily in the form of detached or semi-detached housing.

Two infrastructure upgrades will need to be completed to facilitate this scenario. The first upgrade involves an adjustment of carriageway levels at the Philps Road underpass of the highway to ensure access is maintained during flood events. This is located adjacent to the Warrego Highway and does not immediately impact the development outcomes of the medium term scenario. The second upgrade is for a bridge connection over the rail line from Philps Road to Gatton-Helidon Road. Both upgrades do not immediately impact the development outcomes of Scenario 1, but build on the resilience of the development of the Ultimate Scenario.

UNCONFIRMED

MEDIUM TERM

MEDIUM TERM PLAN

INDICATIVE DWELLING DENSITY & YIELD PLAN
29 August, 2025 | REVISION E

RESIDENTIAL DENSITIES & TYPICAL LOT SIZES

USE	DENSITY	MIN. LOT SIZE
Low density residential zone - Precinct 1 - Existing LDR	10 dw/ha	1000 m²
Low density residential zone - Precinct 2 - New LDR	12 dw/ha	800 m²
Low density residential zone - Precinct 3 - New LDR near amenity (open space or activity centre)	25 dw/ha	350 m²
Low-medium density residential zone (medium-high density)	35 dw/ha	260m²
Rural residential zone - Existing	1.2 dw/ha	8,000 - 10,000m²

PRELIMINARY SCHEDULE OF AREAS

ZONE	GROSS AREA (ha)	INDICATIVE DWELLING YIELD	INDICATIVE POPULATION (2.7 persons/ household)
CN Community facilities zone	182.11		
LC Local centre zone	2.24		
Residential zone			
LDR-1 *Low density Precinct 1 - Existing LDR*	41.59	416	1123
LDR-2 *Low density Precinct 2 - New LDR*	33.1	397	1072
LDR-3 *Low density Precinct 3 - New LDR near amenity*	30.03	751	2027
LMDR-1 *Low-medium density residential zone*	9.52	333	900
RRZ *Rural residential - Existing*	33.19	40*	108
OS Open space zone	54.59		
CON Conservation zone	10.74		
RU Rural zone	84.74		
SPR Sports and recreation	4.04		
Ancillary (road network, inland rail & infrastructure)	66.53		
TOTAL	552.42	1937 dw	5230 people

*Residential density of Rural Residential zoned lots is based on existing and approved future subdivision patterns of 1.2 ha per dwelling, with an average lot size between 8,000-10,000 m².

FINAL FOR REVIEW

This plan is preliminary only and has been prepared for the purpose of Council review and approval. The intent of this structure plan is to determine strategic level directions for future industrial land use, open space, major road networks and infrastructure for the Grantham Structure Plan Area.

The structure plan identifies an area appropriate for potential development. The ultimate extent of development and lot yield is subject to detailed subdivision and civil engineering studies. Constraints including Q100 flood extent, significant and regulated vegetation and land slope are generated from regional level mapping and are subject to detailed studies and survey to confirm localised impacts on development extent and form.

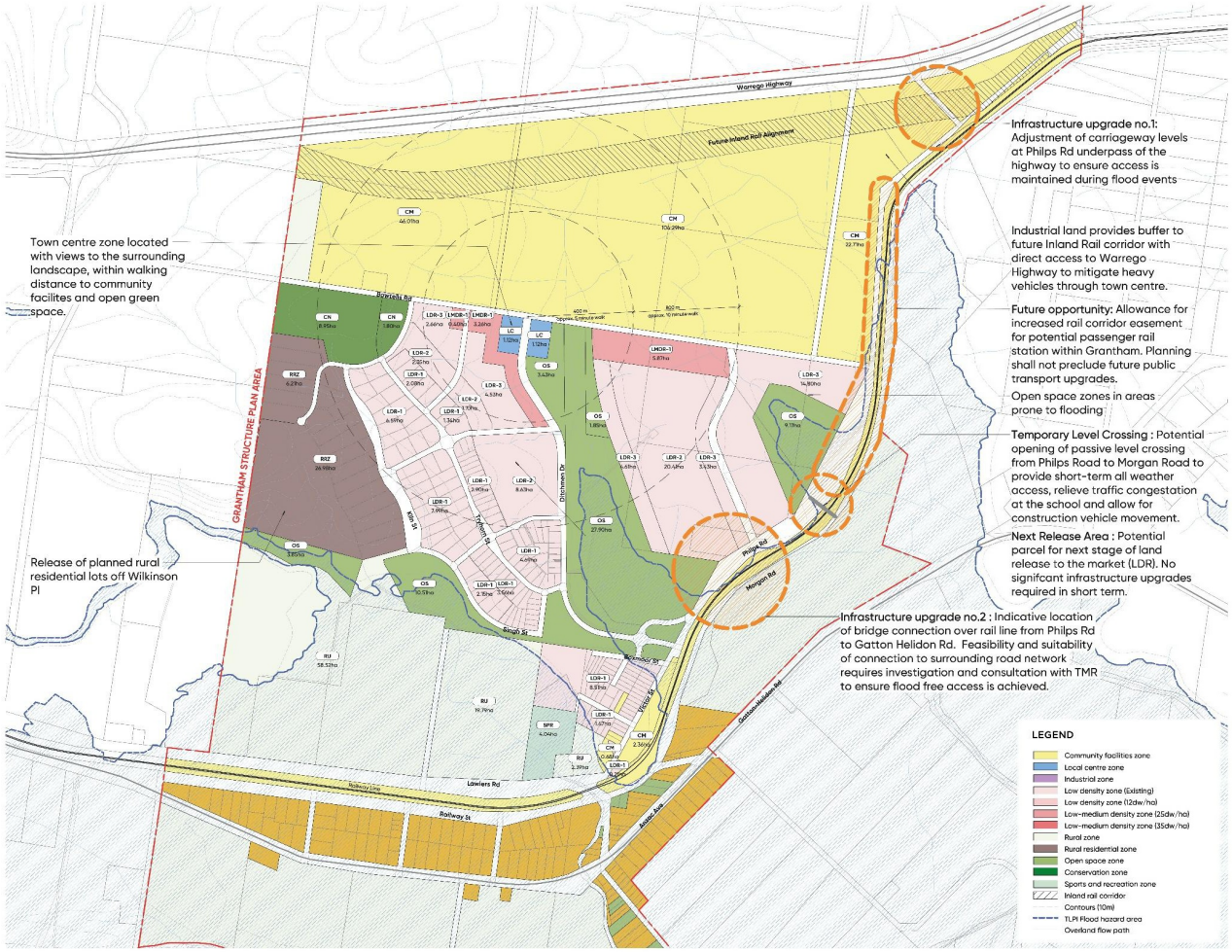

Figure 15: Medium Term (Source: *LatStudios, 2025*)

9.4.2 Long Term (Alternative 1)

Significant outcomes from the Long Term (Alternative 1) Scenario include the expansion of the local centre, the locational shift of the primary school, the establishment of the regional attractor and further establishment of low density and low-medium density residential development to the land south of the future inland rail alignment. A breakdown of land uses, potential gross areas, residential density, indicative dwelling yield and population is demonstrated in Table 5.

Table 5: Long Term (Alternative 1) Development Yields

LAND USE		GROSS AREA (HA)	RESIDENTIAL DENSITY (DW/HA)	INDICATIVE DWELLING YIELD	APPROX. POPULATION PER HOSUEHOLD	INDICATIVE POPULATION
Residential zones						
	LDR-1: Low Density Residential zone (existing LDR)	49.15	10	492	2.7	1327
	LDR-2: Low Density Residential zone (new LDR)	52.81	12	634	2.7	1711
	LDR-3: Low Density Residential zone (new LDR with proximity to amenity)	41.85	25	1046	2.7	2825
	LDMR-1: Low Medium Density Residential zone (medium-high density)	18.09	35	633	2.7	1710
	Rural residential (existing)	33.19	1.2	40	2.7	108
Other						
	Community facilities zone	37.62				
	Local centre zone	4.15				
	Open space zone	78.57				
	Conservation zone	49.98				
	Rural zone	84.74				
	Sports and recreation	4.04				
	Ancillary (road network, Inland rail & infrastructure)	98.23				
TOTAL		**552.42**		**2844 (total dwellings)**		**7680 (approx. population)**

As outlined in Table 5, the Community facilities zone extent has significantly decreased as compared to the Medium Term Scenario, reflecting refined land use planning north of Bowells Road. The Long Term (Alternative 1) scenario will continue to see the development of attached dwelling product, with higher density zones (25 and 35 dwellings per hectare) accommodating the majority of growth – approximately 4,535 people out of the total 7,680 people across 1,679 dwellings. The higher density housing product will be established surrounding the local centre and community facilities areas, while detached and semi-detached forms accommodate around 3,145 residents across 1,165 dwellings in the remaining residential zones.

Scenario 2 includes the adjustment of Philps Road alignment for further resilience during flood events.

LONG TERM
ALTERNATIVE 1

LONG TERM PLAN

INDICATIVE DWELLING DENSITY & YIELD PLAN
29 August, 2025 | REVISION E

RESIDENTIAL DENSITIES & TYPICAL LOT SIZES

USE	DENSITY	MIN. LOT SIZE
Low density residential zone - Precinct 1 - Existing LDR	10 dw/ha	1000 m²
Low density residential zone - Precinct 2 - New LDR	12 dw/ha	800 m²
Low density residential zone - Precinct 3 - New LDR near amenity (open space or activity centre)	25 dw/ha	350 m²
Low-medium density residential zone (medium-high density)	35 dw/ha	260m²
Rural residential zone - Existing	1.2 dw/ha	8,000 - 10,000m²

PRELIMINARY SCHEDULE OF AREAS

ZONE		GROSS AREA (ha)	INDICATIVE DWELLING YIELD	INDICATIVE POPULATION (2.7 persons/ household)
CN	Community facilities zone	37.62		
LC	Local centre zone	4.15		
	Residential zone			
LDR-1	*Low density Precinct 1 - Existing LDR*	49.15	492	1327
LDR-2	*Low density Precinct 2 - New LDR*	52.81	634	1711
LDR-3	*Low density Precinct 3 - New LDR near amenity*	41.85	1046	2825
LMDR-1	*Low-medium density residential zone*	18.09	633	1710
RRZ	*Rural residential - Existing*	33.79	40*	108
OS	Open space zone	78.57		
CN	Conservation zone	49.98		
RU	Rural zone	84.74		
SPR	Sports and recreation	4.04		
	Ancillary (road network, Inland rail & infrastructure)	98.23		
	TOTAL	**552.42**	**2844 dw**	**7680 people**

*Residential density of Rural Residential zoned lots is based on existing and approved future subdivision patterns of 1.2 ha per dwelling, with an average lot size between 8,000 10,000 m².

FINAL FOR REVIEW

This plan is preliminary only and has been prepared for the purpose of Council review and approval. The intent of this structure plan is to determine strategic level directions for future industrial land use, open space, major road networks and infrastructure for the Grantham Structure Plan Area.

The structure plan identifies an area appropriate for potential development. The ultimate extent of development and lot yield is subject to detailed subdivision and civil engineering studies. Constraints including Q100 flood extent, significant and regulated vegetation and land slope are generated from regional level mapping and are subject to detailed studies and survey to confirm localised impacts on development extent and form.

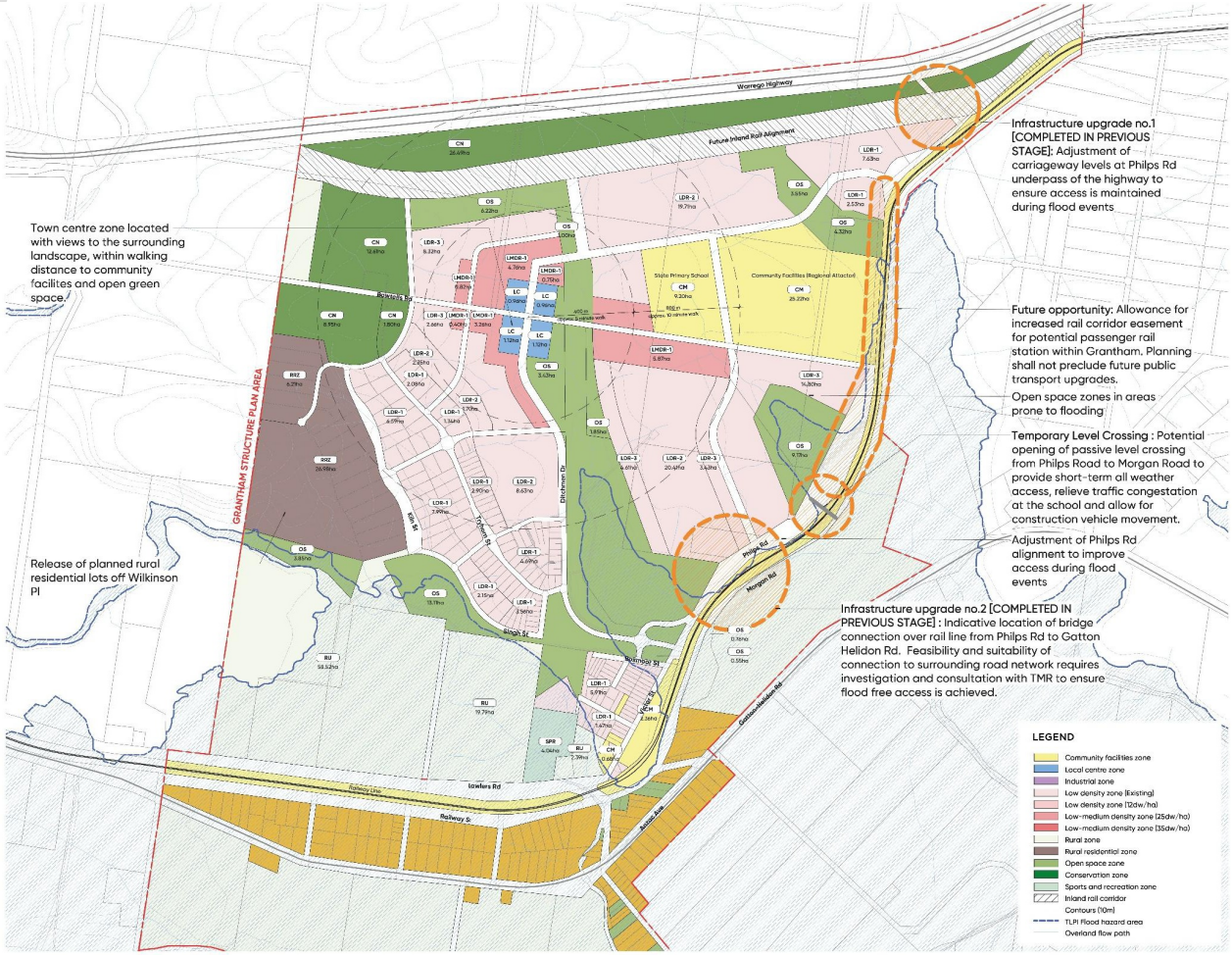

Figure 16: Long Term (Alternative 1) (Source: *LatStudios, 2025*)

Grantham Structure Plan
Final Structure Plan

9.4.3 Long Term (Alternative 2) – Ultimate Development Scenario

Scenario 3 is the Long Term (Alternative 2) Scenario for the GSP and represents the ultimate development outcome. This involves the conversion of the low density residential land to employment lands south of the future inland rail alignment. A breakdown of land uses, potential gross areas, residential density, indicative dwelling yield and population is demonstrated in Table 6.

Table 6: Long Term (Alternative 2) Development Yields

LAND USE		GROSS AREA (HA)	RESIDENTIAL DENSITY (DW/HA)	INDICATIVE DWELLING YIELD	APPROX. POPULATION PER HOSUEHOLD	INDICATIVE POPULATION
Residential zones						
	LDR-1: Low Density Residential zone (existing LDR)	38.99	10	390	2.7	1053
	LDR-2: Low Density Residential zone (new LDR)	33.1	12	397	2.7	1072
	LDR-3: Low Density Residential zone (new LDR with proximity to amenity)	41.85	25	1046	2.7	2825
	LDMR-1: Low Medium Density Residential zone (medium-high density)	18.09	35	633	2.7	1710
	Rural residential (existing)	33.19	1.2	40	2.7	108
Other						
	Industrial	33.83				
	Community facilities zone	36.83				
	Local centre zone	4.15				
	Open space zone	74.73				
	Conservation zone	49.98				
	Rural zone	84.74				
	Sports and recreation	4.04				
	Ancillary (road network, Inland rail & infrastructure)	98.90				
TOTAL		**552.42**		**2506 (total dwellings)**		**6767 (approx. population)**

The Long Term Scenario (Alternative 2) will see the development of the major employment and industrial land uses south of the Warrego Highway. This will be determined by the finalisation of the Warrego Highway interchange and the provision of direct access from the Highway to service these employment areas.

Consistent with Alternative 1, this scenario includes the development of attached dwelling within the higher density zones (25 and 35 dwellings per hectare), and is expected to accommodate the largest portion of the indicative population (4,535 people out of the total 6,767 people and 1,679 dwellings).

To enable provision of industrial land, there is a corresponding reduction in yield within the LDR-1 and LDR-2 zones, resulting in an overall reduction of approximately 339 dwellings and 913 residents compared with Alternative 1.

Under this scenario, and based on an assumed employment density of 30 jobs per hectare, the 33.83 ha of industrial land could support approximately 812 jobs if developed for low to medium impact industrial uses.

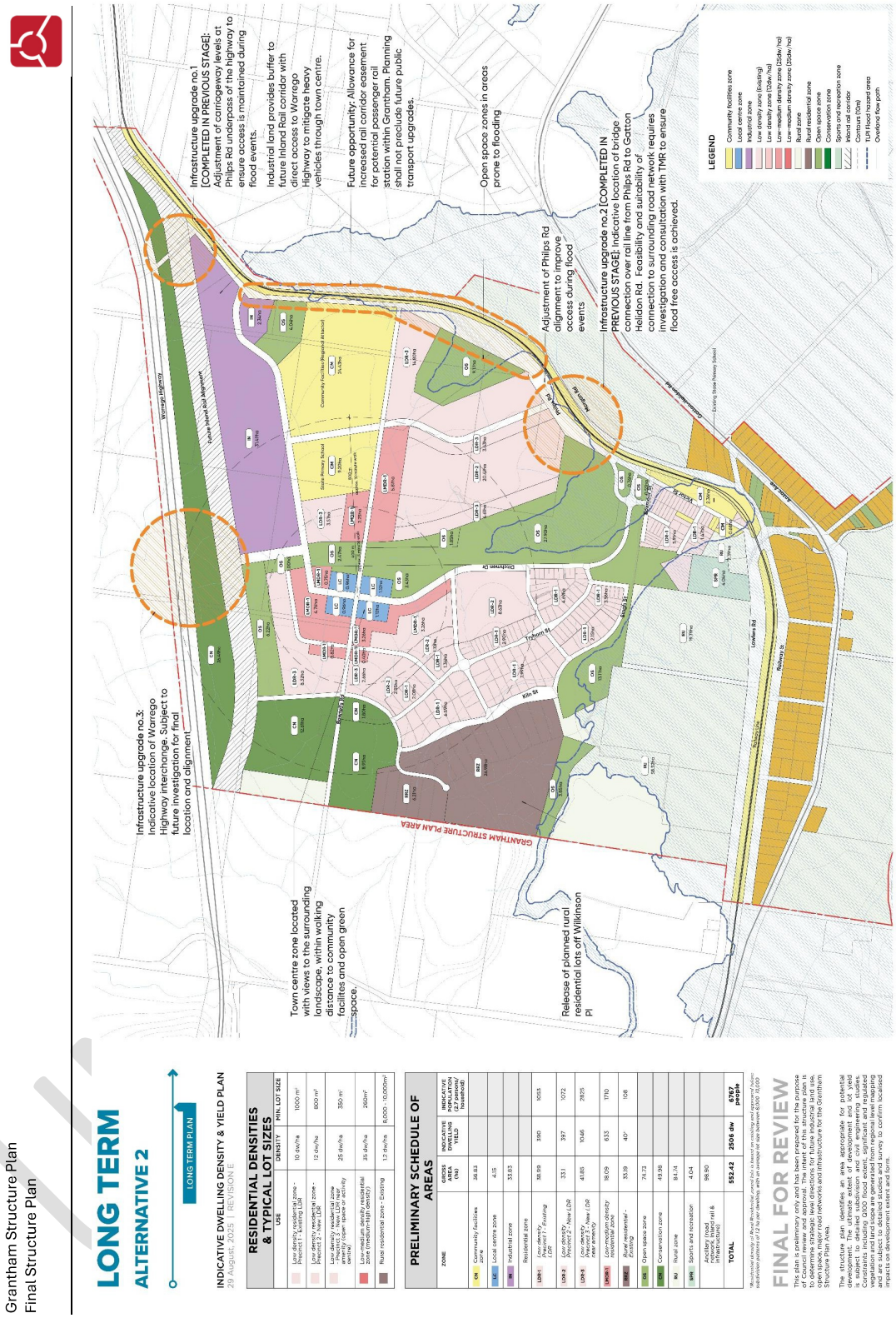

Figure 17: Long Term (Alternative 2) (Source: *LatStudios, 2025*)

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9.4.4 Summary of Growth Scenarios

Development of the GSPA will depend on strategic infrastructure delivery. Infrastructure development has been structured into short (5-15 years), medium (15-30 years), and long-term (>30 years) horizons, though initial infrastructure investments must precede and catalyse subsequent growth.

In the Medium Term Scenario, initial growth includes developing a future centre north of Grantham and new residential areas, with higher density housing accommodating most growth. Key infrastructure upgrades include establishing emergency and interim flood-resilient connections over/across the rail line, and under the Warrego Highway.

The Long Term Scenario (Alternative 1) expands residential areas and the local centre, relocates the primary school, and introduces a regional attractor. Higher density residential zones around the local centre and community facilities will support population growth. Infrastructure adjustments to support development and provide robust access and flood resilient options.

Long Term Scenario (Alternative 2), representing ultimate development, introduces substantial employment and industrial land south of the Warrego Highway, facilitated by the highway interchange completion. Attached dwellings remain predominant, although population and residential yield are reduced in low density and rural residential areas to accommodate employment land, with significant employment opportunities anticipated.

9.5 RECOMMENDATIONS

The following recommendations outline key actions for Council to support the implementation of the Grantham Structure Plan. These recommendations have been structured to reflect priorities, indicative timeframes, and any dependencies.

#	Recommendation	Details	Indicative Timeframe	Dependencies
1	**Flood resilient emergency access**	Investigate an emergency flood-resilient connection across the rail line, and under the Warrego Highway to enable emergency access.	Short to Medium term	Enabler for all subsequent development.
2	**Stormwater infrastructure planning**	Confirm basin locations and trunk drainage network aligned with land use layout.	Medium term (15-30 years)	Required to support residential release areas.
3	**Water and sewer network coordination**	Confirm preferred servicing solutions, including integrated staging with Urban Utilities.	Medium term (15-30 years)	Required to support residential release areas.
4	**Internal road upgrades**	Design connected, resilient local road networks	Medium term (15-30 years)	Required to support residential release areas.
5	**Public and active transport planning**	Advocate for service expansion linking Grantham with Gatton and nearby townships. Design connected street networks with walking and cycling links.	Medium term (15-30 years)	Supports community wellbeing and reduces car dependency. Requires coordination with population growth

6	**Support establishment of a future local centre**	Enable development of a new local centre north of existing township.	Long term (>30 years)	Land allocation identified in GSP. Dependent on the delivery of supporting infrastructure and residential density uplift in surrounding LMDR precinct (see section 9.5.1 for detail).
7	**Plan for primary school relocation**	Plan for a future school site consistent with Education Queensland requirements.	Long term (>30 years)	Land allocation identified in GSP. Dependant on the delivery of supporting infrastructure and demand.
8	**Deliver regional attractor / community facility**	Investigate and plan for a multipurpose facility to serve Grantham and wider Lockyer Valley	Medium to long term	Land allocation identified in GSP. Dependant on the delivery of supporting infrastructure and demand.
9	**Protect industrial land**	Retain land south of Warrego Highway for industrial development, linked to future highway access	Long term (>30 years)	Land allocation identified in GSP. Dependent on highway interchange and demand.
10	**Explore freight and rail servicing potential**	Consider siding or logistics hub aligned with Inland Rail corridor and future industrial demand	Long term (>30 years)	Dependent on Inland Rail timing and infrastructure delivery

9.5.1 Planning Scheme Integration

To support delivery of the ultimate development scenario, the Lockyer Valley Planning Scheme will need to be aligned with and reflect the GSP. While the GSP provides a non-statutory framework, it establishes the strategic intent and land use rationale that will inform future amendments to the planning scheme.

Integrating the GSP into the planning scheme will ensure that development assessment processes consider the long term strategic vision for Grantham, providing greater certainty to landowners, developers, and the broader community.

To ensure the GSP is effectively translated into planning outcomes, a series of recommendations have been prepared to guide its integration within the planning scheme (refer Table 7). These recommendations are intended to align with the strategic direction of the GSP and incorporate the values and priorities identified through community and stakeholder engagement.

Table 7: Potential Planning Scheme Amendments

PLANNING SCHEME PROVISION	RECOMMENDATION	RATIONALE
Part 3 – Strategic Framework		
3.2.6.2 Element 6 - Urban localities – Grantham	Reword section to reflect the Grantham Structure Plan's objectives, specifically addressing housing and employment opportunities by providing for a mix of lot sizes and dwelling types, potential increases in density, retail convenience services,	Aligns strategic objectives directly with community expectations and future growth scenarios outlined in the GSPA.

	employment land, public places and whole of life living considerations to help create a complete and sustainable community. Additional wording to be included to address future infrastructure networks. Inclusion of reference to new GSP maps to show the desired future land use pattern, infrastructure and sequencing.	
Part 4 – Local Government Infrastructure Plan (LGIP)		
All	Update LGIP with revised population and employment forecasts. Review and confirmation of the desired standards of service.	Ensures infrastructure provision accurately reflects planned growth.
Part 6 – Zone Codes		
Precinct in the LMDR zone	Introduce a new Grantham Precinct within the Low Medium Density Residential (LMDR) zone to support the long term planning intent for the GSPA.	The Grantham Precinct is strategically located surrounding the proposed future local centre and is intended to encourage increased residential densities over the long term. This approach aims to facilitate future population growth that will help underpin the viability of the planned future centre. Importantly, while this precinct signals the future intent for residential development, it is not expected to be developed until the area is appropriately serviced by infrastructure – to be delivered at the cost of the developer. The precinct designation also ensures alignment between land use and infrastructure planning.
Schedule 2 – Planning Scheme Maps		
Strategic framework maps	Update accordingly to signal the Grantham Structure Plan. Inclusion of reference to new GSP maps to show the desired future land use patterns.	Provides intent and line of sight to assessment benchmarks.
Zone maps	Update zone maps to include new Grantham precinct within the Low Medium density residential zone.	Links to relevant provisions in the zone code to ensure the future intent for the GSPA can be realised.

10. SUMMARY

The Grantham Structure Plan provides the evidence base to guide the town's future growth. The GSP sets out the intended land use pattern, infrastructure requirements, and sequencing to support a sustainable and resilient community. While the Structure Plan is non-statutory, it is intended to inform future amendments to the Lockyer Valley Planning Scheme, ensuring that planning provisions align with the vision for Grantham and enable growth in an appropriate manner. Council should consider the GSP as a key reference document during future planning scheme reviews and amendments and as a tool to monitor whether updates are required to realise the full development potential of the GSPA.

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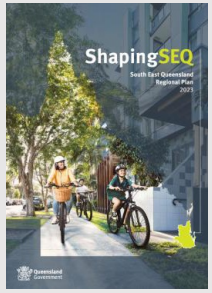
APPENDIX 1 POLICY OVERVIEW

AP01

Policy Overview

DOCUMENT	SUMMARY	KEY FINDINGS RELEVANT TO THE STRUCTURE PLAN
ShapingSEQ 2023  (2023)	ShapingSEQ 2023 is the South East Queensland Regional Plan, covering 12 local government areas, including Lockyer Valley. ShapingSEQ outlines the Queensland Government's strategic vision for managing projected growth in South East Queensland over the next 20 years. The plan includes a series of outcomes, strategies and actions guided by five key themes: Grow, Prosper, Connect, Sustain, and Live, to achieve this vision.	• The Melbourne to Brisbane Inland Rail Corridor is proposed to pass through Lockyer Valley (and specifically to the north of the GSPA) and is identified as priority region-shaping infrastructure. • Strong focus on setting resilient growth management patterns in the peri-urban areas of Lockyer Valley. • Lockyer Valley is recognised as one of the nation's most important food bowls. • Relevant theme priorities for the preparation of the GSP include: – **Grow** ○ Ensuring adequate housing supply to meet diverse needs over the short, medium and long term. ○ Supporting growth in rural towns while preserving local identity. – **Prosper** ○ Supporting rural industry and promoting value-added activities. ○ Increase employment to 21,000 within Lockyer Valley by 2046 (an increase from 14,400 at 2021) – **Connect** ○ Aligning infrastructure and land use to enhance connectivity. ○ Identifying region-shaping infrastructure projects. – **Sustain** ○ Protecting the environment and resources while promoting resilient communities. – **Live** ○ Achieving better design and placemaking outcomes, creating an urban environment that improves quality of life.

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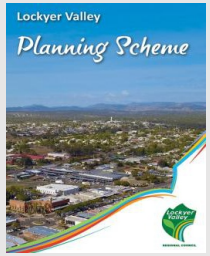
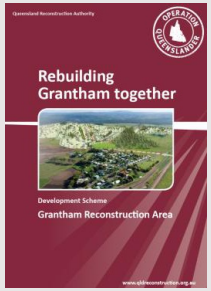
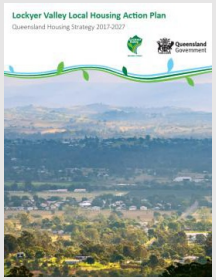
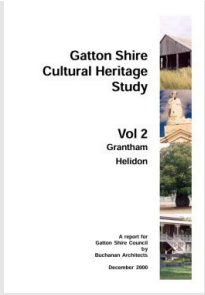
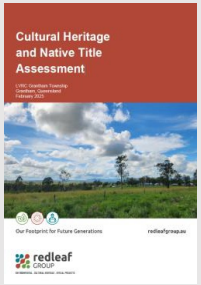
DOCUMENT	SUMMARY	KEY FINDINGS RELEVANT TO THE STRUCTURE PLAN
Lockyer Valley Planning Scheme  (2024)	The Lockyer Valley Planning Scheme is a statutory document that regulates land use and development across the region. The scheme provides a strategic framework, planning regulations, and development requirements to guide growth over the next 20 years. The strategic framework is structured around five key themes: Growing Communities, Prosperous Economy, Connecting Infrastructure, Sustaining the Natural Environment, and Living in a Great Place. These themes shape planning decisions to balance development with environmental protection, infrastructure needs, and community wellbeing.	• Relevant provisions which apply to the Grantham Reconstruction Area in the Lockyer Valley Planning Scheme 2024 are as follows: – **Part 3 Strategic Framework**: Section 3.2.6.2 Element 5 – Grantham ○ *Growth occurs by expansion into those areas uncompleted under the Grantham Reconstruction Area.* ○ *Revised structure planning is required to realise Grantham's potential and identify a new local centre.* ○ *Expansion of the town towards the north means that commercial, employment and community activities may be expanded to achieve long-term sustainability and self-contained employment.*
Rebuilding Grantham: Development Scheme (2011) 	The Grantham Reconstruction Area Development Scheme is a strategic plan established by the Queensland Reconstruction Authority (QldRA) in collaboration with the Lockyer Valley Regional Council to guide the reconstruction and future development of Grantham following the 2011 flood event. The development scheme establishes appropriate land uses and planning intentions to support recovery and future resilience within the disaster affected areas. Upon the adoption of the Lockyer Valley Planning Scheme (2024), the Grantham Reconstruction Area Development became superseded.	• Defines zones (residential, commercial, rural) and future expansion areas for the Grantham Reconstruction Area. • Plans for roads, water, sewerage, stormwater, electricity, and telecommunications. • Supports a town centre, job opportunities, and community gathering spaces. – Identified need for more public open spaces, sports fields, memorials, multi-age facilities, and accommodation for backpackers, workers, and visitors. • Future showgrounds precinct/ community facilities identified to the north adjacent to the Warrego Highway. • Identifies the importance of environmental protection.

DOCUMENT	SUMMARY	KEY FINDINGS RELEVANT TO THE STRUCTURE PLAN
Lockyer Valley Local Housing Action Plan (2017) 	The Local Housing Action Plan (LHAP) is a joint initiative of the Queensland Government, Lockyer Valley Regional Council, and the Local Government Association of Queensland to address housing challenges in the Lockyer Valley. The plan aims to: 1. Identify priority actions to meet housing needs. 2. Establish long-term strategies for housing and homelessness support. 3. Incorporate existing data and planning efforts from government, private, and non-profit sectors. 4. Strengthen collaboration to deliver effective housing solutions. The plan provides an overview of community housing characteristics, emerging issues, and key actions to improve housing availability in the Lockyer Valley region.	• Existing initiatives – The State Government's Housing Land Audit identified land in Grantham with development potential: ○ Lot 100 SP318605, Tryhorn Street, Grantham - A large, Council-owned allotment partially developed during Grantham's relocation in 2011/12. The land includes Low density residential, Rural residential and Recreation and open spaces zones. – Council recently developed 14 residential lots fronting Tryhorn Street, Grantham. A large balance lot remains, requiring consideration of future development timing and approach. A master plan is needed before making further decisions. • Mater planning – Prepare a master plan of urban zoned land in Grantham to ensure resilient and well thought out development, in line with community expectations, that leads to a sustainable and well-designed town.
Lockyer Valley Industrial Land Study (2023)	The Lockyer Valley Industrial Land Study supports the region's industrial sector by ensuring the availability of appropriately zoned, well-located, and serviced industrial land to meet both current and future demand. The study informed Council's new planning scheme, assessing industrial land supply, identifying investment opportunities, addressing land use conflicts, and providing strategic	• Potential for industrial land to be accommodated within Grantham on community use zoned land (pending access from the Warrego Highway). • Potential for Grantham to take up employment opportunities from Gatton. • Further detailed structure planning is needed to assess the site's suitability for employment and industrial purposes. • The study emphasises flood risks and the importance of planning evacuation routes and flood free access to facilitate development.

DOCUMENT	SUMMARY	KEY FINDINGS RELEVANT TO THE STRUCTURE PLAN
	recommendations to guide industrial growth through to 2041.	
Street Tree and Landscape Guide (2017) 	The Lockyer Valley Regional Council Road Reserve: Street Tree and Landscape Guidelines is a comprehensive framework developed to guide the planting and landscaping of road reserves within the Lockyer Valley region. Purpose of the document: • Establish a consistent approach to street tree planting and landscaping. • Enhance ecological, economic, and aesthetic value through sustainable landscaping. • Provide guidance for Council, developers, and the community on road reserve maintenance. • Support biodiversity, pedestrian connectivity, and visually appealing streetscapes.	• Defines road types and appropriate landscape treatments, relevant for Grantham's road network planning. • Provides principles for safety, resilience, environment, character, community, and economic viability, ensuring sustainable urban design. • Recommends suitable species for ecological restoration, flood resilience, and enhancing streetscapes in Grantham. • Identifies planting and design strategies to mitigate flooding impacts, which is a key consideration for Grantham. • Aligns streetscape design with local identity and historical context, preserving Grantham's character.
Gatton Shire Culture Heritage Study (2001)	The Gatton Shire Cultural Heritage Study identifies and evaluates key heritage sites in Grantham and Helidon for the Gatton Shire Council (prior to its	The following heritage items may be relevant to the Grantham Structure Plan, in terms of preserving cultural heritage, informing planning decisions and integrating heritage sites into future development:

DOCUMENT	SUMMARY	KEY FINDINGS RELEVANT TO THE STRUCTURE PLAN
	amalgamation). The study provides an initial assessment of places of historical and cultural significance, highlighting their architectural, historical, and aesthetic values. The study serves as a guideline for conservation and planning decisions, ensuring that future actions affecting these areas consider their heritage importance. Key locations include historic houses, churches, schools, commercial buildings, and industrial sites, such as the Grantham Butter Factory.	• Grantham Town Precinct – Encompasses historic commercial buildings and key streetscapes. • Former Grantham Butter Factory – A significant industrial heritage site linked to the region's dairy industry. • Grantham State School – Important for its educational and social history. • Heritage Houses (e.g., Armstrong Rd, Victor St, Harris St) – Contribute to the town's historical fabric. • Railway Infrastructure (Grantham Signal Cabin & Former Overbridge) – Part of the town's transport and industrial history. • Avenue of camphor laurel trees along Williams street are listed as significant. • The Floating Cafe building (7 Gatton-Helidon Rd) is recorded as a historical demonstration of commercial activity in Grantham.
Grantham Cultural Heritage and Native Title Assessment (2025) 	The Grantham Cultural Heritage and Native Title Assessment evaluates the potential risks to cultural heritage values from proposed works in Grantham. Based on detailed investigations, the report assesses the impact on both Aboriginal and historical heritage and provides recommendations to mitigate risks and ensure compliance with cultural heritage requirements.	Summary of findings: • Nine verifiable Aboriginal cultural heritage values were identified within the proposed works area, including stone artefacts and a culturally modified tree. • Non-Indigenous artefacts, such as pre-1940 glass, ceramic, and metal fragments, were also found. Key recommendations: • Consult the appropriate Cultural Heritage Party for Category 4 and 5 areas. • Assess an unexamined area near Wilkinson Place, which may contain further heritage values. • Remove a wire from the culturally modified tree to prevent damage. • Develop a Cultural Heritage Management Plan (CHMP) to streamline future projects. • Conduct further archaeological studies in areas where significant finds have been recorded. Incorporating cultural heritage considerations into the Grantham Structure Plan will ensure responsible development while preserving historical and Aboriginal heritage values.
Lockey Valley Local Heritage Study (2025)	The Local Heritage Study reviews places of non-Indigenous (Historic) local heritage significance in the Lockyer Valley region. The study aims to inform amendments to the Local Heritage	Summary of findings: • A refined *Short List* of 117 heritage places (from an initial 307) has been developed through the Local Heritage Study. The following five places in Grantham have been identified for inclusion on the Short List: ○ William Street Camphor Laurel Trees

Grantham Structure Plan
Final Structure Plan

DOCUMENT	SUMMARY	KEY FINDINGS RELEVANT TO THE STRUCTURE PLAN
	Register (LHR), schedule, and overlay within the Lockyer Valley Planning Scheme 2024. The study also includes recommendations for integrating the LHR into the planning scheme, alongside guidance for its implementation and management. Outputs from the study will support the first major amendment to the Lockyer Valley Planning Scheme.	○ McGarva's Store (former) ○ Singh's Grantham General Store (former) ○ Grantham State School and Residence ○ Grantham Butter Factory (former) – noted as having potential state significance

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APPENDIX 2 ECONOMIC ASSESSMENT AP02

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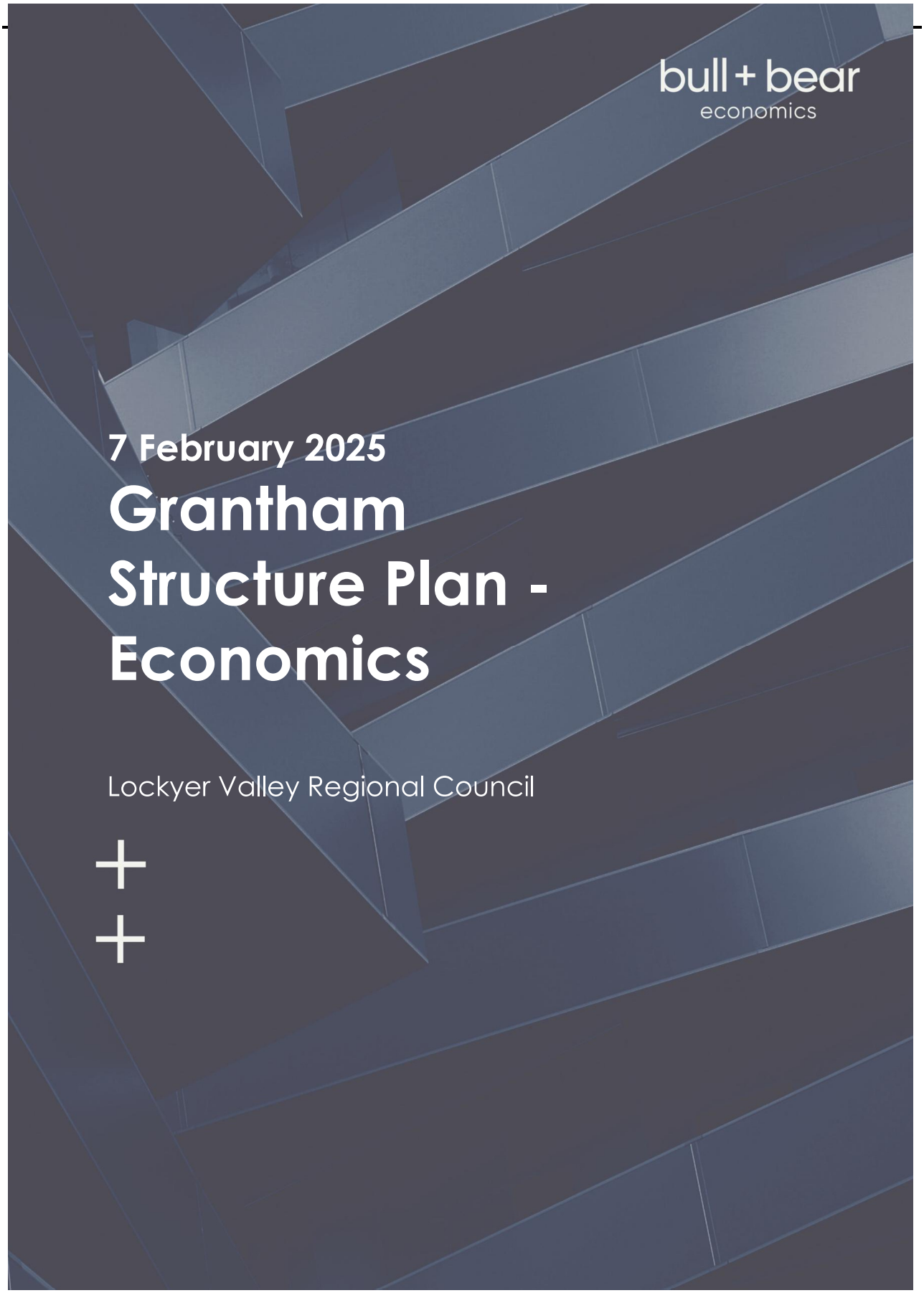

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7 February 2025

Grantham Structure Plan - Economics

Lockyer Valley Regional Council

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Disclaimer:

This report has been based upon the most up to date readily available information at this point in time, as documented in this report. Bull & Bear Economics has applied due professional care and diligence in accordance with generally accepted standards of professional practice in undertaking the analysis contained in this report from these information sources. Bull & Bear Economics shall not be liable for damages arising from any errors or omissions which may be contained within these information sources.

As this report involves future market projections which can be affected by several unforeseen variables, they represent our best possible estimates at this point in time and no warranty is given that this particular set of projections will in fact eventuate.

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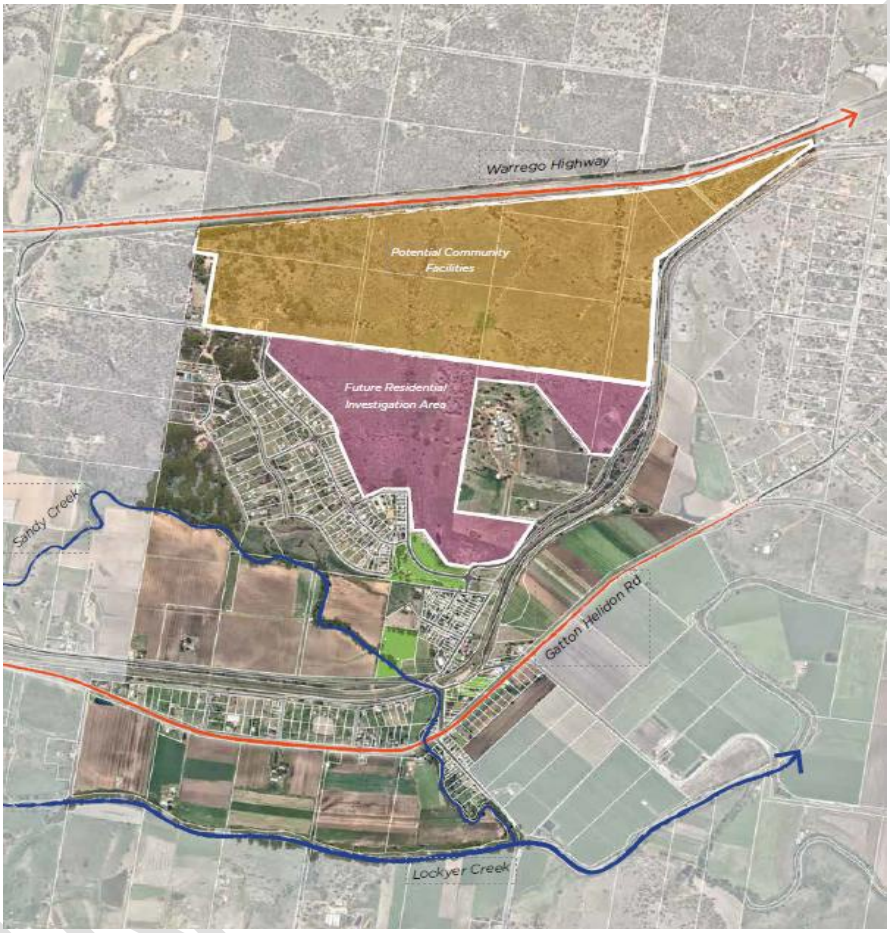
1 Introduction

1.1 Project Background

Bull & Bear Economics, in partnership with PSA Consulting have been engaged by Lockyer Valley Regional Council to prepare advice relating to the Grantham Structure Plan Area, as defined in Figure 1-1.

Figure 1-1 Grantham Structure Plan Area



Whilst the intended future use for the Future Residential Investigation Area has been identified, the opportunities for the Potential Community Facilities Area are dependent on whether direct access off the Warrego Highway can be obtained. It is our understanding through consultation with other project team members with the Department of Transport and Main Roads, a slip lane providing

direct access to the Warrego Highway could be delivered in Grantham, with the potential to be expanded to an interchange if demand was sufficient to warrant this level of access to the site.

Based on the above advice from the Department of Transport and Main Roads, this assessment has considered the opportunities for the Grantham Structure Plan Area based on varying levels of access to the Warrrego Highway:

- Without direct access on/off the Warrego Highway: In the absence of direct access to the Warrego Highway, the potential for the Grantham Structure Plan Area is mostly limited to residential development. This assessment has considered incremental additions to Grantham which can be supported with additional population growth, such as retail floor space and service provision at Grantham State School (e.g. additional teachers and an outside of school hours care (OSHC) facility);
- With direct access off the Warrego Highway (slip lane): With the provision of direct access off the Warrego Highway, there exists potential to attract industrial development to the Potential Community Facilities Area portion of the subject site, although this would be limited to uses that are not reliant on heavy vehicle access; and
- Future opportunities for the Grantham Structure Plan Area if direct access of the Warrego Highway was ultimately upgraded to an interchange: In the case an interchange with access for heavy vehicles was provided to access the Grantham Structure Plan Area, a broader range of industrial uses would likely consider the site as suitable for occupation, particularly in the absence of suitable alternatives within the Lockyer Valley.

1.2 Report Structure

The report is structured as follows:

- **Section 1: Introduction:** Provides an overview of project background and report structure;
- **Section 2: Socio-Economic Overview:** Provides an overview of the socio-economic characteristics of the Grantham Structure Plan Area and the broader Catchment which the facilities within Grantham likely service, as well as outlines the future opportunity for population growth within the Grantham Structure Plan Area;
- **Section 3: Opportunities for Grantham State School:** Explores the opportunity for an outside of school hours care (OSHC) facility and provides guidance on the scale of population required to support additional teaching staff at Grantham State School;
- **Section 4: Retail Opportunities:** Explores the opportunity to deliver additional retail floor space within Grantham and the scale of provision considered suitable;
- **Section 5: Opportunities for Industrial Development:** Considers the opportunity for industrial development within Grantham should direct access to the Warrego Highway be delivered;
- **Section 6: Summary:** Provides a concise summary of the outcomes of the assessment.

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2 Socio-Economic Overview

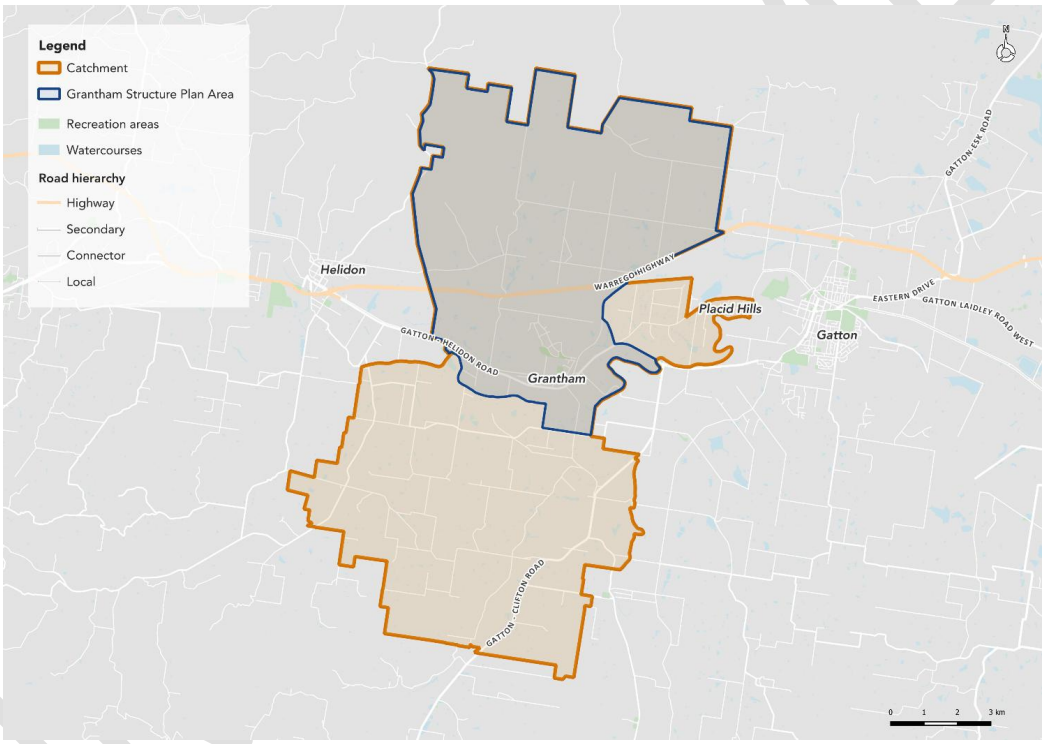
The purpose of this section is to provide an overview of the socio-economic characteristics of the Grantham Structure Plan Area, the Catchment which would be served by increasing provision within Grantham, benchmarked to Lockyer Valley Regional Council and Queensland.

2.1 Geographic Definition

For the purpose of this assessment, the Grantham Structure Plan Area can be defined by two distinct SA1s which form the Grantham township. The Catchment captures the wider area surrounding the Grantham township which would likely have their needs at least partially met by the offering in Grantham, due to the nature of the road network. The Catchment includes the Grantham Structure Plan Area alongside the townships of Veradilla, Ma Ma Creek and Placid Hills, as defined by multiple ABS SA1s.

Figure 2-1 depicts the Grantham Structure Plan Area (as defined by ABS SA1 geographies) and the Catchment.

Figure 2-1 Geographic Definition Map



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2.2 Socio-Economic Profile

The 2021 Census of Population and Housing has been utilised to construct a socio-economic summary of the Grantham Structure Plan Area and Catchment benchmarked to the wider local government area (LGA), Lockyer Valley Regional Council, and Queensland.

The key demographic and socio-economic characteristics of the Grantham Structure Plan Area and Catchment as of the 2021 Census are summarised below:

- The average age of residents was lower in the Grantham Structure Plan Area (39.3 years) than in the wider Catchment (41.0 years) but broadly aligned with the average age of residents in Lockyer Valley Regional Council (39.6 years) and Queensland (39.3 years). This can be attributed to the relatively high proportion of residents within the 15-24 year and 25-34 year age cohorts within the Grantham Structure Plan Area compared to the Catchment;
- Over 40% of households within the Grantham Structure Plan Area are couple families without children which followed wider Catchment. However, the proportion of households that were couple families without children in Granthan Study Area and the Catchment was higher than the benchmarked areas;
- The average household size is higher in the Grantham Structure Plan Area (2.7 persons per household) than Queensland (average of 2.5 persons per household) but aligned with both the Catchment and Lockyer Valley Regional Council;
- Vehicle ownership is higher in the Grantham Structure Plan Area and Catchment than the benchmarked regions;
- Households within the Grantham Structure Plan Area and Catchment were predominantly purchasing their home in 2021 (43.6% and 44.4% of households respectively). This broadly aligned with trends identified in the benchmarked regions. However, the proportion of households renting within the Grantham Structure Plan Area and Catchment in 2021 was much lower than identified in the benchmarked regions;
- Average weekly household income was lower in the Grantham Structure Plan Area ($1,656 per week) than the other benchmarked regions. However, the Catchment reported a higher average weekly income ($1,803 per week) than Lockyer Valley Regional Council ($1,720 per week) but lower than Queensland ($1,952 per week);
- Average mortgage repayments and average weekly rent payments were lower in the Grantham Structure Plan Area and Catchment than both Lockyer Valley Regional Council and Queensland;
- On average, housing costs (as a proportion of household income) were significantly lower in the Grantham Structure Plan Area (10.7%) and the Catchment (10.9%) than Lockyer Valley Regional Council (13.0%) and Queensland (14.4%);
- The unemployment rate was lower in the Grantham Structure Plan Area and the Catchment than the benchmarked regions. Whereby the Catchment reported a significantly lower unemployment rate than the Grantham Structure Plan Area;
- The labour force participation rate was higher in the Grantham Structure Plan Area (62.1% of 15+ year population) and the Catchment (61.6% of 15+ year population) than Lockyer Valley Regional Council (56.5% of 15+ year population) and aligned with Queensland trends (61.2% of 15+ year population);
- The Grantham Structure Plan Area and Catchment recorded significantly lower post-school qualification attainment than Queensland but broadly aligned with Lockyer Valley Regional Council trends. Whereby the proportion of persons with a certificate was higher in both the Grantham Structure Plan Area and Catchment than in Queensland;

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- In the Grantham Structure Plan Area, over 40% of all residents were employed in lower collar professions, significantly higher than in the Catchment, Lockyer Valley Regional Council and Queensland; and
- The most significant industries of employment for Grantham Structure Plan Area and Catchment employed persons were agriculture, forestry and fishing, health care and social assistance and construction. The incidence of persons employed within agriculture, forestry and fishing in the Grantham Structure Plan Area and Catchment was higher than in both Lockyer Valley Regional Council and Queensland.

Table 2-1 details the demographic profile of the Grantham Structure Plan Area and Catchment benchmarked to Lockyer Valley Regional Council and Queensland as of the 2021 Census.

Table 2-1 Socio-Economic and Demographic Profile - Grantham Structure Plan Area, Catchment, Lockyer Valley Regional Council and Queensland, 2021

	Grantham Structure Plan Area	Catchment	Lockyer Valley Regional Council	Queensland
Age Distribution				
0-14 years	15.3%	17.3%	19.1%	18.7%
15-24 years	15.2%	12.8%	12.5%	12.4%
25-34 years	15.1%	11.3%	12.5%	13.6%
35-44 years	12.8%	11.5%	12.1%	13.3%
45-54 years	12.4%	12.1%	13.1%	13.1%
55-64 years	13.3%	16.5%	13.2%	11.9%
65+ years	15.9%	18.5%	17.5%	17.0%
Average age (years)	39.3	41.0	39.6	39.3
Household Type (% of families)				
Couple families with children	39.6%	39.4%	40.1%	41.2%
Couple families without children	44.2%	46.0%	41.5%	40.3%
Single parent family	16.1%	14.1%	16.9%	16.8%
Other	0.0%	0.5%	1.5%	1.6%
Average household size	2.7	2.7	2.7	2.5
Average vehicle ownership	2.3	2.3	2.1	1.8
Household Finances				
% of households fully owning home	39.6%	41.0%	33.9%	29.5%
% of households purchasing home	43.6%	44.4%	41.4%	35.0%
% of households renting	15.7%	12.4%	23.2%	33.6%
Average weekly household income	$1,656	$1,803	$1,720	$1,952
Average monthly housing loan repayment	$1,286	$1,551	$1,573	$1,911
Average weekly rent payment	$304	$305	$315	$379
Average housing costs (as a % of income)	10.7%	10.9%	13.0%	14.4%
Labour Market				
Full-time employment (% labour force)	60.8%	58.9%	56.9%	56.8%
Part-time employment (% labour force)	30.9%	32.3%	30.7%	31.0%
Unemployment rate	3.4%	2.7%	5.4%	5.5%
Participation rate (% of population > 15 years)	61.1%	61.6%	56.5%	61.2%

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	Grantham Structure Plan Area	Catchment	Lockyer Valley Regional Council	Queensland
Qualifications				
% of persons with a post-school qualification	44.5%	44.5%	45.1%	53.5%
% of persons with Bachelor or higher	7.6%	9.9%	11.7%	21.9%
% of persons with Diploma	8.1%	7.3%	7.9%	9.4%
% of persons with Certificate	28.8%	27.3%	25.5%	22.1%
Occupation				
Upper White Collar				
Managers	12.6%	14.3%	13.1%	12.8%
Professionals	7.2%	10.7%	12.1%	21.8%
Subtotal	19.8%	25.1%	25.2%	34.6%
Lower White Collar				
Clerical and Admin Workers	9.4%	12.1%	11.1%	12.9%
Community & Personal Service Workers	8.7%	10.4%	11.4%	12.6%
Sales Workers	7.5%	8.1%	8.4%	8.8%
Subtotal	25.6%	30.5%	30.9%	34.3%
Upper Blue Collar				
Technicians & Trades Workers	11.4%	13.0%	14.6%	13.9%
Subtotal	11.4%	13.0%	14.6%	13.9%
Lower Blue Collar				
Machinery Operators & Drivers	8.7%	9.9%	10.0%	7.0%
Labourers	34.5%	21.5%	19.3%	10.3%
Subtotal	43.2%	31.4%	29.3%	17.2%
Employment by Industry (% of employees)				
Agriculture, forestry & fishing	25.0%	20.3%	14.3%	2.7%
Mining	1.3%	1.0%	1.4%	2.4%
Manufacturing	9.3%	9.6%	8.7%	6.0%
Electricity, gas, water & waste services	1.0%	1.9%	1.4%	1.2%
Construction	9.5%	8.9%	8.8%	9.5%
Wholesale trade	3.0%	4.5%	2.6%	2.5%
Retail trade	7.0%	8.6%	9.0%	9.7%
Accommodation & food services	5.5%	4.4%	5.6%	7.5%
Transport, postal & warehousing	5.8%	6.0%	6.7%	5.0%
Information media & telecommunications	0.0%	0.0%	0.4%	1.0%
Financial & insurance services	2.3%	1.5%	1.4%	2.7%
Rental, hiring & real estate services	0.0%	0.4%	1.2%	1.8%
Professional, scientific & technical services	0.8%	1.6%	4.0%	7.0%
Administrative & support services	4.3%	2.2%	3.1%	3.5%
Public administration & safety	2.3%	4.3%	5.7%	6.4%
Education & training	4.0%	7.4%	9.1%	9.3%
Health care & social assistance	12.5%	12.2%	11.8%	16.1%
Arts & recreation services	1.8%	1.3%	0.8%	1.6%

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	Grantham Structure Plan Area	Catchment	Lockyer Valley Regional Council	Queensland
Other services	5.0%	3.9%	4.0%	4.1%

Source: ABS Census of Population and Housing (2021)

2.3 Historic Population

Between 2013 and 2023, the population within the Grantham Structure Plan Area increased by 291 persons from 599 persons in 2013 to 890 persons in 2023 or by approximately 4.0% per annum. Whilst the Catchment population reported an increase by 228 persons or 1.0% per annum over the assessment period, due to negative population growth within Ma Ma Creek and Placid Hills.

Notably, population growth within the Grantham Structure Plan Area (4.0% per annum) was more significant than identified in Lockyer Valley Regional Council (1.5% per annum) and Queensland (1.6% per annum) between 2013 and 2023.

Table 2-2 details the historic population within the Grantham Structure Plan Area and Catchment benchmarked to Lockyer Valley Regional Council and Queensland.

Table 2-2 Estimated Regional Population - Grantham Structure Plan Area, Catchment, Lockyer Valley Regional Council and Queensland, 2013 to 2023

	Grantham Structure Plan Area	Catchment	Lockyer Valley Regional Council	Queensland
2013	599	2,152	37,682	4,652,824
2014	642	2,168	38,363	4,719,653
2015	680	2,166	38,861	4,777,692
2016	711	2,178	39,499	4,845,152
2017	746	2,201	40,003	4,926,380
2018	777	2,226	40,539	5,006,623
2019	823	2,260	41,020	5,088,847
2020	825	2,247	41,366	5,165,613
2021	862	2,286	41,750	5,215,814
2022	874	2,355	42,628	5,320,941
2023	890	2,380	43,847	5,460,420
Ave. Ann. Growth Rate, 2013-23	**4.0%**	**1.0%**	**1.5%**	**1.6%**

Source: ABS Estimated Regional Population (2024)

Over the 2014 to 2019 period, the year on year population growth within the Grantham Structure Plan Area exceeded that within the Catchment and benchmarked areas. However, fell to below Lockyer Valley Regional Council and Queensland averages in 2020 and 2022. As of 2023, both Grantham Structure Plan Area and Catchment reported year on year population growth below Lockyer Valley Regional Council and Queensland averages.

Figure 2-2 details the year on year population growth identified within the Grantham Structure Plan Area and Catchment benchmarked to Lockyer Valley Regional Council and Queensland over the 2014 to 2023 period.

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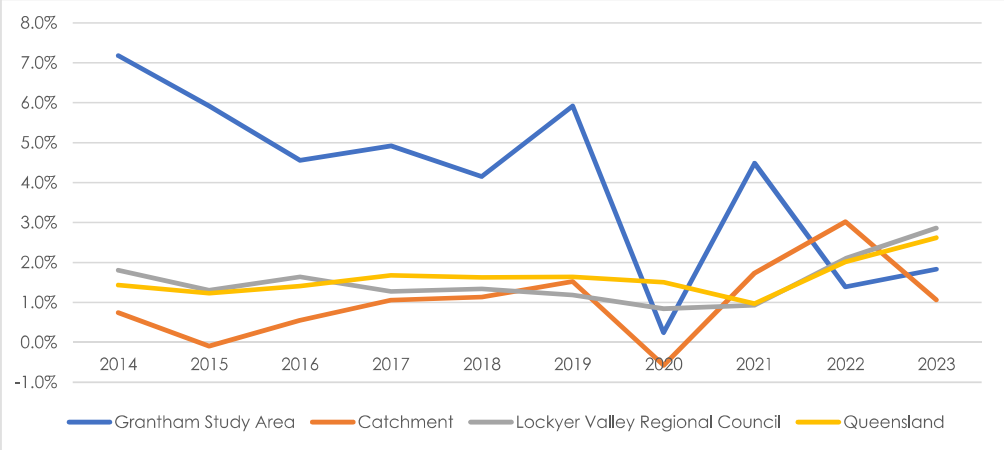
Figure 2-2 Year on Year Population Growth - Grantham Structure Plan Area, Catchment, Lockyer Valley Regional Council and Queensland, 2014 to 2023



Source: ABS Estimated Regional Population (2024)

2.4 Dwelling Approvals

Over the 2012-13 to 2023-24 period, the total number of dwelling approvals within Lockyer Valley Regional Council ranged between 170 (2019-20) to 285 dwelling approvals (2021-22) with the exception of 2016-17 and 2020-21 whereby over 300 dwellings were approved.

Over 90% of dwellings approved each year between 2012-13 and 2023-24 were for new houses compared to new other residential dwellings. This indicates that dwelling stock within the Lockyer Valley Regional Council is skewed towards detached dwellings. However, the number of new other residential dwellings approved has increased since 2020-21 from 4 dwellings to reach 16 dwellings as of 2023-24.

Figure 2-3 details the number of dwellings approvals by type within Lockyer Valley Regional Council between 2012-13 to 2023-24.

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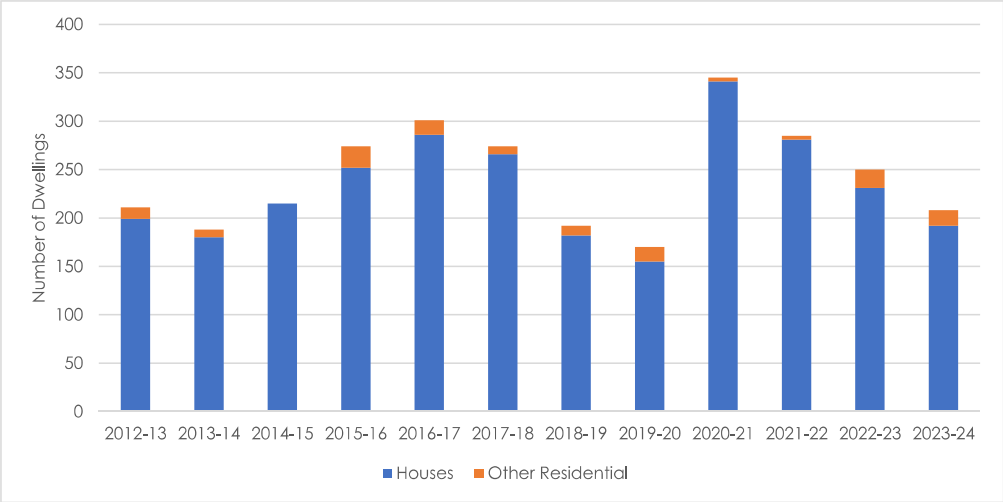
Figure 2-3 Dwelling Approvals - Lockyer Valley Regional Council, 2012-13 to 2023-24



Source: ABS Building Approvals (2025)

2.5 Future Population Opportunity

Within the Grantham Structure Plan Area, whilst it is intended the Future Residential Investigation Area could accommodate dwellings, the Potential Community Facilities Area could also convert to residential development in the longer term if direct access cannot be obtained off the Warrego Highway to Grantham.

Both areas have the potential to facilitate population growth which can be estimated utilising assumed dwellings densities.

These assumed dwelling densities per hectare were informed by the Lockyer Valley Planning Scheme. The Lockyer Valley Planning Scheme assumes residential densities within the Low Density Residential Zone to be approximately 3 to 5 dwelling per hectare if sewered and/or 15 to 25 dwellings per hectare if unsewered. This assessment has assumed a moderated range of 10 (low) to 12 (high) dwellings per hectare across the Grantham Structure Plan Area.

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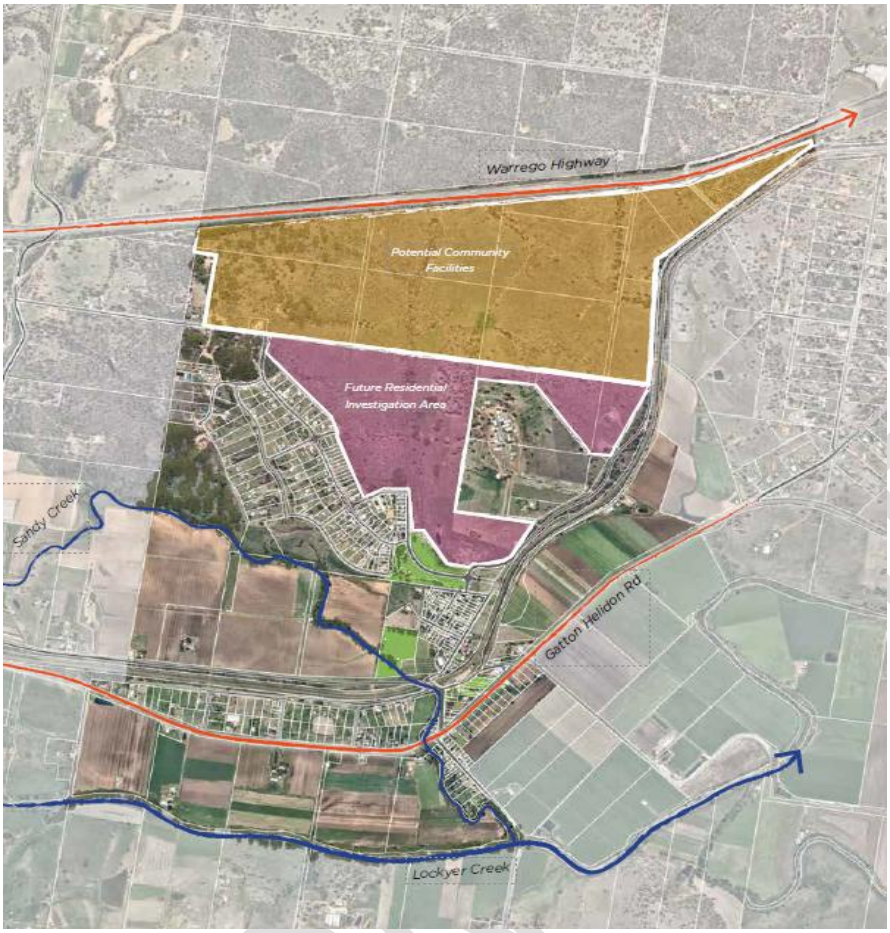
Figure 2-4 Future Population Opportunity Areas - Grantham Structure Plan Area



There is an estimated 83.3 hectares of land within the Future Residential Investigation Area and 177.4 hectares of land within the Potential Community Facilities Area. This provides an estimated 260.7 hectares of potential residential land across the Combined Areas.

The Combined Areas have the potential to accommodate up to an additional 3,128 dwellings. Utilising the average household size for Grantham Structure Plan Area of 2.7 persons per household as of the 2021 Census (which is also consistent with the Lockyer Valley LGA average), this translates to a potential population of up to 8,345 persons once the Combined Areas are fully built out.

The highest population opportunity is within the Potential Community Facilities Area with a potential dwelling yield of 1,774 to 2,129 dwellings. This translates to a potential population of between 4,784 to 5,741 persons. Comparatively, the Future Residential Investigation Area has the potential to accommodate between 833 to 999 dwellings for a potential population of approximately 2,246 to 2,695 persons.

Table 2-3 details the future population opportunity in the Future Residential Investigation Area and Potential Community Facilities Area under two alternative dwelling density scenarios.

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Table 2-3 Future Dwelling and Population Opportunity by Dwelling Density Scenario

	Future Residential Investigation Area	Potential Community Facilities Area	Combined Areas
Total Area (Ha)	83.3	177.4	260.7
Potential Dwellings			
Low (10 dwellings / ha)	833	1,774	2,607
High (12 dwellings / ha)	999	2,129	3,128
Potential Population			
Low (10 dwellings / ha)	2,246	4,784	7,030
High (12 dwellings / ha)	2,695	5,741	8,435

Source: Bull & Bear Economics Estimates (2025)

2.6 Summary

Grantham Structure Plan Area represented the focus of population growth within the Catchment. This was evident by the significantly higher population growth rate identified within Grantham Structure Plan Area over the 2013 to 2023 period (4.0% per annum) compared to the Catchment (1.0% per annum). The higher rate of growth in Grantham can be partially attributed to the significant rebuild of the town after the 2011 floods. However, this also identifies a clear desire for residents to continue to live in Grantham despite its history.

Population growth in the Grantham Structure Plan Area is likely to be dominated by detached dwellings, particularly in the short to medium term. Dwelling approvals across Lockyer Valley Regional Council indicate a future pipeline of detached dwellings across the LGA, consistent with existing development within Grantham Structure Plan Area. There is potential to consider semi-detached typologies to deliver greater dwelling density within Grantham Structure Plan Area in the longer term.

The potential for an estimated 1,000 – 3,000 additional dwellings within the Grantham Structure Plan Area upon build out would meaningfully contribute to the ShapingSEQ 2023 LGA wide dwelling target of 9,200 additional dwellings between 2021 and 2046. The take-up of additional dwellings within Grantham is anticipated to occur at a significantly higher rate than historic population growth, which translates to approximately an additional 10.8 dwellings per annum. Post COVID-19, there have been in the order of 160-219 lots registered per annum in Lockyer Valley Regional Council. Therefore, it follows the Future Residential Investigation Area within the Grantham Structure Plan Area would provide ~4.6-6.3 years of residential lot supply to Lockyer Valley Regional Council, with the Potential Community Facilities Area providing a further ~7.4-14.2 years of residential lot supply to Lockyer Valley Regional Council.

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3 Opportunities for Grantham State School

This section explores the opportunity for an outside of hours school care (OSHC) facility and provides guidance on the scale of population required for an additional teacher at Grantham State School.

3.1 Opportunity for Outside of School Hours Care at Grantham State School

3.1.1 Supply of OSHC in Lockyer Valley

Given the absence of supply of outside of school hours care (OSHC) facilities within the Catchment, the assessment has considered supply within Lockyer Valley Regional Council.

In Lockyer Valley, six OSHC centres were identified providing a total of 340 OSHC places. Five of the centres identified were attached to primary schools (this excludes NCC Early Learners Withcott). Notably, only two of the identified OSHC centres were located within ten kilometres of Grantham State School, with both centres located within Gatton (Our Lady of Good Counsel OSHC (9.6 kilometres) and Peace Lutheran OSHC (9.7 kilometres)). The remaining OSHC centres were located over 20 kilometres from Grantham State School, with Hatton Vale State School OSHC located the greatest distance from Grantham State School (32.3 kilometres).

The largest of the centres identified is in Laidley (TeamKids – Laidley District State School) and provides 135 OSHC places. This centre was approved in 2024 and represents the most recent addition to supply within Lockyer Valley Regional Council.

Table 3-1 below details the OSHC centres located within the Lockyer Valley Regional Council.

Table 3-1 Outside of School Care Centres within Lockyer Valley Regional Council

Service Name	Address	Service Approval Date	Distance from Grantham State School (km)	No. of Places
Peace Lutheran Outside School Hours Care	32 North Street, Gatton	26/07/2011	9.7	60
Our Lady of Good Counsel Outside School Hours Care	Our Lady of Good Counsel School, Gatton	21/07/2014	9.6	45
TeamKids - Laidley District State School	232 Patrick St, Laidley	13/12/2024	26.3	135
Hatton Vale State School OSHC	Hannant Rd, Hatton Vale	17/05/2013	32.3	100
NCC Early Learners Withcott	42 Biggs Road, Withcott	30/06/2010	20.8	68
Camp Australia - Withcott State School OSHC	Withcott State School, Withcott	20/01/2017	20.5	35
Total				**340**

Source: Bull & Bear Economics (2025), based on ACQUEA database

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3.1.2 Demand for OSHC

In estimating the demand for an OSHC facility within Grantham and the population threshold to support this offering, consideration has been given to the following datasets:

- Service enrolment data published by the Early Childhood Education and Care Division of the Queensland Department of Education (Queensland wide);
- Historic OSHC service enrolments in Lockyer Valley Regional Council;
- Relationship between OSHC places and school enrolments in Lockyer Valley Regional Council to understand the scale of student enrolments typically required to support an OSHC facility; and
- Required student retention rate at Grantham State School to support an OSHC facility and how this compares to current student retention rates.

3.1.2.1 Service Enrolments

The Early Childhood Education and Care (ECEC) Division of the Queensland Department of Education releases enrolment data for early childhood education and care, based upon enrolments undertaken during the first week of August in each year. The data surveys all children between the ages of 5 and 12 enrolled in some form of early childhood education and care.

ECEC data at a state level relating to the number of 5-12 year olds enrolled in OSHC has been extracted and compared to the estimated resident 5-12 year population for Queensland. The Table indicates an upwards trend in the incidence of 5 to 12 year olds service enrolments as a percentage of the 5 to 12 year population. The incidence in 5 to 12 year olds service enrolments as a percentage of the 5 to 12 year population increased from 15.8% in 2017 to 20.2% in 2023, or by 4.4 percentage points.

Table 3-2 below summarises the proportion of Queensland 5 to 12 year old children who attended OSHC from 2017 to 2023.

Table 3-2 OSHC Service Enrolments (5 to 12 Years) - Queensland, 2017 to 2023

	ECEC Service Enrolments (5 to 12 Years)	5 to 12 years (ERP)	% of 5 to 12 population in OSHC (ECEC)
2017	83,190	527,790	15.8%
2018	93,659	537,826	17.4%
2019	92,861	544,599	17.1%
2020	84,481	547,782	15.4%
2021	95,106	547,226	17.4%
2022	94,947	548,544	17.3%
2023	110,665	548,981	20.2%

Source: Early Childhood Education and Care (2024)

The ECEC Census records service enrolment data at the small area level each year with the reference period being the first week of August. The latest data relating to service enrolments at the small area level was for the 2017 to 2021 period.

In 2021, the ECEC census recorded 170 service enrolments within Lockyer Valley Regional Council. The majority of which was concentrated within the Gatton SA2 (89 enrolments). This represented a steady increase in service enrolments from 164 enrolments in 2017, but a decline from the peak in 2018 (197 service enrolments).

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Notably, the incidence in 5 to 12 year olds service enrolments as a percentage of the 5 to 12 year population was 4.1% as of 2021 which was significantly lower than identified across the State. This may be reflective of the lack of supply of OSHC places across the region and the challenges in establishing a critical mass of students in a single location to justify the delivery of an OSHC facility.

Table 3-3 details proportion of Lockyer Valley Regional Council 5 to 12 year old children who attended OSHC from 2017 to 2021.

Table 3-3 OSHC Service Enrolments (5 to 12 Years) – Lockyer Valley Regional Council, 2017 to 2021

	ECEC Service Enrolments (5 to 12 Years)	5 to 12 years (ERP)	% of 5 to 12 population in OSHC (ECEC)
2017	164	4,143	4.0%
2018	197	4,251	4.6%
2019	187	4,286	4.4%
2020	143	4,258	3.4%
2021	170	4,173	4.1%

Source: Early Childhood Education and Care (2024)

3.1.2.2 OSHC Place to Primary School Student Provision

The existing supply of OSHC centres connected to primary schools located across Lockyer Valley Regional Council reveals that at a high level a primary school requires ~250 students to provide the critical mass to deliver an OSHC facility. However, the relationship between OSHC places and primary school students is not consistent across the region. This is the case for Faith Lutheran College at Plainland which has 809 primary school students with no OSHC provision.

The number of primary school students per OSHC place generally ranged between ~ 5. 0 to 7.5 students per OSHC places across the region, with the exception of TeamKids OSHC which provides 135 OSHC places to service a primary school of 377 students at Laidley District State School resulting in a provision rate of 2.8 primary students per OSHC place. The high provision of OSHC places provided at Laidley District State School may be intended to capture future growth within the area or to service the lack of provision at Plainland.

Table 3-4 details the provision of OSHC places to primary school students across the existing supply of OSHC centres connected to primary schools within Lockyer Valley Regional Council.

Table 3-4 Provision of OSHC Places Per Primary School Student – Lockyer Valley Regional Council

	Number of OSHC Places	Number of Primary Students	Primary Students per OSHC Place
Peace Lutheran Outside School Hours Care	60	312	5.2
Our Lady of Good Counsel Outside School Hours Care	45	257	5.7
TeamKids - Laidley District State School	135	377	2.8
Hatton Vale State School OSHC	100	542	5.4
NCC early learners Withcott	68	-	0.0
Camp Australia - Withcott State School OSHC	35	257	7.3

Source: MySchool (2025) and Bull & Bear Economics (2025)

There were approximately 208 primary school aged kids (5 to 12 years) residing within the Catchment as of 2023 which translated to 65 primary school enrolments at Grantham State School. This translates to a retention rate of approximately 31.3% of primary school aged residents retained at the local primary school. This indicates significant leakage of primary school enrolments to larger schools elsewhere within Lockyer Valley Regional Council.

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As previously identified, ~250 primary school students are needed to warrant the provision of an OSHC centre at a local primary school within Lockyer Valley Regional Council. Thus, the assessment has assumed Grantham State School would require ~250 primary school students to acquire a OSHC centre on campus.

To determine at what point an OSHC centre may be supported at Grantham State School, assumptions were made regarding the proportion of primary school aged persons within the Catchment and future student retention rates that could be supported.

In the past ten years, the incidence of primary school aged children (5-12 years) within the Grantham Structure Plan Area and the Catchment has fluctuated and currently sits at 7.8% in the Grantham Structure Plan Area and 8.7% in the Catchment, as illustrated in Table 3-5.

Table 3-5 Primary School Aged Population, Grantham Structure Plan Area and Catchment, 2011 to 2023

	Primary School Aged Population		Total Population		% Primary School Aged	
	Grantham Structure Plan Area	Catchment	Grantham Structure Plan Area	Catchment	Grantham Structure Plan Area	Catchment
2011	51	229	505	2,095	10.1%	10.9%
2012	54	207	552	2,105	9.8%	9.8%
2013	63	210	599	2,152	10.5%	9.8%
2014	63	199	642	2,168	9.8%	9.2%
2015	65	200	680	2,166	9.6%	9.2%
2016	71	217	711	2,178	10.0%	10.0%
2017	73	220	746	2,201	9.8%	10.0%
2018	83	233	777	2,226	10.7%	10.5%
2019	84	218	823	2,260	10.2%	9.6%
2020	76	216	825	2,247	9.2%	9.6%
2021	71	202	862	2,286	8.2%	8.8%
2022	74	203	874	2,355	8.5%	8.6%
2023	69	208	890	2,380	7.8%	8.7%

Source: ABS Estimated Regional Population (2024)

The ultimate incidence of persons aged 5-12 years in the Grantham Structure Plan Area and the Catchment will be influenced by the composition of additional households attracted to Grantham. It is anticipated the area would appeal to younger families with the incidence of primary school aged children fluctuating over time.

The assessment has assumed on average, an estimated 8.5% of residents within the Catchment are of primary school age, in recognition of the scale of residential opportunity available within the Grantham Structure Plan Area (more than doubling the existing population within the Catchment at build out).

If the Combined Areas were developed at the assumed dwelling density rate of 12 dwellings per hectare, Grantham State School could support an OSHC at build out, as a student retention rate of only 27.2% would be required, which is lower than current levels.

However, if only the Future Residential Investigation Area is developed, Grantham State School would need to retain a higher incidence of primary enrolments to obtain an OSHC (58.0% retention rate). This represents a slightly more challenging proposition but is potentially achievable.

Table 3-6 details the number of primary school aged persons at build out anticipated in the Catchment (existing population plus additional population supported in the Grantham Structure

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Plan Area). Table 3-7 details the primary school student retention rates required to support an OSHC provision at Grantham State School at build out (based on development of Combined Areas and only the Future Residential Investigation Area).

Table 3-6 Number of Primary School Aged Persons at Build Out - Future Residential Investigation Area and Combined Areas

	Number of Persons
Population Opportunity (Current in Catchment Plus Additional in Grantham Structure Plan Area)	
Future Residential Investigation Area (12 dwellings/ha)	5,075
Combined Areas (12 dwellings/ha)	10,815
% of Primary School Aged Persons	8.5%
School Aged Population at Build Out (Including Existing Population)	
Future Residential Investigation Area (12 dwellings/ha)	431
Combined Areas (12 dwellings/ha)	919

Source: Bull & Bear Economics (2025)

Table 3-7 Primary School Student Retention Rate to Support OSHC Provision - Future Residential Investigation Area and Combined Areas

	Student Retention Rate to Support OSHC
Future Residential Investigation Area (12 dwellings/ha)	58.0%
Combined Areas (12 dwellings/ha)	27.2%

Source: Bull & Bear Economics (2025)

3.2 Opportunity for Additional Primary School Teachers at Grantham State School

In assessing the potential opportunity for additional primary school teachers at Grantham State School, the following indicators were investigated:

- Historic size of primary school aged (5-12 years) population within the Grantham Structure Plan Area and the broader Catchment;
- Staffing ratios at schools within Lockyer Valley Regional Council relative to state averages;

The Queensland Government Statistician's Office (QGSO) releases an annual report relating to the state of schools across Queensland benchmarked to national averages. The report details the student to teaching staff ratio (full-time equivalent or FTE) for both primary and secondary schools. As of August 2023, it was estimated that there were approximately 14.6 primary students to every FTE primary teaching staff member within Queensland.

For the purpose of this report, a student to staff ratio (FTE) higher than the Queensland average of 14.6 indicates a school in need of additional staff to meet a growing primary student population. Whilst a student to staff ratio (FTE) below the Queensland average indicates that the school has an appropriate provision of staff members to primary school students.

Across Lockyer Valley Regional Council, the student to staff ratio (FTE) ranged between 7.7 to 17.9. There were only five schools across the LGA reported a student to staff ratio (FTE) above Queensland averages, these schools include Lockrose State School (17.9), Peace Lutheran Primary School (17.3), Forest Hill State School (16.8), Hatton Vale State School (15.6) and Our Lady of Good Counsel (15.1).

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This indicates the need for a potential additional staff member at the listed primary schools within the region.

Comparatively, Grantham State School reported a student to staff ratio (FTE) of 13.3 which was slightly below the state average. Which suggests that at current student enrolment levels at Grantham State School, there is no need for the provision of an additional staff member. Although, additional enrolment of students beyond current levels would require the employment of an additional staff member to compensate for the growing student population.

There were approximately 68 primary school aged children residing within the Grantham Structure Plan Area and 65 primary students enrolled at Grantham State School. In order to obtain an additional FTE teacher at Grantham State School an additional five to seven primary school aged children are needed within the Grantham Structure Plan Area or an additional eight to ten primary school aged children need to be enrolled at Granthan State School.

Table 3-8 details the number of students, FTE teaching staff and student to staff ratio (FTE) across Lockyer Valley Regional Council primary schools benchmarked to Lockyer Valley Regional Council and Queensland.

Table 3-8 Primary School Student to Staff Ratio (FTE) by Primary School - Lockyer Valley Regional Council, 2024

School Name	Number of Students	FTE Teaching Staff	Student to Staff (FTE) Ratio
Gatton State School	405	31.4	12.9
Our Lady of Good Counsel	257	17	15.1
Peace Lutheran Primary School	312	18	17.3
Laidley District State School	377	27	14.0
St Mary's School	241	17.2	14.0
Withcott State School	257	19.4	13.2
Helidon State School	104	7.5	13.9
Hatton Vale State School	542	34.8	15.6
Grantham State School	**65**	**4.9**	**13.3**
Faith Lutheran College - Plainland	809	62.4	13.0
Tent Hill Lower State School	77	5.3	14.5
Forest Hill State School	128	7.6	16.8
Lockrose State School	52	2.9	17.9
Kentville State School	26	2.5	10.4
Murphy's Creek State School	12	1.4	8.6
Thornton State School	17	2.2	7.7
Blenheim State School	58	4.2	13.8
Lockyer Valley Regional Council (Average)	**-**	**-**	**14.1**
Queensland	**-**	**-**	**14.6**

Source: MySchool (2025)

Overall, the primary school student to staff ratio (FTE) identified for Grantham State School (13.3) fell below both LGA (14.1) and State averages (14.6). This suggests that new residents are needed within the Catchment to warrant the provision of an additional teacher at Grantham State School.

Utilising the existing retention rate of primary school students within the Catchment (31.3%) and assuming 8.5% of all residents would be of primary school age, it can be estimated that for every 100 additional residents to the Catchment there would be an additional 2.5 students enrolled at

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Grantham State School. Therefore, based on current staffing rates the population would need to increase by ~500-600 persons to warrant an additional FTE teacher at Grantham State School.

Table 3-9 details the number of additional persons required within the Catchment to obtain the provision of additional teacher at Grantham State School based on the Grantham State School, Lockyer Valley Regional Council student to staff ratio as listed above in Table 3-8.

Table 3-9 Number of Additional Persons Required for Additional Teacher at Grantham State School

	Number of Additional Persons
Based on Grantham State School Staffing Rate	532
Based on Lockyer Valley Regional Council Staffing Rate	563
Based on State Average Staffing Rate	584

Source: Bull & Bear Economics (2025)

Utilising the number of additional persons required for an additional teacher at Grantham State School, the number of additional FTE teachers expected at build out under both the Future Residential Investigation Area and Combined Areas scenarios was calculated. It has been assumed that the student retention rate (31.3%) and incidence of primary school aged persons within the Catchment (8.5%) were maintained once the areas are fully built out.

Similar to the estimated number of primary school aged persons within the Catchment, the number of additional FTE teachers expected at build out would be higher if the Combined Areas were developed compared to the development of only the Future Residential Investigation Area.

If the Combined Areas were developed at the assumed dwelling density rate of 12 dwellings per hectare, the number of additional FTE teachers is expected to be between ~14.4 to 15.9 additional teachers at build out. Whereas if only the Future Residential Investigation Area was developed at the same dwelling density rate, the number of additional FTE teachers at build out would be significantly lower between ~4.6 to 5.1 teachers.

Table 3-10 details the number of additional teachers to be expected at build out under the Future Investigation Area and Combined Areas development scenarios.

Table 3-10 Number of Additional FTE Teachers at Build Out - Future Residential Investigation Area and Combined Areas

	Additional FTE Teachers
Future Residential Investigation Area (12 dwellings/ha)	
Based on Grantham State School Staffing Rate	5.1
Based on Lockyer Valley Regional Council Staffing Rate	4.8
Based on State Average Staffing Rate	4.6
Combined Areas (12 dwellings/ha)	
Based on Grantham State School Staffing Rate	15.9
Based on Lockyer Valley Regional Council Staffing Rate	15.0
Based on State Average Staffing Rate	14.4

Source: Bull & Bear Economics (2025)

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4 Retail Opportunities

This chapter of the report discusses the scale of retail development which could potentially occur within Grantham as a result of population growth within the Grantham Structure Plan Area.

In undertaking this assessment consideration has been given to the following factors:

- Lockyer Valley centres hierarchy as articulated in the Lockyer Valley Planning Scheme and the role of Grantham in the broader centres network;
- Supply of centre floor space within the Grantham Structure Plan Area and the broader Catchment; and
- Scale of retail development supportable within Grantham at build out.

4.1 Centres Network

The Lockyer Valley centres hierarchy is defined by urban activity centres and rural centres. The centres and their locations are listed in table 4-1 below.

Table 4-1 Lockyer Valley Centre Hierarchy

Centres	Location
Urban Activity Centres	
Principal activity centre *Provides for the largest and most diverse mix of activity groups that form the core urban area and includes the highest concentration of activities in the whole of the Lockyer Valley. This centre grows through expansion.*	Gatton
Major (transitional activity centre) *Provides for a mix of activity groups that form part of the urban area and includes a moderate concentration of activities that service this community and surrounding rural and rural residential communities. This centre grows through expansion.*	Plainland
Local centres *Provides for activity groups that service the local community and provides convenience services to surrounding rural and rural residential communities. These activity centres are supported by higher order activity centres in the centre network. These centres grow through consolidation rather than expansion.*	Grantham, Helidon, Laidley, Withcott
Rural Centres	
Townships *Provide for local and visitor convenience service for rural districts by providing a small range of activities. Activities are low scale and low impact. Townships are outside the urban area and supported by Major or Principal activity centres in urban areas. Townships grow through consolidation rather than expansion.*	Glenore Grove, Forest Hill, Ma Ma Creek, Murphy's Creek
Hamlets *Hamlets provide two or three activities. They consist of low scale and low impact activities. Hamlets do not form a part of the activity centres network within the Lockyer Valley. Growth of hamlets is not expected as they are to be supported by Major of Principal activity centres in urban areas.*	Blenheim, Caffey, Kentville, Lake Clarendon, Lockrose, Mount Sylvia, Mount Whitestone, Mulgowie, Thornton, Upper Tenthill, Veradilla

Source: Lockyer Valley Planning Scheme (2024)

The centre in Grantham is designated a local centre which is intended to provide convenience services for the local community and surrounding rural communities. Grantham residents would have higher order retail and centre activity needs serviced by the principal activity centre in Gatton (~9km to the east).

The Catchment also includes the township of Ma Ma Creek which is intended to provide local and visitor convenience services with a small range of activities.

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4.2 Retail Supply

Within the Grantham Local Centre there is a café (Floating café), Grantham Community Store and Grantham Fuels. Collectively these stores provide 560sqm of retail floor space to the Grantham community. There is also an 80sqm vacant tenancy. Additionally, within the Ma Ma Creek township there is a general store although this was temporarily closed at the time of inspection.

In total there is ~870sqm of available retail floor space within the defined Catchment.

Table 4-2 Retail Supply – Catchment, 2025

Address	Use	Size (sqm)	Zone
2 Harris Street, Grantham	Floating Café	170	Local Centre
6 William Street, Grantham	Vacant tenancy	80	Local Centre
26 Anzac Avenue, Grantham	Grantham Community Store	190	Local Centre
32 Anzac Avenue, Grantham	Grantham Fuels	200	Local Centre
829 Gatton Clifton Rd, Ma Ma Creek	Ma Ma Creek Store (currently closed)	230	Township

Source: Bull & Bear Economics (2025)

4.3 Retail Demand

Grantham is one of four Local Centres within Lockyer Valley Regional Council. Given the characteristics of Grantham within the broader centres network, it is anticipated ~15% of grocery and take home food and dining and takeaway food expenditure within the Catchment would be retained, with the focus of additional floor space delivery in Grantham, as opposed to other rural communities (e.g. Ma Ma Creek). It is considered other speciality and higher order retailing (e.g. supermarkets, bulky goods retailing) would be captured by higher order centres within Lockyer Valley, online retailing or other centres outside of Lockyer Valley (e.g. Toowoomba).

Currently there is an estimated 190sqm of grocery and take home food floor space within Grantham, 170sqm of dining and takeaway floor space in Grantham and a further 230sqm of grocery and take home food floor space within Ma Ma Creek. Based on an expenditure retention rate of 15%, this appears to represent an existing oversupply of centres floor space within the Catchment. However, this outcome is not unusual in a rural setting, as tenants can occupy larger floor plates than in an urban context, typically at lower cost.

In 2023, there were an estimated 2,380 persons in the Catchment who spend an estimated $18.7 million in supermarket and grocery and cafes, restaurants and takeaway food (based on Queensland averages). Based on turnover densities of $10,000/sqm for supermarket and grocery and $8,000/sqm for cafes, restaurants and takeaway food, this indicates the Catchment community can support ~2,000sqm of floor space, including 302sqm of floor space within the Catchment.

Table 4-3 summarises the anticipated level of grocery and specialty and dining and takeaway floor space retained within the Catchment.

Table 4-3 Estimated Retail Expenditure, Supportable Floor Space and Retained Floor Space in Catchment

Expenditure Category	Catchment Population	Expenditure Propensity ($/sqm)	Available Expenditure ($m)	Supportable Floor Space (sqm)	Retained Floor Space (sqm) (15% of supportable)
Supermarket and Grocery	2,380	$5,457	$13.0	1,299	195
Cafes, Restaurants and Takeaway Food	2,380	$2,401	$5.7	714	107
Total	2,380	-	$18.7	2,013	302

Source: Bull & Bear Economics estimates (2025)

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The assessment has considered the scale of floor space that could be supported once the identified areas suitable or potentially suitable for residential development are fully built out.

Based on this analysis, there would be capacity to deliver a small scale expansion of dining and takeaway food if only the Future Residential Investigation Area was delivered, with capacity to deliver a small pub upon build out of both the Future Residential Investigation Area and the Future Community Facilities Area for residential purposes.

If both areas are developed for residential purposes, there may also be the potential for the Grantham Community Store to redevelop and expand to provide a broader product range. However, the assessment suggests if only the Future Residential Investigation Area is developed, the existing provision within the Catchment would likely be sufficient to meet local need.

Table 4-4 provides an overview of the scale of floor space supportable within the Catchment at build out of Grantham.

Table 4-4 Future Floor Space Potential in Catchment at Build Out

Expenditure Category	Catchment Population	Expenditure Propensity ($/sqm)	Available Expenditure ($m)	Supportable Floor Space (sqm)	Retained Floor Space (sqm) (15% of supportable)
Future Residential Investigation Area (12 dwellings/ha)					
Supermarket and Grocery	5,075	$5,457	$27.7	2,769	415
Cafes, Restaurants and Takeaway Food	5,075	$2,401	$12.2	1,523	229
Total	5,075	-	$39.9	4,293	644
Combined Areas (12 dwellings/ha)					
Supermarket and Grocery	10,815	$5,457	$59.0	5,902	885
Cafes, Restaurants and Takeaway Food	10,815	$2,401	$26.0	3,247	487
Total	10,815	-	$85.0	9,149	1,372

Source: Bull & Bear Economics estimates (2025)

An alternative way to consider future retail floor space demand is to consider the population threshold required to support a small pub or café offering (~250 sqm floor space), recognising this is an outcome desired by the community. Our approach has adopted the following assumptions to derive the appropriate population threshold to support further dining and takeaway food provision in Grantham:

- The average turnover density for dining and takeaway food tenancies in Queensland is $8,000 per square metre. This translates to ~$2 million in turnover for a 250 sqm tenancy; and
- The average expenditure on dining and takeaway food in Queensland was ~$2,400 per capita in 2024, based on estimates published in the ABS Retail Trade publication.

This suggests in order to support a small-scale pub/café type offering (~250sqm floor space) the population would need to increase by ~5,500 persons within the Catchment. This additional population growth in the Catchment would only be achieved only if both areas identified were developed for residential purposes.

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5 Opportunities for Industrial Development

5.1 Outcomes from Lockyer Valley Industrial Land Study

The Lockyer Valley Industrial Land Study, undertaken by PSA Consulting and Bull & Bear Economics on behalf of Council in 2023, identified whilst there was over 1,000 hectares of vacant zoned and planned industrial land, there was very limited vacant and unconstrained zoned land available to prospective industrial land users. Industrial activities in Lockyer Valley have historically established within proximity to, but outside of the land areas zoned for industrial purposes. This was likely attributable to multiple factors, including:

- Remnant agricultural practices on industrial zoned land;
- Site constraints on appropriately zoned land limiting developability (the Lockyer Valley Industrial Land Study identified several vacant sites where a significant proportion of the site was hard constrained, limiting realistic developability); and
- Need for proximity to direct highway access.

The opportunity to deliver greenfield expansion of industrial zoned land within proximity to urban centres and transport in Lockyer Valley is scarce due to environmental constraints and the need to protect continued agricultural production.

However, to understand the potential opportunity to accommodate industrial activity within Lockyer Valley, five greenfield sites were investigated in further detail, including 123 hectares within the Grantham Structure Plan Area, which broadly aligns with the Future Community Facilities Area as illustrated in Figure 5-1.

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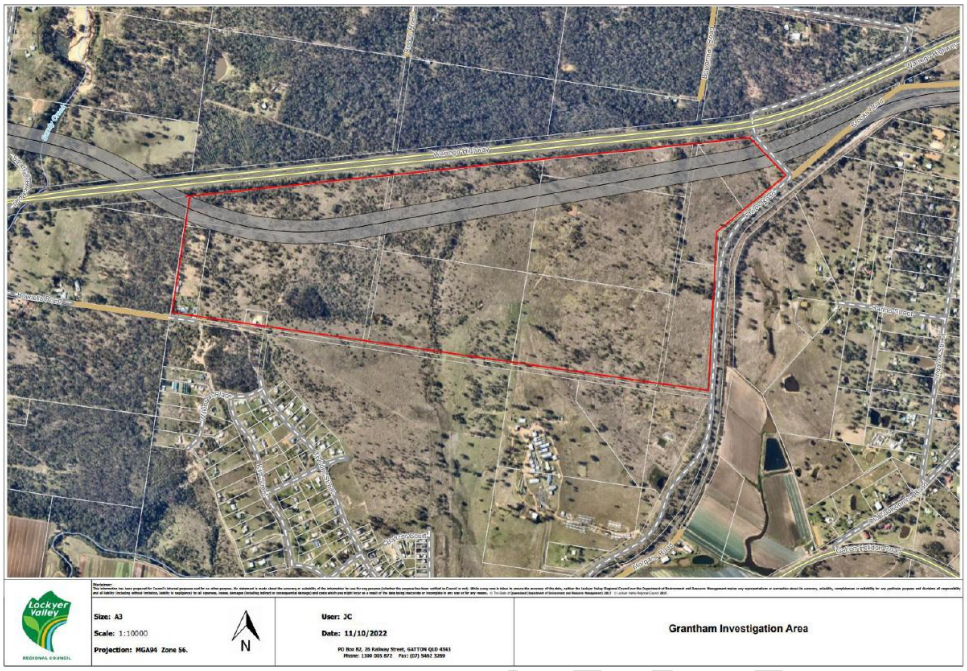
Figure 5-1 Grantham Investigation Area Considered for Industrial Development



This advice identified the Grantham Investigation Area was relatively unconstrained and was within proximity to Gatton. In the absence of required infrastructure upgrades, including direct access off the Warrego Highway to the site, this land would be considered unsuitable for industrial development. However, with the provision of the required infrastructure upgrades (e.g. power and sewer) alongside direct highway access, in the form of an interchange, there were a range of opportunities potentially suited to this land, including low impact industry, medium impact industry, high impact industry, waste to energy, transport hub and agri-industry.

The provision of the required infrastructure upgrades and highway access in the form of a slip lane would likely limit the intensity of industrial development which would establish within the Potential Community Facilities Area portion of the Grantham Structure Plan Area. Potential industrial uses which would be attracted to Grantham would likely be limited to service industry and low impact industry, particularly users which service the residential population (e.g. motor vehicle repairs, self-storage facilities).

However, should an interchange ultimately be established (which would likely occur subsequent to the provision of slip lane access and demonstrated take-up of industrial opportunities), it is suggested the Potential Community Facilities Area portion of the Grantham Structure Plan Area would appeal to a broader range of industrial uses, in particular a transport hub. Given the increasing uncertainty around the timing of the delivery of Inland Rail, the pressures on the road freight transport network will only further intensify, increasing demand for road freight transport hubs, including at sites such as Grantham.

The opportunity for a waste to energy facility would still exist within the Potential Community Facilities Area portion of the Grantham Structure Plan Area if a highway interchange was delivered, provided adequate buffering could be provided from surrounding residential uses. However, perceptions regarding such a use could have significant negative implications for residential land take-up due to

perceived reverse amenity impacts. Therefore, it is suggested this land is not considered the preferred location for such a use within Lockyer Valley.

In delivering industrial development within the Grantham Structure Plan Area, it is suggested approximately 10-20 hectares of land most proximate to the prospective future highway interchange is set aside for medium impact uses, such as a transport hub, to protect this longer term opportunity for the Lockyer Valley. The establishment of low impact and service industry uses would be supported once required infrastructure upgrades and slip lane access to the Warrego Highway is delivered. It is suggested lots within a low impact and service industry precinct in Grantham would mostly be 4,000sqm to one hectare in size, with an initial stage likely to be of small scale (10-20 hectares) to test market appetite.

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6 Summary

The assessment has identified a range of opportunities for the Grantham Structure Plan Area, which are contingent on the provision of direct access to the Warrego Highway. In the absence of this link, it is considered the Grantham Structure Plan area would predominately accommodate residential development.

It is challenging to ascertain the rate of take-up of residential land within the Grantham Structure Plan Area as this would be influenced by a multitude of factors. However, it is considered the provision of direct access to the Warrego Highway would facilitate a higher rate of residential land take-up as it improves accessibility of Grantham to employment opportunities in other parts of Lockyer Valley Regional Council and surrounding higher order centres (e.g. Toowoomba).

The assessment has therefore presented population thresholds to provide guidance on the anticipated delivery of population serving services within Grantham.

The analysis has identified potential for the following enhancements to service provision in Grantham:

- Potential for an OSHC facility at Grantham State School upon build out of the Future Residential Investigation Area if retention rate of students can be increased to ~58% (currently sitting at 31.3%). An OSHC facility would likely be delivered if the Combined Areas within the Grantham Structure Plan Area were developed exclusively for residential purposes;
- Opportunity to provide an additional full time equivalent teacher at Grantham State School for every additional 500-600 primary school aged students within the Catchment. This threshold would reduce if primary school student retention rates improve over time;
- Minimum of 4.6 – 5.1 additional FTE teachers at Grantham State School once the Future Residential Investigation Area is fully built out; and
- Opportunity for small scale expansion of dining and general store offering in Grantham. Additionally, there is the opportunity to deliver a small scale pub/dining food offering in Grantham if the population was to increase by ~5,000 persons within the Catchment (which would require both identified areas in Grantham to develop for residential purposes).

Historically, industrial land take-up in Lockyer Valley has been low, with industrial users typically establishing premises on sites within proximity to existing industrial zoned land. Lockyer Valley faces significant hard constraints, which limits the suitability of land for industrial development. The Grantham Structure Plan Area has the potential to accommodate industrial development, provided direct access to the Warrego Highway can be delivered. The range of industrial uses which would establish in Grantham would be influenced by the scale of direct access delivered, with a slip lane limiting the intensity of industrial use to service industry and low impact industry uses not reliant on heavy vehicle access to the site.

It is suggested a service industry/low impact industry precinct is established within Grantham once the required infrastructure is delivered, with land set aside proximate to the future interchange site for medium and high impact industry uses (e.g. transport hub).

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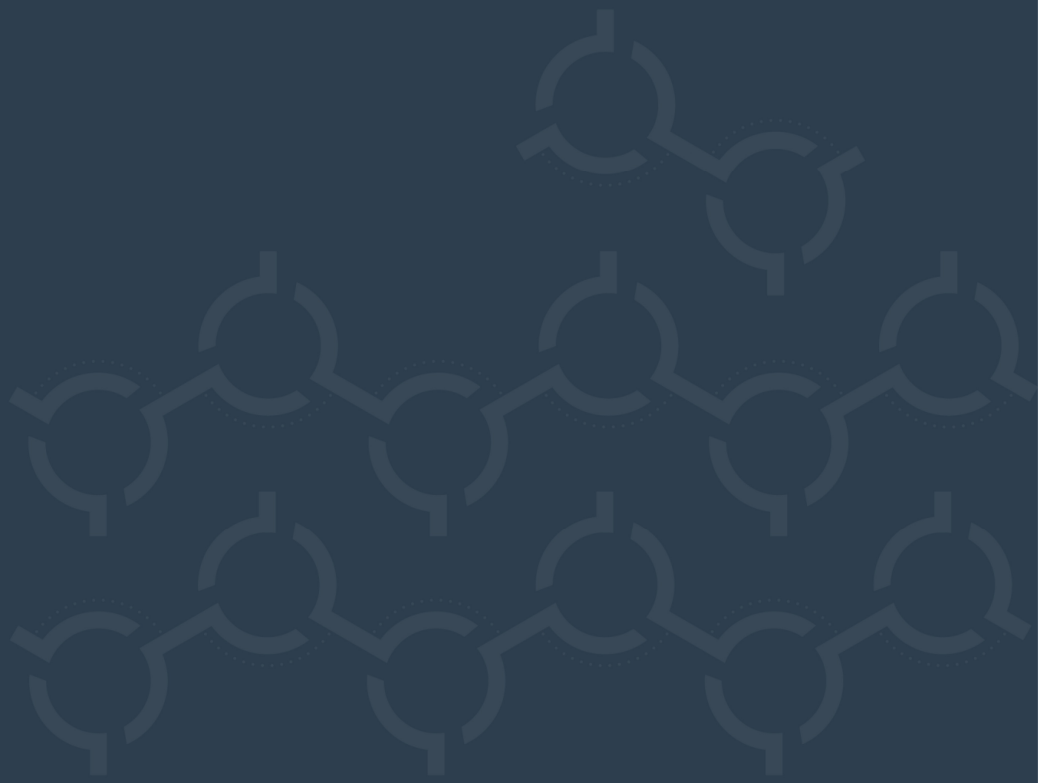

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12.5 MC2025/0053 Application for Development Permit for Material Change of Use for Warehouse at 4137 Warrego Highway, Plainland

Author: Tammee Van Bael, Planning Officer
Responsible Officer: Amanda Pugh, Group Manager Community & Regional Prosperity

Purpose:

The purpose of this report is to consider an application (MC2025/0053) for a Development Permit for Material Change of Use for a Warehouse on Lots 9 and 10 GTP103662 at 4137 Warrego Highway, Plainland.

Officer's Recommendation:

THAT Council refuse the application (MC2025/0053) for a Development Permit for Material Change of Use for a Warehouse situated on Lots 9 and 10 GTP103662 at 4137 Warrego Highway, Plainland, for the following reasons:

1. **Under Section 56(1)(c) of the *Planning Act 2016*, the State Assessment and Referral Agency (SARA) as a referral agency has directed the Assessment Manager to refuse the development application. In accordance with section 62 of the *Planning Act 2016*, Council must refuse this application.**

2. **The proposed development is for a Warehouse on land in the Mixed use zone (Highway precinct) under the Lockyer Valley Planning Scheme. A Warehouse is not a consistent use listed in Table 6.11-2 of the Planning Scheme and it has not been demonstrated there is overriding community need and planning justification for why the use cannot be established in a more suitable zone. The development does not comply with the following assessment benchmarks of the *Lockyer Valley Planning Scheme*:**

    a. **Overall outcomes (g) and (h) of section 6.11.2.1 of the Mixed use zone code.**

3. **The proposed development involves earthworks to fill the land. It has not been demonstrated that works associated with the development will not cause an increase to flood impacts external to the site or how the development provides an appropriate freeboard to prevent flood inundation of the proposed buildings. The development does not mitigate the flood risk to an acceptable level and does not comply with the following assessment benchmarks:**

    a. **Overall outcome (e) of section 6.11.2.1 of the Mixed use zone code of the Lockyer Valley Planning Scheme;**
    b. **Overall outcome (c) of section 9.4.3.2(2) of the Earthworks, filling and excavation code of the Lockyer Valley Planning Scheme; and**
    c. **Overall outcomes (a), (b), (c), (h) and (j) of the *Temporary Local Planning Instrument 2024 (Flood Regulation)* Flood hazard overlay code.**

4. **The proposed development increases the impervious area and changes stormwater flows over the site. It has not been demonstrated how stormwater will be managed and treated**

to not cause worsening off-site and to protect and improve water quality. The development does not comply with the following assessment benchmarks of the *Lockyer Valley Planning Scheme*:

a. Overall outcomes (b), (c), (d) and (e) of section 8.12.2 (2) of the Waterways and water resources overlay code;
b. Overall outcome (c) of section 9.4.3.2(2) of the Earthworks, filling and excavation code;
c. Overall outcome (f) of section 9.4.5.2(2) of the Infrastructure and services code; and
d. Overall outcomes (a), (b), (c), (e) and (f) of section 9.4.7.2(2) of the Stormwater management code.

5. The proposed development involves filling and sealing that part of the land used for disposal of effluent from the Hatton Vale Place complex. It has not been demonstrated how effluent disposal for the complex will be managed if the development proceeds. The development does not comply with the following assessment benchmarks of the *Lockyer Valley Planning Scheme*:
a. Overall outcome (c) of section 9.4.3.2(2) of the Earthworks, filling and excavation code; and
b. Overall outcome (i) of section 9.4.5.2(2) of the Infrastructure and services code.

RESOLUTION

THAT Council refuse the application (MC2025/0053) for a Development Permit for Material Change of Use for a Warehouse situated on Lots 9 and 10 GTP103662 at 4137 Warrego Highway, Plainland, for the following reasons:

1. Under Section 56(1)(c) of the *Planning Act 2016*, the State Assessment and Referral Agency (SARA) as a referral agency has directed the Assessment Manager to refuse the development application. In accordance with section 62 of the *Planning Act 2016*, Council must refuse this application.

2. The proposed development is for a Warehouse on land in the Mixed use zone (Highway precinct) under the Lockyer Valley Planning Scheme. A Warehouse is not a consistent use listed in Table 6.11-2 of the Planning Scheme and it has not been demonstrated there is overriding community need and planning justification for why the use cannot be established in a more suitable zone. The development does not comply with the following assessment benchmarks of the *Lockyer Valley Planning Scheme*:

a. Overall outcomes (g) and (h) of section 6.11.2.1 of the Mixed use zone code.

3. The proposed development involves earthworks to fill the land. It has not been demonstrated that works associated with the development will not cause an increase to flood impacts external to the site or how the development provides an appropriate freeboard to prevent flood inundation of the proposed buildings. The development does not mitigate the flood risk to an acceptable level and does not comply with the following

assessment benchmarks:

a. **Overall outcome (e) of section 6.11.2.1 of the Mixed use zone code of the Lockyer Valley Planning Scheme;**
b. **Overall outcome (c) of section 9.4.3.2(2) of the Earthworks, filling and excavation code of the Lockyer Valley Planning Scheme; and**
c. **Overall outcomes (a), (b), (c), (h) and (j) of the *Temporary Local Planning Instrument 2024 (Flood Regulation)* Flood hazard overlay code.**

4. **The proposed development increases the impervious area and changes stormwater flows over the site. It has not been demonstrated how stormwater will be managed and treated to not cause worsening off-site and to protect and improve water quality. The development does not comply with the following assessment benchmarks of the *Lockyer Valley Planning Scheme*:**

a. **Overall outcomes (b), (c), (d) and (e) of section 8.12.2 (2) of the Waterways and water resources overlay code;**
b. **Overall outcome (c) of section 9.4.3.2(2) of the Earthworks, filling and excavation code;**
c. **Overall outcome (f) of section 9.4.5.2(2) of the Infrastructure and services code; and**
d. **Overall outcomes (a), (b), (c), (e) and (f) of section 9.4.7.2(2) of the Stormwater management code.**

5. **The proposed development involves filling and sealing that part of the land used for disposal of effluent from the Hatton Vale Place complex. It has not been demonstrated how effluent disposal for the complex will be managed if the development proceeds. The development does not comply with the following assessment benchmarks of the *Lockyer Valley Planning Scheme*:**
a. **Overall outcome (c) of section 9.4.3.2(2) of the Earthworks, filling and excavation code; and**
b. **Overall outcome (i) of section 9.4.5.2(2) of the Infrastructure and services code.**

Moved By: **Cr C Wilson** **Seconded By:** **Cr M Hagan**
Resolution Number: 24-28/0449

CARRIED
7/0

Executive Summary

A development application (MC2025/0053) has been made to Council for a Development Permit for Material Change of Use for a Warehouse at 4137 Warrego Highway, Plainland.

The applicant did not agree to receive an Information Request for this application.

The application has been assessed in accordance with the requirements of the *Planning Act 2016*. It is recommended for refusal because:

1. The State Assessment and Referral Agency (SARA) has directed Council to refuse the application in accordance with section 56(1)(c) of the *Planning Act 2016*.
2. It does not comply with assessment benchmarks of the *Lockyer Valley Planning Scheme* to a degree that could be overcome by the imposition of conditions (if Council could approve it) or for reasons that would weigh in favour of approval.

TABLE 1 - OVERVIEW	
APPLICATION DETAILS	
Application No:	MC2025/0053
Applicant:	Robert William Williams
Landowner:	Robert William Williams
Site address:	4137 Warrego Highway, Plainland
Lot and Plan:	Lots 9 & 10 GTP103662
Proposed development:	Development Permit for Material Change of Use for Warehouse (self-storage facility)
STATUTORY PLANNING DETAILS	
Planning Scheme:	*Lockyer Valley Planning Scheme 2024*
Zone:	Mixed Use Zone (Highway precinct)
Mapped State Planning Policy (SPP) matters:	State Planning Policy (July 2017)
South East Queensland Regional Plan 2023 regional land use category:	Regional Landscape and Rural Production Area
Referral trigger/s under the *Planning Regulation 2017*:	Land adjoining State controlled roads; Future State controlled road
TLPI:	*Temporary Local Planning Instrument 2024 (Flood Regulation)* (effective 22 July 2024) Flood hazard area under the Flood hazard overlay: • Investigation area • Overland flow path
Overlays:	• Agricultural land overlay • Biodiversity overlay • Steep land overlay • Waterways and water resource catchment overlay
Category of Assessment:	Impact assessable The subject land is located within the Mixed use zone which identifies a Material Change of Use for Warehouse as Impact assessable development under Table 5.5-11 of the *Lockyer Valley Planning Scheme 2024*.

Description of the Site and Surrounds

SITE AND LOCALITY DESCRIPTION	
Land area:	3,147 Square Metres
Existing use of land:	Vacant
Road frontage:	N/A
Significant site features:	Sparsely vegetated at rear
Topography:	Slopes from 111m AHD at rear to 109.75 at northwest corner
Surrounding land uses:	Shops to east, Dwelling house to south/west

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Figure 1. Locality of Subject Site (source LVRC Intramaps)

1.1 Site history and background

The land is part of the Hatton Vale Place complex, a body corporate arrangement, which contains existing businesses including Ag King, Plainland Property Sales and Wet Dreams Aquatics. Hatton Vale Place is not connected to the reticulated sewerage network. The treatment and disposal of effluent from the complex includes a sewer and effluent disposal area along the rear of the lots (refer to Figure 2 below).

The site was previously subject to a Development Permit for Material Change of Use for Warehouse (56 storage sheds); however this approval has lapsed as the use did not commence within the currency period. That development application was assessed under the now superseded *Laidley Shire Planning Scheme 2003*.

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Figure 2. Plans showing effluent treatment and disposal arrangement for the Hatton Vale Place complex.

Proposal

The application seeks approval for 65 self-storage units in 3 new buildings. Limited information has been provided about the design of the buildings but they appear to consist of Colorbond steel walls and roof with roller doors for access.

The development is proposed over 3 stages with one building constructed in each stage. The application does not detail what works, e.g. landscaping, car parking, access, will be constructed in the respective stages.

Two vehicle accesses are proposed (entry only, exit only) to the body corporate common land, which has existing access to the Warrego Highway and Crane Road. Internal driveways are proposed to provide access to the storage units. There are 27 car parking spaces proposed including 1 space for persons with a disability (PWD). Of these 27 parking spaces, 24 are located in front of the storage units and the other three are located

at the rear of the site.

Stormwater is proposed to discharge to the ground and sheet flow to site boundaries. The application was not supported by a Stormwater Management Plan.

Landscaping (1.5m wide) is proposed to be provided adjacent to the property boundaries apart from the access gates and existing sewage treatment facility. Landscaping will consist of small screening shrubs.

Earthworks are proposed to fill the land to 110.5m AHD (up to 1m of fill based on Council's contour information). The town planning report submitted with the application indicates retaining walls are proposed as part of the development, however no information has been provided on the location, height or type of retaining wall.

No waste storage area has been nominated. The application states the hours of operation will be during normal business hours, seven days a week; but does not define normal business hours.

MATERIAL CHANGE OF USE	**DEVELOPMENT PARAMETERS**
	Proposed
Gross floor area	1,098m^2
Building height / storeys	1 storey
Setbacks	Front: 3.5m Side: 6.868 (east), 1.5m (west) Rear: 11.5m
Site Cover	35%
Parking	27 car parking spaces (24 located in front of storage units)
Landscaping / Communal and Private Open Space	1.5m wide garden beds to boundaries

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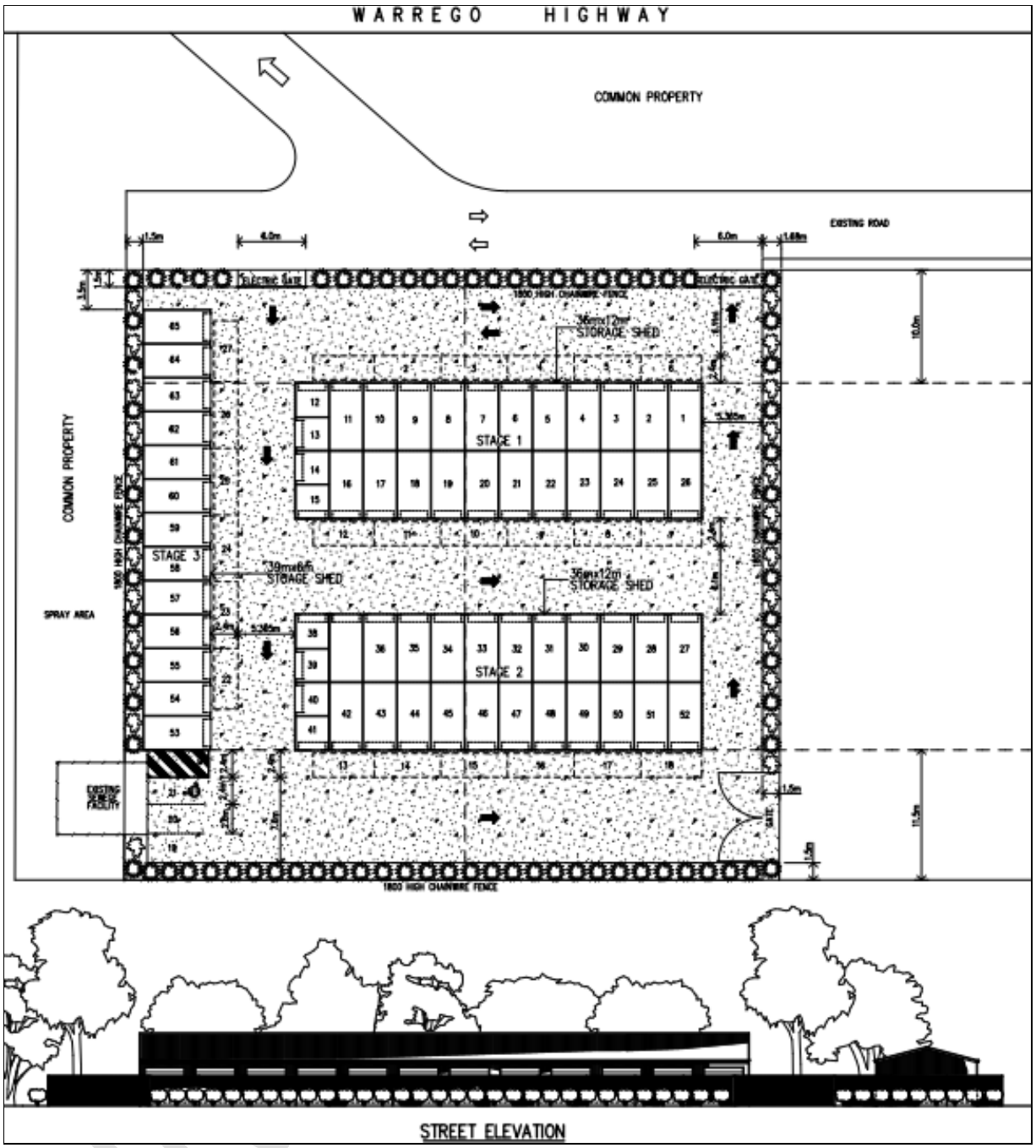

Figure 3. Proposed development plans

Lockyer Valley Planning Scheme 2024

The proposed development is identified as impact assessment under the Planning Scheme.

Section 45(5) of the *Planning Act 2016* (the Act) states:

> An impact assessment is an assessment that—
> (a) must be carried out—
> (i) against the assessment benchmarks in a categorising instrument for the development; and
> (ii) having regard to any matters prescribed by regulation for this subparagraph; and
> (b) may be carried out against, or having regard to, any other relevant matter, other than a person's personal circumstances, financial or otherwise.

In accordance with Section 45(5) of the Act, the assessment has been carried out:

(a) Against the assessment benchmarks of the Planning Scheme and the *Temporary Local Planning Instrument 2024 (Flood Regulation)* (the TLPI).

(b) Having regard to the matters prescribed by regulation, including:
- The Regional Plan (in its entirety);
- The common material.

The applicant opted out of receiving an Information Request, therefore, Council was unable to make a request for further information to address issues with the application.

Assessment against Planning Scheme Codes

Mixed use zone code

The Mixed use zone code (Highway precinct) seeks compliance with the following relevant overall outcomes:

a. New development within the Highway precinct is limited to development that benefits from highway exposure or caters to local residents, without compromising the centre hierarchy.
b. Development does not compromise the viability of the centre hierarchy by proposing higher order or larger scale uses that are more appropriately located in the Major centre zone or Principal centre zone.
e. Development is designed and located in response to the physical characteristics and constraints of land. Development is not located where it will increase the number of people or structures at risk of natural hazards including, but not limited to, changing the flood capacity or impeding the flood conveyance function of land.
g. Development that is not consistent with the purpose and overall outcomes of the Mixed use zone - Highway precinct, must demonstrate overriding community need as well as a planning justification as to why the use cannot be established in a more suitable zone.
h. Uses not listed in Table 6.11-2 are inconsistent uses in the Mixed use zone - Highway precinct. Inconsistent uses are not established in the precinct.

A Warehouse is not listed in Table 6.11-2, therefore is technically an inconsistent use in the zone, and cannot comply with overall outcome (h). However, this specific use (self storage) could comply with overall outcomes (a) – (d) and (f) of the Mixed use zone code.

Critically, the proposed development involves earthworks (filling) in the flood plain. Absent a technical assessment (e.g. a hydraulic report) to analyse the impact of the proposed filling, there is a high risk the development would change the flood capacity and/or impede the flood conveyance function of the land. The proposed development is therefore considered non-compliant with overall outcome (e). This is considered to weigh in favour of refusing the application given the potential impact on the Warrego Highway and other land not subject to this development application.

Overall, the proposal:

- May partially comply with the overall outcomes for the Mixed use zone, although ordinarily further information would have been requested from the applicant so this could be substantiated; and
- Does not comply with one of the overall outcomes to a degree that is considered critical to the assessment of the application.

Agricultural land overlay code

The land is included within the Agricultural land overlay. However, given the land size (3,147m^2) and its location within an established 'commercial' development, there is likely no opportunity for it to support a

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productive agricultural use. Being a self-storage facility, customers would access the site as needed and for short periods of time. Therefore, the proposed use is unlikely to adversely affect or conflict with the existing or potential future rural activities on surrounding land.

The proposal complies with the Agricultural land overlay code.

Biodiversity overlay code

The land is located within the Biodiversity overlay and is mapped as containing a waterway. No vegetation within the Biodiversity overlay is required to be cleared as part of the development. Aerial imagery does not show a defined waterway over the subject site, with a drain running to the west of the subject site that likely forms part of the waterway.

The proposal minimises adverse impacts to matters of environmental significance and complies with the Biodiversity overlay code.

Steep land overlay code

A minor part of the land in the southeast corner is located within the Steep land overlay (slopes greater than 15%). There are no buildings proposed over this part of the site. Given the small part of the land affected, this could be managed through conditions and detailed design and engineering certification as part of an Operational Works to comply with the Steep land overlay code.

Waterways and water resources overlay code

The Waterways and water resources overlay code seeks compliance with the following relevant overall outcomes:

b. *Development protects and improves the drinking water supply environmental values and water quality objectives of the Lockyer Creek Catchment and sub-catchments.*
c. *Development improves the quality of surface water and groundwater.*
d. *Development protects and improves the physical integrity of waterways, wetlands, lakes, springs, riparian areas, land features and natural ecosystems that contribute to maintaining healthy functioning catchments.*
e. *Development protects water quality, either directly or indirectly, including adjoining regional Council catchments.*

The proposed works involve filling and increased impervious area which will result in changes to stormwater flows across the site and increased runoff leaving the site. The applicant has not proposed any stormwater treatment or measures to manage stormwater quality. Any stormwater discharged from the site will be untreated. Therefore, the development does not protect and improve water quality.

The proposal does not comply with the Waterways and water resources overlay code. As drinking water supply and water quality generally are matters of both State and local interest, this non-compliance is considered to weigh in favour of refusing the application.

Industry activities code

The Industry activities code seeks compliance with the following relevant overall outcomes:

b. *Industrial activities are consolidated within the Industry zone or are consistent with the zone outcomes.*

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c. Industrial activities are located with reciprocal or related industry activities.

Although the defined use (Warehouse) is identified as an Industry activity, the industry aspect of the specific use (self storage facility) is limited. On this basis, while the proposal is not located with any reciprocal or related industry activities, the technical non-compliance is not considered critical to the assessment of the application.

Building design code

The building design, scale and setbacks are generally consistent with the existing development form and pattern of the existing commercial buildings of the surrounding complex.

The proposal complies with the Building design code.

Earthworks, filling and excavation code

The Earthworks, filling and excavation code seeks compliance with the following relevant overall outcomes:

c. Earthworks incorporate best practice drainage and erosion and sediment controls to:
  i. improve any flood or drainage hazards for upstream or downstream premises;
  ii. protect and improve the character or scenic landscape of the site or adjacent premises so that they are not adversely affected;
  iii. protect water quality and minimise water contamination, environmental harm and nuisance;
  iv. protect and improve public infrastructure or services, so they are not adversely affected.

The applicant proposes to undertake earthworks to fill the land to a level of 110.5m AHD and construct retaining walls. No earthworks plan or further details have been provided in relation to these works.

The applicant's assessment against the Earthworks, filling and excavation code stated that the development will not comply with several acceptable outcomes. However, no justification or assessment was provided to support the application against the Overall outcomes or Performance outcomes of the code.

As detailed below in section 4.1.2 TLPI, the applicant's engineer states the filling will have a negative flooding impact to the Warrego Highway. Further the application did not demonstrate the works will not cause an actionable nuisance or worsening to other properties or infrastructure or result in a reduction in flood storage.

The land to the rear of the site has an existing sewer and is used for effluent disposal for the complex. The development proposes to fill this land and imperviously seal (e.g. bitumen, concrete) the area to be used for car parking and internal driveway. This would prevent the use of land for effluent disposal.

The applicant has not provided information or demonstrated how effluent disposal for the complex will be maintained or that there is suitable area elsewhere on the complex site. Therefore, the works do not protect the continued operation of infrastructure services for the complex.

The proposed development does not comply with the Earthworks, filling and excavation code. This non-compliance, particularly in terms of potential adverse impacts to the Warrego Highway, is critical and weighs in favour of refusal.

Environment and amenity code

The proposed development is separated from the nearest sensitive land use (dwelling) by approximately 160m. Being a self-storage facility, is unlikely to generate noise, odour or dust such that it negatively affects

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the residential amenity of the existing dwelling. Further lighting can be managed through conditions.

The proposed development can comply with the Environment and amenity code.

Infrastructure and services code

The development can be connected to electricity and telecommunications. Water supply would need to be provided on site through provision of water tanks, which could be managed through conditions.

Overall outcome (i) states *"The operation of existing infrastructure and services is not compromised or damaged by adjoining or adjacent construction activities."*

The land to the rear of the site has an existing sewer drain and is used for common effluent disposal for the complex. The development proposes to fill this land and imperviously seal (e.g. bitumen, concrete) this area to be used for car parking and internal driveway. This would prevent the use of land for effluent disposal and compromise the operation of this infrastructure and the operation of the whole of the Hatton Vale Place complex.

The proposed development does not comply with the Infrastructure and services code.

Landscaping code

Low level landscaping is proposed adjacent to the property boundary of the development site. Whilst this does not provide a landscaping outcome that accords with the Landscaping code, compliance could be achieved through conditions requiring the inclusion of plantings with a greater height and trees dispersed through the landscaping area.

Stormwater management code

The Stormwater management code seeks compliance with the following relevant overall outcomes:

a. *Development protects and improves the environmental values of receiving waters.*
b. *Development avoids or minimises ground disturbance to natural drainage, erosion risk, salinity and landscape features and mitigates any impacts from disturbance to receiving waters to maintain environmental values.*
c. *Stormwater is managed to maintain or re-create natural hydrological processes and minimise impacts from sediment run-off regimes.*
d. *Environmental values of receiving waters are protected from adverse effects arising from the creation or expansion of created waterbodies and waterways.*
e. *Development adopts best practice water-sensitive urban design and total water-cycle management approaches to facilitate water quality objectives for the local receiving waters.*
f. *Hydrologic regimes are maintained to pre-development conditions to maintain waterway stability, protect ecology and groundwater dependent ecosystems, maintain suitable fish passage and mitigate flood risk to people and property.*

The works involve filling and increased impervious area which will result in changes to stormwater flows across the site and increased runoff leaving the site. The applicant has not proposed any stormwater management measures as part of the development. Therefore, the development has the potential to redirect and increase stormwater flows and cause worsening to other properties and infrastructure. Further, no stormwater treatment is proposed which compromises water quality.

The proposed development does not comply with the Stormwater management code.

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Transport, access and parking code

The development proposes access from the existing internal access road within the body corporate common land. Separate entry and exits are proposed, with no direct access from the Warrego Highway.

A total of 27 car parking spaces are proposed on site, which exceeds the minimum 10 car parking spaces and 5 motorcycle parking spaces required in accordance with the code.

The proposed development provides for safe and efficient vehicle movements and complies with the Transport, access and parking code.

Temporary Local Planning Instrument 2024 Flood Regulation (TLPI)

The site is located within the Flood hazard overlay and a review of Council's internal flood mapping confirms the site is subject to flood inundation in a Design Flood Event. Refer to Figure 4 below. With reference to Table 4: Flood hazard category parameters for site-specific flood risk assessments in the TLPI, the site contains areas of low, medium and high flood hazard.

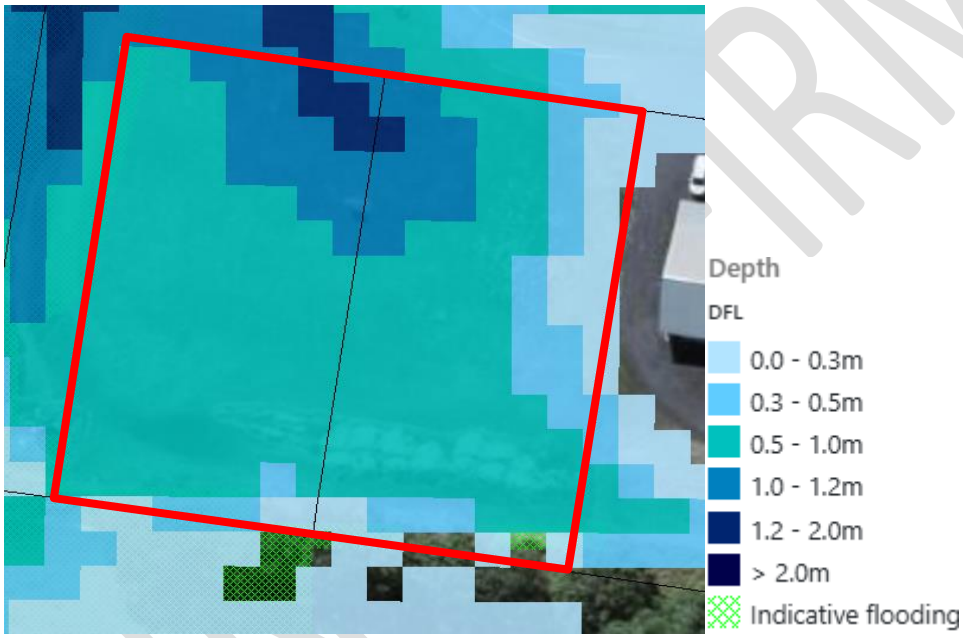

Figure 4. Defined Flood Level (DFL) depth mapping (source LVRC Flood Information Portal)

The applicant did not provide an assessment against the Flood hazard overlay code. The Flood hazard overlay code seeks compliance with the following overall outcomes:

a. *All new development in the Low flood hazard area is compatible with the identified flood risk and mitigates the risk to people and property from flood hazard to an acceptable level.*
b. *Development in the Medium flood hazard area is avoided, or where not reasonably practicable to avoid, development:*
   i. *is located in the area of lowest flood hazard;*
   ii. *mitigates risk to an acceptable level for all flood events up to and including the defined flood level or as determined by Planning Scheme Policy 4 Flood hazard.*
c. *Development in the High flood hazard area is avoided, or where not reasonably practicable to avoid, development:*
   i. *is located in the area lowest flood hazard;*

ii. mitigates risk to an acceptable level for all flood events up to and including the defined flood level;
iii. does not result in an increase in intensity or scale of development (including excavation and filling).

h. Buildings and structures in the flood hazard area are located, designed and constructed to be resilient to flood hazards up to and including the defined flood event, including:
viii. protecting the contents of buildings from flood damage;
ix. minimising the impacts of flooding on the life of assets including preventing and withstanding the effects of floodwater inundation;
x. ensuring buildings and structures are structurally adequate to resist hydrostatic, hydrodynamic and debris impact loads associated with flooding;
xi. minimising disruption to residents, business and site operations;
xii. minimising ongoing maintenance costs, recovery time and restoration costs after a flood event.

j. The natural floodplain function (conveyance and storage) is protected and improved by ensuring development:
x. does not adversely affect the hydraulic function of flood conveyance and capacity of waterways or overland flow paths;
xi. maintains flood storage;
xii. does not, directly or cumulatively, cause or increase adverse impacts from flooding on other properties or land upstream, downstream or adjacent.

The development cannot avoid the Flood hazard overlay. The applicant proposes to fill the land to 110.5m AHD to provide a finished floor level above the flood level of 111.0m AHD. The proposed development involves filling most of the land and the construction of new buildings.

Correspondence from the applicant's engineer, AM Civil, included with the application stated:

"This amount of filling will have negative flooding impacts to the adjoining Warrego Highway."

The proposed development has the potential to adversely affect the natural floodplain function through blocking the flow of floodwater, redirecting floodwater onto other properties or infrastructure and increasing off-site flooding impacts. The submitted information has not demonstrated that development protects and improves the natural floodplain function. Further, the applicant's engineer suggests that the development will result in negative flooding impacts to the Warrego Highway.

The maximum flood level over the land in a Design Flood Event is 110.96m AHD. Table 10 of the Flood hazard overlay code requires a Warehouse to have a finished floor level of the defined flood level (110.96m AHD) plus 300mm (i.e. 111.26m AHD). The development does not meet the required finished floor level of 111.26m AHD. The purpose of freeboard is to account for "*matters that may cause flood waters to rise above the defined flood level e.g. localised hydraulic behaviour"*.

Further, without any information on the impact of the earthworks and buildings, it is not known whether these works will affect the defined flood level and require an increased finished floor level.

During a Defined Flood Event, there is potential for the buildings to be subject to flood inundation. This does not provide a flood resilient outcome as it does not protect contents of the buildings from flood damage and may result in disruption and ongoing costs due to flood damage to the buildings and contents.

The proposed development does not comply with overall outcomes (a), (b), (c), (h) and (j) of the Flood hazard overlay code as it results in an increase in the scale of intensity of development and has not demonstrated that the works:

- mitigate the risk of flooding to an acceptable or tolerable level;

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- provide flood resilient buildings to protect the building and contents from flood inundation and damage;
- will not adversely affect or cause an actionable nuisance to surrounding properties or infrastructure; and
- will maintain the natural floodplain function.

The extent and nature of non-compliance with the Flood hazard overlay code is critical and weighs in favour of refusal.

STATE PLANNING REQUIREMENTS

South East Queensland Regional Plan 2023 (Shaping SEQ)

The site is located in the Regional Landscape and Rural Production Area. The land is included in a Mixed use zone and is recognised as Excluded Development under Schedule 24 of the *Planning Regulation 2017*.

Excluded development is development that is 'on premises wholly or partly in the SEQ regional landscape and rural production area, if the premises are included in an urban zone under a local categorising instrument; or the development is carried out under a development permit'. The premises is included in the Mixed use zone, an urban zone, which means the regulatory requirements of the RLRPA do not apply. The development is compatible with the goals, themes and strategies (grow, prosper, connect, sustain and live) of ShapingSEQ.

State Planning Policy (SPP)

The Planning Scheme integrates the current SPP, as identified in Section 2.1 of the Planning Scheme, therefore, an assessment of the proposal against the SPP is not required.

REFERRALS

Internal

Not applicable.

External

***Planning Regulation 2017* Referrals**

The application was referred under following triggers under the Planning Regulation:

Referral status	Referral Agency	Referral trigger	Referral response
Concurrence	DSDIP (SARA)	Schedule 10, Part 9, Division 4, Subdivision 2, Table 4 (state transport corridor and future state transport corridor) of the *Planning Regulation 2017*	9 October 2025 (Reference No. 2508-47837 SRA).

SARA's referral response directs Council, as assessment manager, to refuse the application due to the land being required for the planned upgrade of the Warrego Highway. The entirety of the site is directly impacted, and the proposed development will impede delivery of the upgrade. A copy of the referral agency response is attached to this report.

INFRASTRUCTURE CHARGES

No infrastructure charges have been calculated as Council has been directed to refuse the application.

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TRUNK INFRASTRUCTURE

The development is adequately serviced by trunk infrastructure and does not require any additional trunk infrastructure or upgrades of trunk infrastructure. Further, no trunk infrastructure upgrades are identified in Council's Local Government Infrastructure Plan (LGIP).

PUBLIC NOTIFICATION

The application was impact assessable and was publicly notified for a minimum 15 business days between 18 September 2025 and 10 October 2025. On 13 October 2025, Council received the notice of compliance confirming public notification has been carried out in accordance with the requirements of the *Planning Act 2016*. No properly made submissions regarding the proposed development were received.

CONCLUSION

The proposed development:

- does not propose to manage stormwater or propose any treatment to protect and improve water quality;
- involves fill of land and sealing of the area currently used for effluent disposal and compromise the operation of this infrastructure and the operation of the whole of the Hatton Vale Place complex;
- involves filling of the land which will potentially cause increased stormwater discharge externally and worsening of flooding external to the site;
- does not mitigate the risk of flooding to an acceptable or tolerable level; and
- has not demonstrated it achieves compliance with planning scheme and state planning requirements through the imposition of development conditions.

Notwithstanding non-compliance with the Planning Scheme, Council must refuse the application as directed by the referral agency, the State Assessment and Referral Agency (SARA), in accordance with section 62 of the *Planning Act 2016*.

Options

In accordance with section 62 of the *Planning Act 2016,* Council must refuse the application as directed by SARA.

Critical Dates

A decision on the application must be made by 1 December 2025 in accordance with the *Planning Act 2016* and *Development Assessment Rules*.

Strategic Implications

Corporate Plan

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

Finance and Resource

Should the decision be contested in the Planning and Environment Court financial implications may occur.

Legislation and Policy

The application has been assessed in accordance with the requirements of the *Planning Act 2016*. Legal implications arising from the recommendation provided in this report are that the applicant may appeal the decision to the Planning and Environment Court.

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Risk Management

The application has been assessed in accordance with the *Planning Act 2016*. Any risks have been mitigated through the appropriate assessment of the application in accordance with legislative requirements.

Attachments

1⇩	MC2025/0053 SARA Referral Agency Response	3 Pages
2⇩	MC2025/0053 Proposal Plans	2 Pages

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RA13-N

DELIVERING FOR QUEENSLAND | Queensland Government

Department of
State Development,
Infrastructure and Planning

SARA reference: 2508-47837 SRA
Council reference: MC2025/0053
Applicant reference: 498

9 October 2025

Chief Executive Officer
Lockyer Valley Regional Council
PO Box 82
Gatton QLD 4343
Development_policy@lvrc.qld.gov.au

Attention: Tammee Van Bael

Dear Ms Van Bael

SARA referral agency response —4137-4139 Warrego Highway, Plainland

(Referral agency response given under section 56(1)(c) of the *Planning Act 2016*)

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 2 September 2025.

Response

Outcome:	Referral agency response - direct the assessment manager to refuse the development application
Date of response:	9 October 2025

Reasons for refusal

Under section 56(1)(c) of the Planning Act 2016, SARA directs the assessment manager to refuse the development application. As per section 62 of the *Planning Act 2016*, the assessment manager must refuse this application.

The subject site is located adjacent to the Warrego Highway, which forms part of the state-controlled road network. It is a critical part of the national transport network and is Queensland's principal east-west freight route. The highway also provides a vital transport link between Brisbane, Ipswich and Toowoomba and rural western communities. This is reflected in the Shaping SEQ South East Queensland Regional Plan 2017, which identifies the Warrego Highway as economic enabling infrastructure for the region.

The planned upgrade to the highway (Warrego Highway East Master Plan) is between Ipswich and the

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South East Queensland (West) regional office
Level 4, 117 Brisbane Street, Ipswich
PO Box 2390, North Ipswich QLD 4305

Toowoomba-Connection Road/Toowoomba bypass interchange and is a strategically critical project to accommodate planned growth in the region. Delivery of the planned upgrade could commence within the next 5 years.

The proposed development, being located on land required for the planned upgrade will impede its delivery. The entirety of the subject site will be directly impacted.

Given this, SARA is of the opinion the proposed development does not comply with the following provisions of State code 1: Development in a state-controlled road environment of the State Development Assessment Provisions (State Code 1):

- Purpose Statement 4, by adversely impacting the state's ability to plan, construct, maintain, upgrade or operate state-controlled roads, future state-controlled roads or road transport infrastructure
- Purpose Statement 5, by significantly increasing the cost to the state to plan, construct, upgrade or maintain state-controlled roads, future state-controlled roads or road transport infrastructure
- Performance Outcome 25, by impeding delivery of planned upgrades of state-controlled roads.

Further, the proposed development cannot be conditioned in a way that would achieve compliance with State Code 1.

The materials used in the assessment of the application

- development application material and submitted plans
- State Development Assessment Provisions (version 3.3), as published by SARA
- *Planning Act 2016*
- Planning Regulation 2017
- Development Assessment Rules
- SARA DA Mapping system
- *Human Rights Act 2019*.

Development details

Description:	Development permit	Material change of use for Warehouse (Self-storage units)
SARA role:	Referral Agency	
SARA trigger:	Schedule 10, Part 9, Division 4, Subdivision 2, Table 4 (Planning Regulation 2017) Material change of use of premises near a state transport corridor	
SARA reference:	2508-47837 SRA	
Assessment manager:	Lockyer Valley Regional Council	
Street address:	4137 - 4139 Warrego Highway, Plainland	
Real property description:	Lot 9 and 10 on GTP103662	
Applicant name:	Robert William Williams	
Applicant contact details:	c/- Clark Town Planning 318 Grantham Winwill Road Winwill QLD 4347 Beth_clark@outlook.com	

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

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For further information please contact Anthony Sapuppo, Principal Planning Officer, on 0734527815 or via email IpswichSARA@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely

Steve Conner
Executive Director, Planning Services

cc Robert William Williams c/- Clark Town Planning, Beth_clark@outlook.com

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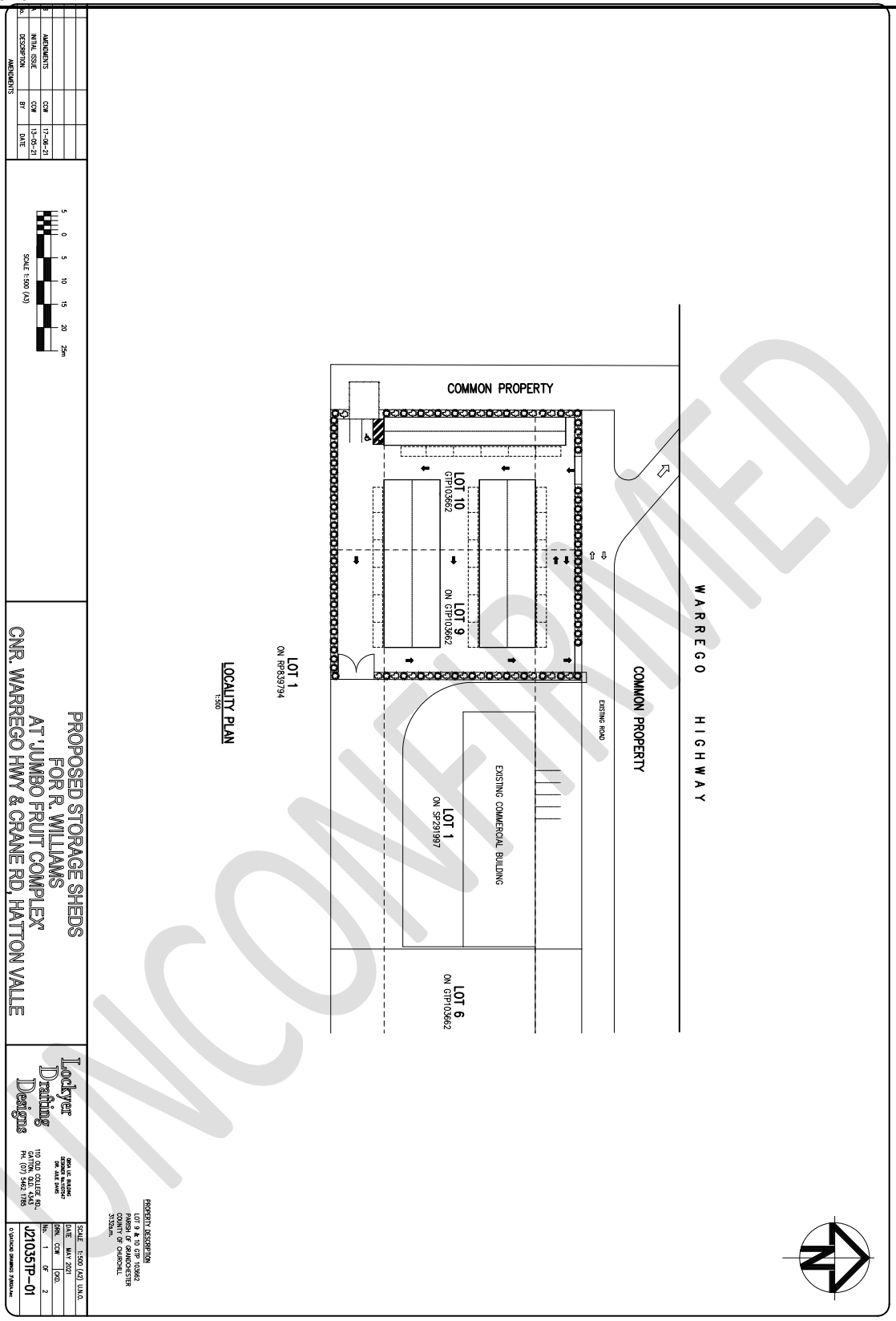
WARREGO HIGHWAY
COMMON PROPERTY
EXISTING ROAD
COMMON PROPERTY
LOT 10 GTP103662
LOT 9 ON GTP103662
EXISTING COMMERCIAL BUILDING
LOT 1 ON SP291997
LOT 6 ON GTP103662
LOT 1 ON RP839794
LOCALITY PLAN
1:500
PROPOSED STORAGE SHEDS FOR R. WILLIAMS AT 'JUMBO FRUIT COMPLEX' CNR. WARREGO HWY & CRANE RD, HATTON VALLE
Lockyer Drafting Designs
110 OLD COLLEGE RD, GATTON QLD 4343 PH: (07) 5462 1106
PROPERTY DESCRIPTION
LOT 9 & 10 GTP 103662
PARISH OF GRANDCHESTER
COUNTY OF CHURCHILL
3152sq.m.
SCALE 1:500 (A2) U.N.O.
DATE MAY 2021
DRN. CCW CHD.
No. 1 OF 2
J21035TP-01
AMENDMENTS
INITIAL ISSUE CCW 13-05-21
BY DATE
SCALE 1:500 (A3)
0 5 10 15 20 25m
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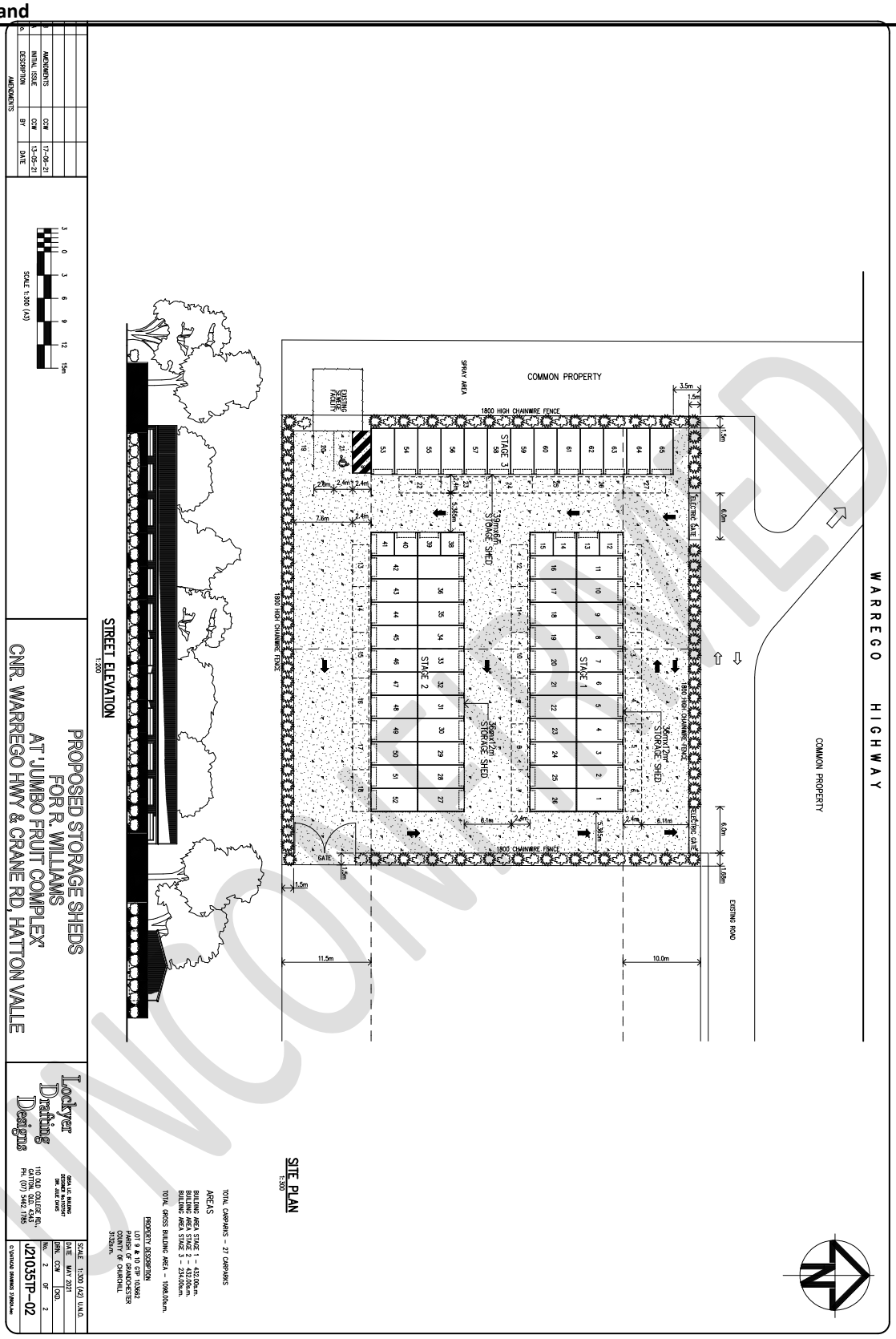


UNCONTROLLED

12.6 **Request for Naming of New Roads - Development at 89 Rutherford Road, Withcott (RDN2025/0003)**

Author: Tammy Thomas, Technical Planning Officer
Responsible Officer: Amanda Pugh, Group Manager Community & Regional Prosperity

Purpose:

The purpose of this report is for Council to consider a request to name new roads associated with a new rural residential development at Withcott (RL2018/0044.04).

Officer's Recommendation:

THAT Council approve the following road names to be created with a rural residential development at Rutherford Road and O'Neils Road, Withcott, as shown on Drawing DA100 by Nation Developments Project Management and Civil Engineering:

- **Sundown Drive - Road A**
- **Dusk Court – Road B**

RESOLUTION

THAT Council approve the following road names to be created with a rural residential development at Rutherford Road and O'Neils Road, Withcott, as shown on Drawing DA100 by Nation Developments Project Management and Civil Engineering:

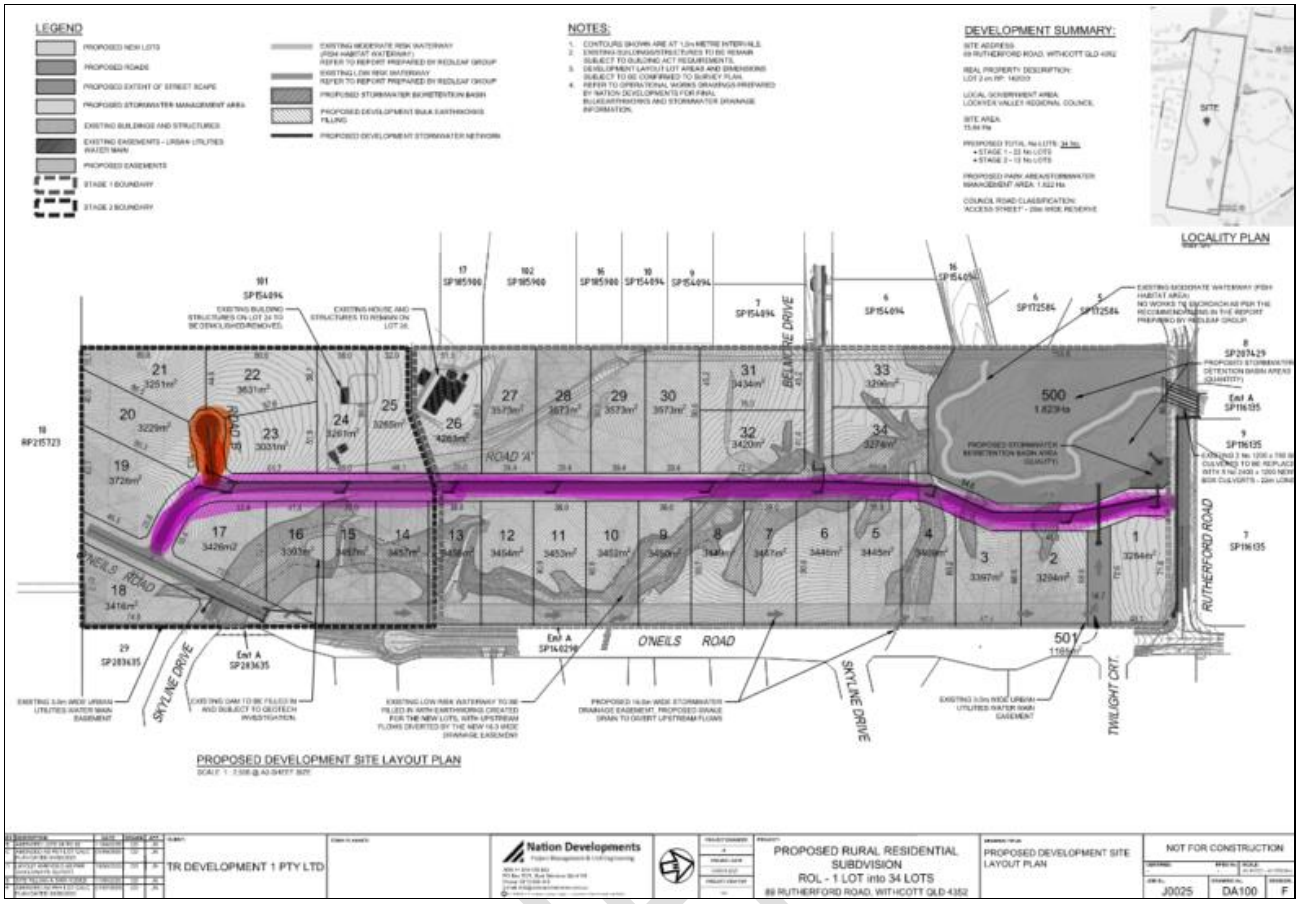
- **Sundown Drive - Road A**
- **Dusk Court – Road B**

Moved By: **Cr D Neuendorf** **Seconded By:** **Cr A Wilson**
Resolution Number: 24-28/0450

CARRIED
7/0

Executive Summary

Council has received a request for the naming of two (2) new roads being created as part of a rural residential development at Rutherford Road and O'Neils Road, Withcott, shown as Road A in pink and Road B in orange on the plan below.



Proposal

Council is responsible for assigning an official name to every gazetted road that is used to access properties. All proposed road names are considered in accordance with Council's *Naming of Roads, Park, Landmarks and Facilities Policy* and AS/NZS 4819:2011. Under Council's policy, road names are to be appropriate and relevant, and from nominated categories.

The applicant has suggested the following road names:

Road A - Prospect Drive or View Drive; and
Road B - Sundown Close or Dusk Court

The road names of Sundown Drive and Dusk Court are recommended as these continue the theme from the adjoining estate (i.e. Skyline Drive and Twilight Court) and accords with Council's policy. A search of existing road names has been undertaken to ensure the recommended name is not currently used elsewhere in the region.

The road types are considered appropriate and complies with Council's *Naming of Roads, Park, Landmarks and Facilities Policy* and AS/NZS 4819:2011.

Options

1. Council approve the road names in accordance with the Officer's recommendation.
2. Council approve road names other than as recommended.

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Strategic Implications

Corporate Plan
Lockyer Valley Regional Council Corporate Plan 2022–2027:

- A development assessment process that facilitates sustainable outcomes for the community.

Finance and Resource
There will be no costs associated with the supply or installation of the road signage associated with the subdivision development, as these are the Developer's responsibility under the conditions of their Development Permit.

Legislation and Policy
All proposed road names are considered in accordance with Council's *Naming of Roads, Park, Landmarks and Facilities Policy* and AS/NZS 4819:2011.

Risk Management
Officers have researched the suggested road names and made a recommendation that meets Council's policy.

Consultation
Suggestions for the road names were provided by the applicant.

Attachments

There are no attachments for this report.

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13.0 INFRASTRUCTURE REPORTS

No Infrastructure Reports.

14.0 ITEMS FOR INFORMATION

GENERAL BUSINESS

THAT Council receive and note the following items for information:

14.1 - Chief Executive Officer's Monthly Report - October 2025

14.2 - Group Manager People, Customer and Corporate Services Monthly Report - October 2025

14.3 - Group Manager Community & Regional Prosperity Monthly Report - October 2025

14.4 - Group Manager Infrastructure Monthly Report - October 2025

14.5 - Councillor Portfolio Monthly Update - October 2025

Moved By: **Cr D Neuendorf** **Seconded By:** **Cr C Steinhardt**

Resolution Number: 24-28/0451

CARRIED
7/0

14.1 Chief Executive Officer's Monthly Report - October 2025

Author: Ian Church, Chief Executive Officer
Responsible Officer: Ian Church, Chief Executive Officer

Purpose:

This report provides Council with a summary of key operational activities undertaken by the Chief Executive Officer's Group during October 2025.

This document is for Council's information only.

Executive Summary

The activities covered in this report include Strategic Planning, Internal Audit and Risk, Procurement, Disaster Management, Community Development and Engagement and Advocacy. The Finance function is subject to separate reporting.

Proposal
That this report be received and noted.

Attachments

1⇩ Monthly Group Report - Executive Office - October 2025 25 Pages

Executive Office

Lockyer Valley
REGIONAL COUNCIL

MONTHLY GROUP REPORT

OCTOBER 2025

HIGHLIGHTS

Flood Restoration Program Update

Expenditure incurred during and after declared events that occurred during 2021/2022, 2023/2024 and the 2024/2025 financial years has been substantial and it is important to ensure all eligible costs are reimbursed. The following tables provide a snapshot of costs submitted for reimbursement and approved for the 2021/2022, 2023/2024 and 2024/2026 events, as at 31 October 2025.

Event/Description	Expenditure	Submission Amount Requested by LVRC	Ineligible Expenditure inc Trigger Points	Approved Amount	Received Amount
Fred Thomas Pedestrian Bridge	$182,206.85	$183,714.38	$55,069.53	$128,674.65	$128,644.85
Unsealed Roads Zone 9	$178,507.07	$179,798.20	$58,556.82	$121,241.38	$121,241.38
Unsealed Roads Zone 2	$129,396.93	$130,484.24	$-	$130,484.24	$130,484.24
Unsealed Roads Zone 3	$294,865.42	$296,798.42	$-	$296,798.42	$296,798.42
Unsealed Roads Zone 1	$328,135.72	$330,968.64	$129,831.45	$201,137.19	$201,137.18
Liftin Bridge	$8,627,068.53	$8,660,424.52	$243,428.00	$8,416,996.52	$8,416,996.52
Unsealed Roads Zone 8 Part 2	$454,956.32	$458,692.90	$-	$458,692.90	$458,692.90
Unsealed Roads Zone 8 Part 1	$583,173.52	$587,265.87	$307.91	$586,957.96	$586,957.96
Unsealed Roads Zone 8 Part 3	$348,591.19	$351,198.63	$-	$351,198.63	$351,198.63
Sealed Roads Zones 1,2,and 3 Submission 1	$371,189.34	$373,721.21	$-	$373,721.21	$373,721.21
Unsealed Roads Zone 10 - Part 1	$537,584.94	$540,420.64	$-	$540,420.64	$540,420.64
Old Laidley Forest Hill Road CH 1800 - (Betterment and REPA)	$119,569.44	$120,407.13	$2,685.60	$115,035.93	$117,721.53
Unsealed Roads Zone 4 - Part 1	$748,123.21	$752,078.09	$-	$752,078.09	$752,078.09
Unsealed Roads Zone 4 - Part 2	$985,312.72	$990,555.97	$-	$990,555.97	$990,555.97
Unsealed Roads Zones 11-18	$140,523.41	$141,211.83	$-	$141,211.83	$141,211.83
Woolshed Creek Road Floodway CH 400	$354,484.77	$349,118.36	$5,767.74	$349,118.36	$349,118.36
RCP and RCBC Desilting and Clean Outs	$184,465.91	$185,434.48	$-	$185,434.48	$185,434.48
East Egypt Road Landslip	$3,247,619.57	$3,254,848.11	$-	$3,254,848.11	$3,254,848.11
Berlin Road Landslip	$3,579,023.86	$3,598,610.21	$-	$3,598,610.21	$3,598,610.21
Sealed Roads Zone 9	$277,968.25	$279,434.48	$551.35	$278,883.13	$278,883.13
Sealed Roads Zone 5	$379,969.29	$381,790.66	$-	$381,790.66	$381,790.66
Adare Road Floodway	$287,840.45	$288,173.95	$619.14	$288,173.95	$288,173.95
Guardrail Restoration	$204,059.14	$204,930.17	$7,732.50	$197,197.67	$197,197.67
Sealed Roads Zone 4	$219,348.45	$219,637.50	$-	$219,637.50	$219,637.50
Sealed Roads Zone 3	$192,535.74	$193,689.19	$-	$193,689.19	$193,689.19
Brightview Road (Betterment and REPA)	$2,271,884.02	$2,275,956.67	$168,040.08	$1,939,876.51	$2,107,916.59
Sealed Roads Zone 11 - 18	$185,983.65	$185,983.65	$-	$185,983.65	$185,983.65

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HIGHLIGHTS CONTINUED …

Event/Description	Expenditure	Submission Amount Requested by LVRC	Ineligible Expenditure inc Trigger Points	Approved Amount	Received Amount
Mountain View Drive Landslip	$2,311,587.46	$2,315,168.99	$476.18	$2,315,168.99	$2,315,168.99
Sealed Roads Zone 1 and Town Extras	$682,298.63	$686,035.22	$-	$686,035.22	$686,035.22
East Egypt Road Landslip - Site 3	$1,346,576.46	$1,353,899.16	$-	$1,353,899.16	$1,353,899.16
Unsealed Roads Zone 5	$838,901.74	$844,318.97	$-	$844,318.97	$844,318.97
Unsealed Roads Zone 6	$1,115,134.45	$1,120,785.14	$-	$1,120,785.14	$1,120,785.14
Unsealed Roads - Zone 10 - Part 2	$453,558.09	$456,006.95	$297.87	$455,709.11	$455,709.11
Sealed Roads Zone 10	$283,435.93	$284,889.79	$-	$284,889.79	$284,889.79
Sealed Roads Zone 8	$1,935,114.34	$991,304.50	$-	$709,970.06	$638,973.05
Unsealed Roads Zone 10 - Part 3	$847,726.79	$852,187.03	$-	$852,187.03	$852,187.03
Sealed Roads Zone 2	$491,678.73	$493,603.79	$-	$493,603.79	$536,886.20
Sealed Roads Zone 6	$275,041.20	$276,489.06	$78.65	$276,410.41	$276,410.41
Sealed Roads Zone 7	$277,475.14	$278,909.69	$-	$278,909.69	$278,909.69
Unsealed Roads Zone 7	$1,206,066.16	$1,212,228.37	$-	$1,212,228.37	$1,212,228.37
Flagstone Creek Road Rockfall	$221,673.10	$222,595.56	$-	$222,595.56	$222,761.95
Reconstruction of Floodway Approaches (Betterment and REPA)	$908,907.49	$913,954.85	$178,000.00	$639,733.92	$744,771.48
All Zones Final	$723,049.69	$724,436.99	$-	$724,436.99	$724,436.99
Steinkes Bridge Railing	$289,430.57	$289,430.57	$-	$289,430.57	$289,430.57
Flood Gauge Repairs	$22,748.24	$22,888.08	$-	$22,888.08	$22,888.08
Liftins Road Floodway Approaches	$37,092.35	$39,603.09	$-	$37,603.09	$37,603.09
Project Management Expenditure included in all submissions	$252,434.75	$-	$-	$-	$-
TOTAL FOR REPA	$39,934,319.02	$38,894,083.90	$851,442.82	$37,499,252.92	$37,747,438.14
TOTAL FOR DRFA PROGRAM	$50,233,719.65	$48,961,728.72	$1,477,653.25	$47,396,033.93	$47,407,019.81

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HIGHLIGHTS CONTINUED …

DRFA - Tropical Cyclone Kirrily, associated rainfall and flooding, 25 January - 26 February 2024.

The following table provides a snapshot of costs submitted for reimbursement and approved, as at October 2025 for the above event which is in the final stages of completion.

Event/Description	Expenditure	Submission Amount Requested by LVRC	Ineligible Expenditure inc Trigger Points	Approved Amount	Received Amount
CDO Claim	$106,532.19	$82,898.56	$23,633.63	$82,898.56	$82,898.56
TOTAL FOR CDO	$106,532.19	$82,898.56	$23,633.63	$82,898.56	$82,898.56
TOTAL FOR EMERGENT WORKS	$1,332,740.32	$1,377,835.21	$211,572.14	$1,377,835.21	$1,166,263.07
Bonnell Road Floodway	$-	$-	$-	$-	$-
Liftins Bridge, Gatton	$150,223.42	$150,223.42	$37,555.86	$150,223.42	$112,667.56
TOTAL FOR IMMEDIATE RECONSTURCTION WORKS	$150,223.42	$150,223.42	$37,555.86	$150,223.42	$112,667.56
Pipe Clean Outs	$89,933.30	$96,025.95	$4,080.86	$91,945.09	$86,423.36
Major Bridge - Debris Removal	$66,946.00	$68,017.14	$917.43	$68,934.57	$62,041.11
Flood Gauge Repairs	$11,636.21	$-	$-	$-	$-
Bonnell Road Floodway	$24,952.33	$-	$-	$-	$-
Unsealed Zone 10	$1,529,219.20	$1,558,701.18	$298,157.59	$2,948,297.67	$1,560,324.21
Unsealed Zone 8	$1,259,336.29	$1,551,988.91	$5,090.00	$1,546,898.91	$1,253,300.71
Unsealed Zone 5	$548,845.12	$932,623.23	$111,320.37	$821,302.86	$581,087.26
Unsealed Zone 1	$295,557.65	$372,755.79	$46,786.42	$325,969.37	$250,257.37
Unsealed Zone 3	$421,166.91	$477,405.40	$100,192.39	$377,213.01	$339,491.71
Unsealed Zone 7	$477,266.41	$839,801.80	$24,912.02	$814,889.78	$500,566.46
Unsealed Zone 9	$343,699.58	$446,138.27	$-	$446,138.27	$337,668.06
Unsealed Zone 6	$1,031,560.14	$2,052,474.76	$309,504.60	$1,742,970.16	$1,045,022.48
Unsealed Zone 2	$32,561.14	$33,075.06	$-	$49,030.19	$29,453.01
Unsealed Zone 4	$440,921.77	$1,019,805.86	$66,131.49	$953,674.37	$401,605.25
Goulds Road Floodway	$2,166.57	$413,479.95	$10,519.20	$402,960.75	$120,888.23
Sealed Roads (all Zones)	$57,650.34	$1,238,087.65	$238,165.35	$999,922.30	$299,976.69
Project Management Expenditure included in all submissions	$312,461.72	$-	$-	$-	$-
TOTAL FOR REPA	$6,945,880.68	$11,100,380.95	$1,213,942.86	$11,590,147.30	$6,868,105.91
TOTAL FOR DRFA PROGRAM	$8,535,376.61	$12,711,338.14	$1,486,704.49	$13,201,104.49	$8,229,935.10

UNCONFIRMED

HIGHLIGHTS CONTINUED …

DRFA - Tropical Cyclone Alfred, associated rainfall and flooding, March 2025.

The following table provides a snapshot of costs submitted for reimbursement, as at October 2025 for the above event.

Event/Description	Expenditure	Submission Amount Requested by LVRC	Ineligible Expenditure inc Trigger Points	Approved Amount	Received Amount
CDO Claim	$621,566.80	$496,180.55	$ -	$ -	$ -
TOTAL FOR CDO	$621,566.80	$496,180.55	$ -	$ -	$ -
Zone 1	$89,412.80	$117,032.53	$ -	$ -	$ -
Zone 2	$101,126.71	$144,046.37			
Zone 3	$213,288.23	$326,213.11			
Zone 4	$283,568.82	$780,364.86			
Zone 5	$197,631.79	$98,662.15			
Zone 6	$325,666.45	$568,798.44			
Zone 7	$48,130.46	$76,049.15			
Zone 8	$24,673.58	$363,827.30			
Zone 9	$97,235.12	$436,705.21			
Zone 10	$242,922.48	$1,154,613.16			
Zone 11	$97.50	$-			
Zone 12	$21,355.22	$-			
Zone 13	$7,985.91	$-			
Zone 14	$7,122.07	$-			
Zone 15	$51,776.75	$47,583.22			
Zone 16	$1,730.10	$-			
Zone 17	$7,178.24	$-			
Zone 18	$3,511.65	$-			
All Zones	$236,440.90	$1,961,339.78			
Parks Cleanup	$27,861.40	$-		$-	$19,206.00
Facility Cleanup	$14,694.17	$-		$26,653.00	$29,318.30
TOTAL FOR EMERGENT WORKS	$2,003,410.35	$6,075,235.28	$-	$-	$48,524.30
TC Alfred - IRW - Laidley Footpath Pavers	$38,432.61	$38,432.61		$-	$-
TOTAL FOR IMMEDIATE RECONSTURCTION WORKS	$ 38,432.61	$ 38,432.61	$ -	$ -	$ -
Unsealed Roads Zone 1	$ -	$ 117,032.53		$ -	$ -
Unsealed Roads Zone 2	$ -	$ 144,046.37		$ -	$ 47,535.30
Unsealed Roads Zone 3	$ -	$ 326,213.11		$ -	$ -
Unsealed Roads Zone 4	$ -	$ 780,364.86		$779,783.05	$163,516.78
Unsealed Roads Zone 5	$ -	$ 98,662.15		$ -	$32,250.88
Unsealed Roads Zone 6	$ -	$ 568,798.44		$ -	$ -
Unsealed Roads Zone 7	$ 20,073.90	$ 76,049.15		$76,049.15	$25,096.23
Unsealed Roads Zone 8	$ -	$ 363,827.30		$ -	$ -

UNCONFIRMED

HIGHLIGHTS CONTINUED …

Unsealed Roads Zone 9	$ -	$ 436,705.21		$ -	$ -
Unsealed Roads Zone 10	$ -	$ 1,154,613.16		$1,145,514.35	$360,956.35
Unsealed Roads Zone 11	$ -	$ -		$ -	$ -
Unsealed Roads Zone 12	$ -	$ -		$ -	$ -
Unsealed Roads Zone 13	$ -	$ -		$ -	$ -
Unsealed Roads Zone 14	$ -	$ -		$ -	$ -
Unsealed Roads Zone 15	$ 13,692.11	$47,583.22		$ -	$14,859.23
Project Management Expenditure included in all submissions	$ 98,686.41	$ -		$ -	$ -
TOTAL FOR REPA	$132,452.42	$4,113,895.50	$-	$2,001,346.55	$644,214.77
TOTAL FOR DRFA PROGRAM	$2,795,862.18	$10,723,743.94	$-	$2,001,346.55	$692,739.07

UNCONFIRMED

BUSINESS IMPROVEMENT & STRATEGY

Audit and Risk Management

The Audit and Risk Management function links to the Corporate Plan by assisting Council with good governance practices and managing corporate risks.

Internal Audit Update – Delivery of Council's Internal Audit Plan

Council has engaged O'Connor Marsden and Associates (OCM) to conduct all audits identified on its 3-year Internal Audit Plan. The current schedule of audits and other activities is outlined below, including the current status.

2024-2025 Internal Audit Schedule		
Audit/Review	Objective/Scope	Status
Records Management	Provide assurance that Council's management of corporate records operate effectively, economically and that the internal control framework governing its records is adequate.	Report finalised and approved by CEO – to be submitted to ARMC for endorsement at next meeting scheduled for 11 December 2025.
2025-2026 Internal Audit Schedule		
Audit/Review	Objective/Scope	Status
Customer Request Management	The overall objective of this review is to assess the effectiveness, efficiency, and timeliness of Council's controls over the management of customer requests.	Draft report submitted to ELT and some changes to the recommendations suggested for discussion with Internal Auditor. Management responses also agreed. Once finalised the Report will be presented for endorsement at the ARMC meeting due to be held on 11 December.
Infrastructure Charges	To provide assurance that the Council operates its infrastructure charges processes effectively, economically and efficiently and that the internal control framework governing infrastructure charges is adequate.	Development of the Terms of reference and scoping for audit is in progress.
Asset Maintenance (Roads and Transport)	To assess the adequacy of design and operating effectiveness of internal controls for the oversight, management and execution of asset maintenance planning processes	Not yet commenced. Scheduled for Quarter 3-4.

An Internal Audit Workshop involving the Executive Leadership Team was conducted on Wednesday, 29 October 2025. The purpose of this workshop was to review the internal audit process in accordance with the Internal Audit Charter and establish a process that aligns with organisational needs and supports improvement opportunities identified through internal audits.

UNCONFIRMED

BUSINESS IMPROVEMENT & STRATEGY CONTINUED...

Audit Register Status Update

At the time of writing this report, a review by OCM of outstanding audit recommendations with officers responsible for actioning has been scheduled for Wednesday 12 November 2025.

There are currently 44 audit recommendations on the Audit Register to be actioned, none of which are high risk. Of these 44 audit recommendations, 4 have been identified on the register for monitoring purposes.

The following table outlines the outstanding audit recommendations by review and level of risk to Council.

Review (audit)	Total No of Rec.	Number of Current Active Recommendations by Risk Level			Completed Rec.
		High	Medium	Low	
Tendered Contract Review	20	0	2	0	18
Lessons Learned from Pandemic	4	0	1	0	3
Environmental Compliance Management	2	0	1	0	1
Revenue Management Review	12	0	3	0	9
Fuel Management Review	9	0	0	6	3
Project Expense Capitalisation Review	7	0	7	0	0
Corporate Credit Card Review	15	0	0	9	6
Conflict of Interest Management Review	6		2	4	0
External Audit Items	15	0	3	2	10
Total	**90**	**0**	**19**	**21**	**50**

Corporate Risk Management Update

Individual discussions with relevant content experts within the organisation on the initial draft combined Corporate Risk Management Policy and Risk Appetite Statement were completed this month. An overview was provided to the Leadership Group and on conclusion the draft documents were circulated for review and feedback.

The Review and update of Council's Risk Appetite Statement has been broken down into the following steps:

Developing Council's Risk Appetite Statement						
Step one (completed)	**Step two (completed)**	**Step three (completed)**	**Step four (completed)**	**Step five (to be scheduled)**	**Step six**	**Step seven**
Develop an initial draft combined Risk Management Policy and Risk Appetite Statement.	Review draft documents with technical content experts (individual meetings)	Review/ workshop revised draft document with Managers and direct reports	Review/ workshop draft document with Executive Leadership Team	Undertake a standalone Workshop with Council to set risk appetite/tolerance with Council	Present draft combined policy/statement to ARMC for review endorsement	Present document to Council for adoption.

The draft Corporate Risk Management Policy and Risk Appetite Statement will be presented for discussion at the November Executive Leadership Team Meeting.

The above table indicates that we are up to step 5 in the development of Councils draft combined Corporate Risk Management Policy and Risk Appetite Statement. As a result, a workshop will be scheduled with Council as soon as possible to consider and discuss the Policy and Risk Appetite Statement, prior to adoption by Council.

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BUSINESS IMPROVEMENT & STRATEGY CONTINUED...

Business Continuity and Crisis Management Project Status Update

A project was initiated to create a Business Continuity and Crisis Management Framework, supporting documents, and an incident management approach tailored to Council, in response to audit recommendations from the "Lessons Learned from the Pandemic Review."

Consultants from O'Connor Marsden and Associates are providing technical support for this project. The table below shows the status of each project objective:

Business Continuity and Crisis Management Project Deliverables		
Project Objective		Current Status
Business Continuity Response and Recovery Plans	ICT Response and Recovery Plan	Under development - currently with OCM.
	Crisis Communication Plan	Draft completed by Principal Engagement and Communications and circulated for peer review.
	Facility Response and Recovery Plan	To be developed. Advice requested from LGMS for a guiding document to develop as part of the Gatton Admin Building Roof Replacement Project.
	Business-Critical Function BCP's	Development of draft business continuity plans has commenced and will be tasked to function owner to complete.
Training and Education	Not yet commenced – training and education to commence once a draft ICT Response and Recovery Plan has been developed. This will enable testing of Plan.	
Other supporting continuity tools (ie staff arrangement, productivity and welfare tools)	Staff management tools for supervisors to utilise whilst working in a dispersed workplace have been circulated to Executives, Managers, Principals and Coordination to utilise. These documents outline how to conduct daily staff check-ins, set staff goals and developing work plans to monitor and manage staff productivity.	
	A business continuity and crisis management page will be developed on Council's information sharing platform "The Source". All documents and information in relation to this function will be included on this page – for the organisation to utilise.	

Corporate Planning and Performance Reporting

The Corporate Planning and Performance Reporting function links to the Corporate Plan by assisting to; "Provide leadership and contemporary management systems that drive a coordinated and connected organisation".

Annual Report 2024-2025.

Council's Annual Report 2024-2025 was completed this month and adopted by Council at a Special Meeting held on Tuesday 28 October 2025. The Report is available for viewing on Council's website.

UNCONFIRMED

PROCUREMENT

PROCUREMENT PROJECTS AS AT 31 OCTOBER 2025

Group			
Infrastructure Delivery	**August 2025**	**September 2025**	**October 2025**
LVRC-24-095 Laidley Cultural Centre Kitchen Upgrade	Finalisation of documents for release of Request for Quote in September	Being released in October due works now not being done until January 2026	Sourcing of Quote – Opened 9/10/2025. Closed 21/10/2025. No response, no award
LVRC-25-028 Supply and Delivery Tractor and Slasher	Evaluation of RFQ – closed 06/08/2025	Awarded to RDO Equipment Pty Ltd	
LVRC-031 Passenger Vehicle – Isuzu MUX	Awarded to Black Truck & Ag Gatton		
LVRC-25-032 Truck and Trailer (2 x Truck & Dog Trailers)	Planning for procurement process	Planning for procurement process	Sourcing of Quote – Opened 30/10/2025
LVRC-25-042 Bitumen Reseal 2025-26	Planning for procurement process	Out to Market 12/9/2025	Evaluation of RFQ – closed 10/10/2025
LVRC-25-043 Asphalt Resurfacing & Correction 2025-26	Planning for procurement process	Out to Market 12/9/2025	Evaluation of RFQ – closed 10/10/2025
LVRC-25-044 Pavement Preparation Works 2025-26	Planning for procurement process	Project did not progress. Instead considered surface correction.	
LVRC-25-047 Gatton Hire Hall Stage Lift	Planning for procurement process	Planning for procurement process	Engaged DKM Building and Construction via LVRC-23-075 Trade Services Panel
LVRC-25-052 Fairways Drive, Hatton Vale Footpath	Planning for procurement process	Sourcing of Quote – Opened 23/9/2025	Evaluation of RFQ – closed 14/10/2025
LVRC-25-054 Gatton North Drainage - Concept Design		Planning for procurement process	Sourcing of Quote – Opened 29/10/2025
LVRC-25-061 6x4 Cab Chassis			Sourcing of Quote – Opened 29/10/2025. Closed 31/10/2025. Currently being evaluated
Infrastructure – Asset Management	**August 2005**	**September 2025**	**October 2025**
LVRC-25-051 Grading Program	Planning for Procurement Process	Planning for Procurement Process	Sourcing of Quote – Opened 31/10/2025.
Infrastructure – Operations	**August 2005**	**September 2025**	**October 2025**
LVRC-24-045(1) Supply and Delivery of Quarry Products - Year 1 Refresh	No Award		
LVRC-25-045 Motorpass (WEX Australia)	Awarded to WEX Australia via State Govt Panel		
LVRC-25-036 Culvert & Drainage Repairs	Evaluation of RFQ – closed 07/08/2025	Awarded to Prestige Patterns Concreting & Civil Pty Ltd	
LVRC-25-062 Footpath Cleaning			Sourcing of Quote – Opened 31/10/2025

UNCONFIRMED

PROCUREMENT CONTINUED…

Infrastructure – Design	August 2005	September 2025	October 2025
LVRC-25-022 Technical Coordinator Services - Scenic Valleys Regional Roads and Transport Group	Sourcing of quote (RFQ) – opened 13/08/2025	Evaluation of RFQ – closed 01/09/2025	Evaluation ongoing
Community Facilities	**August 2005**	**September 2025**	**October 2025**
LVRC-25-041 Fire Equipment and Maintenance Services	Request for Quote (RFQ) released via State Govt Panel on 22/08/2025	Waiting for response from Wormald under State Govt Panel	Waiting for response from Wormald under State Govt Panel
LVRC-25-011 Security Services	Evaluation – RFT closed 01/08/2025	Awarded to Brisbane Valley Security Services (QLD) Pty Ltd	
LVRC-25-012 Sanitary and Nappy Bin Service	Finalisation of documents for release of Request for Quote in September	Sourcing of Quote – Opened 3/9/2025. Closed 22/9/2025. Currently being evaluated	Evaluation ongoing
LVRC- 25-048 Laidley Saleyards Improvement Project			Planning for procurement process
Community and Wellbeing	**August 2005**	**September 2025**	**October 2025**
LVRC-24-108 Vegetation & Pest Management Panel	Awarded 01/08/2025 to commence 01/09/2025		
	Awarded to: 2K Pasture Management & Consulting; Biodiversity Aust P/L; CGB Environmental; ECOllaboration; Environmental Management Unit P/L; Evolve Environmental Solutions P/L; Invasive Plant & Animal Serv P/L; Pest Animal Management Ql P/L; ReconEco P/L; Redleaf Projects P/L; Sports Turf Serv P/L; Sams Tree Serv; Aust Environmental L-scapes P/L; Treebiz; All Terrain Earthworks; Treescape Aust P/L; Yarramine Environmental.		
Disaster Management	**August 2005**	**September 2025**	**October 2025**
LVRC-25-060 Flood Warning Infrastructure Survey			Sourcing of Quote – Opened 23/10/2025. Closed 31/10/2025. Currently being evaluated
Governance and Property	**August 2005**	**September 2025**	**October 2025**
LVRC-25-024 Lease 20 Christopher St, Grantham	Planning for procurement process	Planning for procurement process	Planning for procurement process
LVRC-25-025 Lease 2 Cricket Road, Regency Downs	Planning for procurement process	Planning for procurement process	Planning for procurement process
Organisational Development and Payroll	**August 2005**	**September 2025**	**October 2025**
LVRC-25-029 EAP Services	Awarded to Telus Health		

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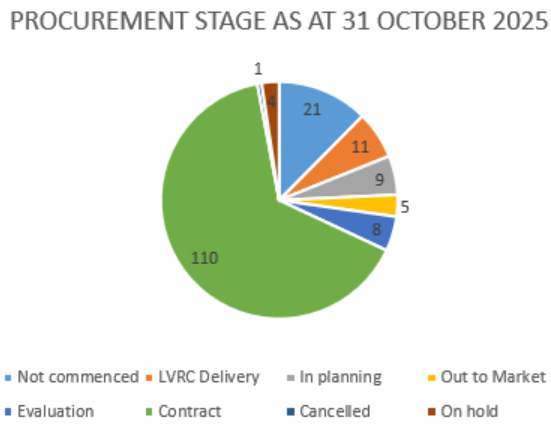
PROCUREMENT CONTINUED…

Parks, Recreation and Cemeteries	August 2005	September 2025	October 2025
LVRC-24-065 Jean Biggs Park Upgrade	Documentation review	Sourcing of Quote – Opened 16/9/2025	Closed 14/10/2025. Currently being evaluated
LVRC-25-037 Pre-Digging of Graves	Sourcing of quotes (RFQ) – opened 15/08/2025. Evaluation – RFQ closed 29/08/2025	Currently being evaluated	Awarded to Southern Sun Excavation Pty Ltd
Special Projects and Tourism	**August 2005**	**September 2025**	**October 2025**
LVRC-25-039 - Public Art - RFT	Expression of Interest opened 25/08/2025.	Closed 15/9/2025 and shortlisted. RFT out to market 23/9/2025.	Awarded to Christopher Trotter.
LVRC-25-049 Forest Hill Silo Mural Artist	Planning for procurement process	Planning for procurement process	Planning for procurement process
Waste Services	**August 2005**	**September 2025**	**October 2025**
LVRC-25-046 Green Waste Mulching	Request for Tender documents in progress	Request for Tender documents in progress	Request for Tender documents in progress
LVRC-24-037 Mattress Recycling	LVRC-24-017 - Facilities Supervision Services – Deed of Variation completed		
LVRC-25-006 Recyclables Process Services	Evaluation of RFT in progress	Awarded to Re.Cycle (Sunshine Coast) Pty Ltd	
LVRC-25-014 Gatehouse Software	Planning for procurement process	Planning for procurement process	On hold – awaiting advice from Waste
LVRC-25-026 Agricultural Plastic Collection	In planning	In planning	In planning
LVRC-25-050 Gatton Waste Demountable		Planning for procurement process	On hold – awaiting advice from Waste

CURRENT PROCUREMENT SCHEDULE

PROCUREMENT STAGE AS AT 31 October 2025	
Not commenced	21
LVRC Delivery	11
In planning	9
Out to Market	5
Evaluation	8
Contract	110
Cancelled	1
On hold	4



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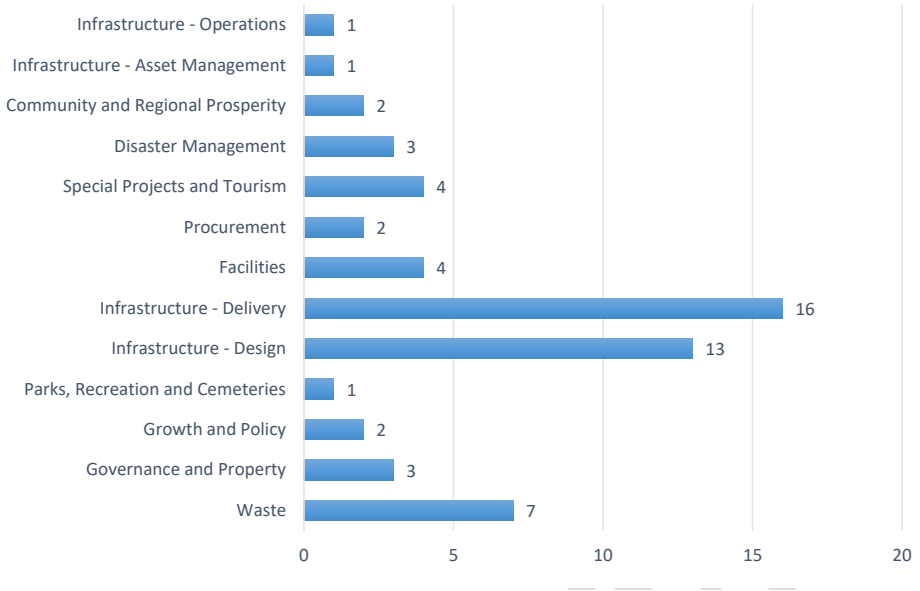
PROCUREMENT CONTINUED…

DEPARTMENT



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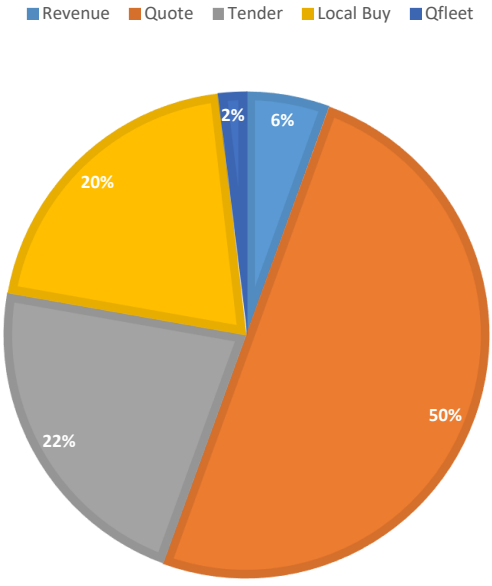
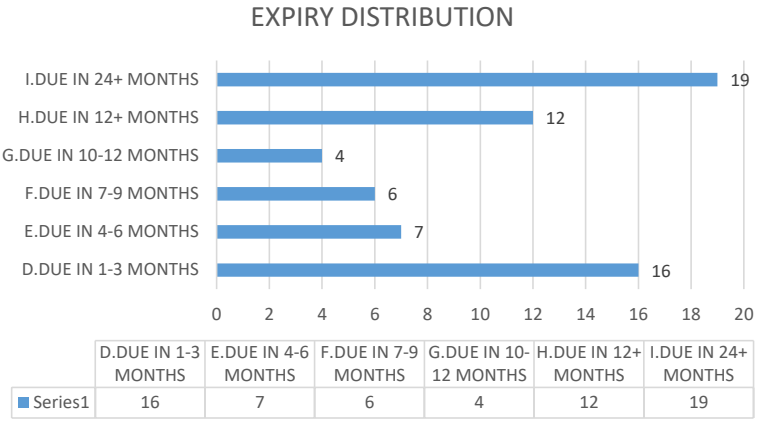
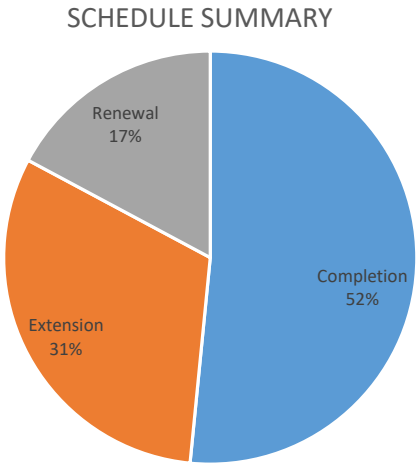


PROCUREMENT CONTINUED…

FORWARD PROCUREMENT SCHEDULE





PROCUREMENT CONTINUED…

Stores Data as at 31 OCTOBER 2025

OVERALL PURCHASING DATA	August 2025	September 2025	October 2025
No of Purchase Orders Generated	37	40	49
Total Value of Purchase Orders Generated	$160,439.00	$225,785.00	$202,080.00
Total Value of Largest Spend to a Single Supplier	$102,980.00	$105,442.00	$123,387.00

$

INVENTORY DATA	August 2025	September 2025	October 2025
No of New Items Added	11	8	5
No of Items made Inactive	0	0	0
No of items re-activated	2	0	0
Total Number of Inventory Items	1459	1467	1472

AUGUST TOP FIVE SUPPLIER SPEND TOTALS (LARGEST $ TO LEAST $)	
OCWEN ENERGY	$102,980.00
GLOBAL SYNTHETICS	$17,880.00
HOLCIM	$6,867.00
INFINITY WORKWEAR (Blanket Order)	$6,155.00
JNL INDUSTRIES	$4,655.00

SEPTEMBER TOP FIVE SUPPLIER SPEND TOTALS (LARGEST $ TO LEAST $)	
OCWEN ENERGY	$105,442.00
TAYLOR SAFETY	$33,065.00
DELNORTH	$18,425.00
HOLCIM	$13,721.00
IMPLEX PIPELINES	$9,643.00

OCTOBER TOP FIVE SUPPLIER SPEND TOTALS (LARGEST $ TO LEAST $)	
OCWEN ENERGY	$123,387.00
BORAL CONS	$17,880.00
CASTROL AUSTRALIA	$11,704.00
JNL INDUSTRIES	$7,960.00
KARREMAN QUARRIES	$6,293.00

UNCONFIRMED

PROCUREMENT CONTINUED...

NUMBER OF PURCHASE ORDERS GENERATED

COMMUNICATIONS

The Communications Team manages a range of media and communications products ranging from media releases and social media posts, to design of posters, signs and fact sheets, to videography and media events, as well as website management. Our primary function is to provide meaningful and timely information to the community on Council decisions, programs and services through a range of mediums.

External Media

22 MEDIA RELEASES **5** PAID ADVERTS

Compared to October 2024, Council has had a DECREASE of **1 media release** and an INCREASE of 2 **paid adverts**.

Media Enquiries

6 RADIO **4** TV **8** PRINT **2** OTHER

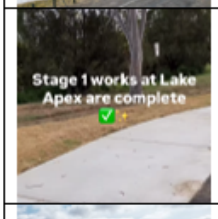
Compared to October 2024, Council has had an INCREASE of **1 media enquiry**.

Online Engagement

39 FACEBOOK POSTS
Top performing post: Lake Dyer Amenities building officially completed

Reach:	55,261	Shares:	37
Reactions:	596	Comments:	75

Compared to October 2024, Council has had an INCREASE of **6 Facebook posts**.



7 INSTAGRAM POSTS
Top performing post: Lake Apex Stage 1 Works Complete

Reach:	539	Shares:	5
Reactions:	15	Comments:	3

Compared to October 2024, Council has had a DECREASE of **2 Instagram posts**.

13 X POSTS
Top performing post: Lake Apex Stage 1 Works Complete

Reach:	49	Shares:	1
Reactions:	2	Comments:	0

Compared to October 2024, Council has had a DECREASE of **10 X posts**.

5 LINKEDIN POSTS
Top performing post: Celebrating our Long-Serving Employees

Reach:	856	Shares:	1
Reactions:	43	Comments:	0

Compared to October 2024, Council has had a DECREASE of **2 LinkedIn posts**.

3 PAID SOCIAL MEDIA CAMPAIGNS

Paid campaigns help reach new and existing customers, drive engagement, build awareness, and can target specific sub-audiences.

Total Reach: 82,189
Total Engagement: 2,316
Total Link Clicks: 1,170
Total Investment: $479.31

COMMUNICATIONS CONTINUED …

The Communications Team manages a range of media and communications products ranging from media releases and social media posts, to design of posters, signs and fact sheets, to videography and media events, as well as website management. Our primary function is to provide meaningful and timely information to the community on Council decisions, programs and services through a range of mediums.

Corporate Website

MOST VISITED WEB PAGES

1. Flood cameras
2. Current Vacancies
3. Council News

12,341 TOTAL ACTIVE USERS **55.77%** ENGAGEMENT RATE

Compared to October 2024, Total Active Users has **DECREASED** by **17 users,** with the Engagement Rate also **DECREASING** by **3.56%.**

Corporate Design

22 PROJECTS **69** DESIGNS

Compared to October 2024, Council has had a **DECREASE** of **4 projects,** and a **DECREASE** of **11 separate designs**.

4 PHOTOSHOOTS

Compared to October 2024, Council has had a **DECREASE** of **9 photoshoots**.

1 INTERNAL **5** EXTERNAL

Compared to October 2024, Council has had a **DECREASE** of **1 internal video** and an **INCREASE** of **3 external videos**.

Corporate Fixed VMS Sign

12 VMS ACTIVIATIONS

- Lights on the Hill – expect delays
- Lights on the Hill – event
- Get Ready Week (Day 1) – General
- Get Ready Week (Day 2) – Know the Hazards
- Get Ready Week (Day 3) – Have a Plan
- Get Ready Week (Day 4) – Prepare to be Isolated
- Get Ready Week (Day 5) – Pack a Kit
- Get Ready Week (Day 6) – Consider your Individual Needs
- Get Ready Week (Day 7) – How did you do?
- Koala Awareness
- Weather Doesn't Plan but You Can (for VMS testing due to technical issues)
- Day for Daniel

Council News

TOP 3 READ ARTICLES

1. Domestic Green Waste Fee Removed
2. Infrastructure Updates
3. Facilities Updates

1416 subscribers

77.68% open rate

29.91% interaction rate *(people who clicked multiple links)*

Compared to the **September–October 2024** edition, there has been an **INCREASE** of 68 subscribers, a 1.34% **INCREASE** in the open rate, and a 2.06% **DECREASE** in the interaction rate.

DISASTER MANAGEMENT

Community Education, External Engagement & Partnerships

Get Ready Week (6-12 October)

There was a good response to Council's social media campaign during Get Ready Week. 373 people completed the online form to go into the draw for a starter emergency kit with the winner being Chris Freck from Glenore Grove.

The five most represented localities among respondents were:

- Gatton 17%
- Laidley 14 %
- Kensington Grove 9%
- Hatton Vale 5.5%
- Plainland 5%

The responses offer valuable insights into community preparedness levels:

- 83% of participants indicated they do not currently have an emergency kit.
- 54% reported knowing their neighbours well.
- 69% stated they have a good understanding of their local risks.

These findings will inform future social media campaigns and targeted messaging to improve disaster preparedness across the region.

2025 LGAQ Conference – Council-to-Council Project

The Principal Disaster Management (PDM) was invited to attend the 2025 LGAQ Conference held at the Gold Coast Convention and Exhibition Centre and present in support of the Council-to-Council project at the conference.

The PDM presented in conjunction with two other presenters, Melissa Travers, Capability and Development Officer (Brisbane City Council) and Mike Lollback, Chief Executive Officer (Blackall-Tambo Regional Council).

The Council-to-Council Project, developed by the Local Government Association of Queensland (LGAQ) and supported by the RACQ Foundation, is an important program that provides operational support to Queensland Councils during disaster events. This program is unique to Queensland and currently there are no equivalents at the national level.

UNCONFIRMED

DISASTER MANAGEMENT CONTINUED...

At the Conference, the Queensland Reconstruction Authority (QRA) CEO, Jake Ellwood provided advice that the National Emergency Management Agency (NEMA) has approved Councils to claim costs associated with staff deployed to other Councils under the Council-to-Council arrangements, to help deliver disaster response and recovery activities.

A national consultation process is underway through NEMA on proposed Disaster Recovery Funding Arrangements (DRFA) reforms intended to permanently address and ensure that Council-to-Council support is clearly recognised as an eligible and extraordinary disaster cost under future national arrangements.

Training & Exercises

Observation of Brisbane City Council Exercise

As part of ongoing professional development and continuous improvement in disaster management practices, Council's Disaster Management staff were invited to observe the Local Disaster Coordination Centre (LDCC) exercise at Brisbane City Council. This opportunity aligns with our commitment to enhancing operational readiness and fostering collaboration across local government areas.

The exercise provided staff with the opportunity to gain first-hand insight into the operational procedures and coordination processes utilised by Brisbane City Council during disaster response. The insights gained will contribute to refining our own LDCC operations and strengthening our disaster management capabilities.

Local Disaster Management Group

Contact will be made with the Lockyer Valley LDMG membership as a health check on currency of contacts and seasonal preparedness of individual members over the next several weeks.

Flood Intelligence System

Enviromon Replacement Program

Internal stakeholders met with the proposed provider for the Enviromon replacement program. Further discussions to be held and updates provided to Council as details come to hand.

Bureau Flood Warning Infrastructure Network Acquisition Program

The second round of offers for acquisition and transfer of rain and rain/river height gauges from within the established Flood Warning Infrastructure Network (FWIN) has been accepted and signed off.

The transfer of ownership of one rain/river height gauge is in progress with ongoing communication between the Bureau and Council staff.

Flood Intelligence System (Gauges)

An upgrade of Council's gauge data base station equipment will be undertaken when the roof works are completed at the Gatton Council office. Disaster Management will coordinate works once site access is restored.

Flood Warning Infrastructure Network Upgrade (New Gauges)

This project is delivering new water level gauges to capture additional data along the Laidley Creek catchment at Mulgowie, Laidley (Alexander Street system) and Glenore Grove (billabong) aiming to improve flood intelligence and warnings. This project is funded through the Emergency Response Fund (ERF) Flood Warning Infrastructure Network (FWIN) program.

UNCONFIRMED

DISASTER MANAGEMENT CONTINUED...

The equipment hardware has been installed. Council has awarded a contract for the survey of water level sensors and is awaiting Bureau commissioning to enable gauge data to be available online on the Bureau of Meteorology website and Council's Disaster Dashboard. No updates have been provided by the Bureau regarding commissioning timing.

Flood Warning Infrastructure (Cameras)
Funding under the 2024-27 South East Queensland Community Stimulus Program (SEQCSP) will deliver flood cameras. The Gatton-Esk Road camera crossing Lockyer Creek and on Grantham-Winwill Road crossing Ma Ma Creek have been installed and images available on Council website and Disaster Dashboard. Further work to improve the captured image from the Grantham-Winwill camera is underway.

The Gatton-Helidon Road camera planning has been completed, and Council is awaiting handover of the site back to Council from Department of Transport and Main Roads (TMR). The site is within the TMR road works corridor at Grantham.

Bureau Flood Warning Infrastructure Network (FWIN) Projects
Council officers participated in Bureau consultation workshops to share information and provide input into the Bureau's model project to ensure system complexities are addressed. A key deliverable will be a continuous rainfall and flow model. BOM understands that they need to improve their flood warning and predictions in the LVRC region.

State Emergency Service (SES) Monthly Report

The Lockyer Valley SES currently has 33 active members with two members on leave, nine probationary members and three prospective members who have submitted paperwork.
Active members for each group:

- Forest Hill – 9
- Gatton – 16
- Laidley – 8

SES activations

- SES members participated in a forensic search in the Toowoomba region.
- SES members participated in training focused on operational readiness, team compliance and safety compliance. Training provides members skills to undertake their SES functions and builds their capacity. Courses included:
  - Working Safely at Heights
  - Team Building Exercise
  - Flood Boat Knowledge Workshop
  - Storm Damage Refresher
  - Casualty Handling and First Aid Scenarios
  - Ropes and Knots Workshop
  - Vehicle Familiarisation and Equipment Checks
  - Remotely Piloted Aircraft System (RPAS) Course
  - Conduct Briefings and Debriefings
  - Operate and Maintain Chainsaws
  - Conduct Briefings and Debriefings
  - Safety Induction and Volunteer Fundamentals

Community engagement was undertaken to promote community safety, promote community awareness and SES recruitment including at:

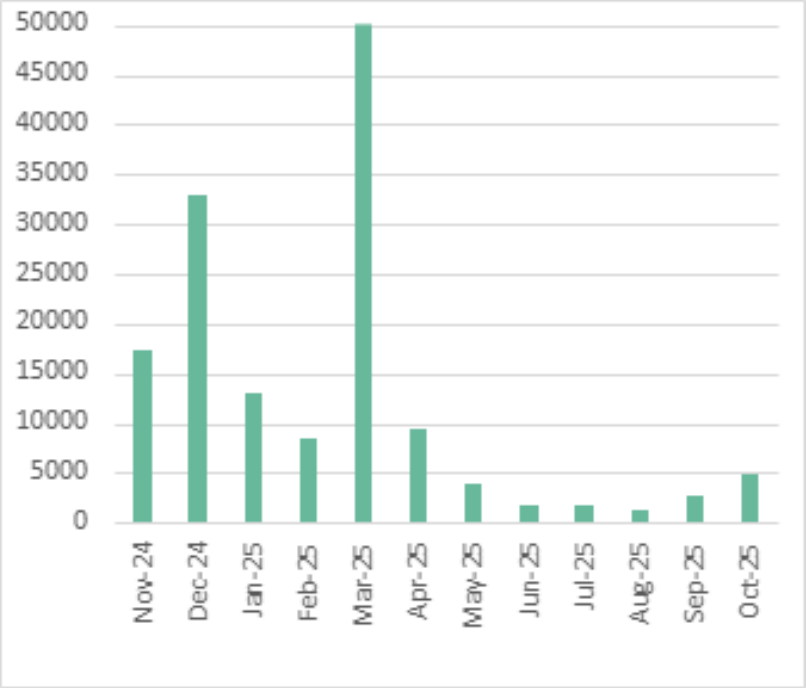
- Laidley Spring Festival
- Forest Hill Community BBQ
- Bunnings Plainland promoting Get Ready Queensland
- Gatton Kindy Bike-a-thon

UNCONFIRMED

DISASTER MANAGEMENT CONTINUED...

Disaster Dashboard

Views of the Disaster Dashboard were slightly elevated for the month of October due to the storm activity at the end of the month. Over three days, the Dashboard was viewed 2,042 times. The community continues to see the Disaster Dashboard as a trusted source of information.

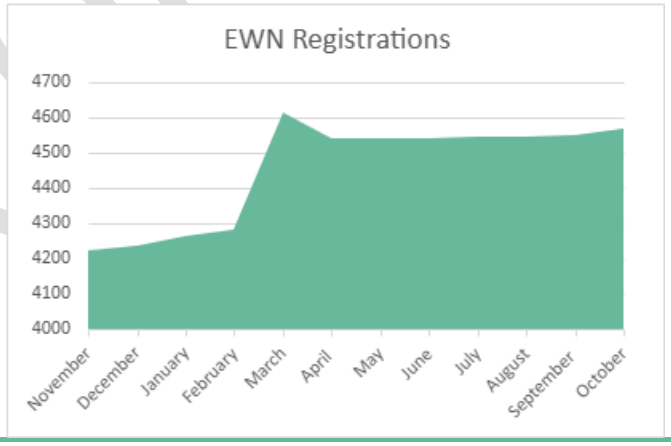


Early Warning Network

During the month of October 16,682 SMS messages were sent to Lockyer Valley subscribers to the Early Warning Network.

Subscription numbers increased slightly in response to social media during Get Ready Week and the severe weather events. Membership is currently at 4571 with 28 new registrations in the last 30 days.

Residents can register for this free service at EWN or through the Disaster Dashboard.



UNCONFIRMED

COMMUNITY DEVELOPMENT & ENGAGEMENT

Strategic Priority 1 – *Engage with the community to ensure the community's views, values and aspirations inform Council decision-making.*

7 projects received **engagement support** in October which may include planning for future consultations, or analysing and applying results of recent or previous consultations:

- Lake Apex Public Art Project
- Gatton Showgrounds Roof Works
- Gatton Administration Building Roof Works
- John Street South Rehabilitation
- Lake Apex Footpath Works
- Grantham Siren Testing
- Growth Management Strategy

Council delivered a **Council Pop-Up** stand at the Stockyard Creek Twilight Markets on 18 October. Approximately 20 people completed the *Have Your Say* dotmocracy board and another 20 people were engaged in meaningful discussions with Councillors and Council Officers regarding topics such as pest management, drainage and disaster management. The last Council Pop-Up for 2025 is scheduled for Sunday, 30 November at the Grantham Christmas Event.

Council's Engagement Team is assisting with planning for the **new Mahon Bridge reopening** and the **Mt Sylvia Resilient Rivers Project unveiling**, to be held on Monday, 17 November.

Members of the Engagement Team undertake a **liaison role** between other business units and community groups such as progress associations, hall committees and sporting groups to maximise mutually beneficial outcomes.

Strategic Priority 2 – *Support community groups to increase their capacity, resilience, and sustainability.*

Council's Sport and Recreation Development Officer presented at the **Gatton Seniors Social Day** on 21 October, seeking feedback to support future sport and recreation opportunities for older adults as part of Council's "Sport for All in the Lockyer Valley" initiative, funded by the Australian Sports Commission's *Play Well Participation Program*.

Council continues to liaise with local sporting clubs to deliver the final **participation programs** under the "Sport for All in the Lockyer Valley" initiative, with a focus on engaging the multicultural community, women and girls, and seniors. Announcements of these programs will be made shortly and will be delivered by the end of the 2025 calendar year.

Council will hold a **capacity-building workshop** for local community groups and sporting clubs on Tuesday, 18 November. Facilitated by Steve Connelly from CPR Group, the free workshop will cover governance, incorporation and committees, cyber security, and Queensland's new child safeguarding legislation.

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COMMUNITY DEVELOPMENT & ENGAGEMENT CONTINUED…

Newsletters

Community Connect Newsletter		On the Ball Newsletter	
205	61.46%	52	67.31%
Number of subscribers	Open rate (industry average < 25%)	Number of subscribers	Open rate (industry average < 25%)

TOP THREE ARTICLES		TOP THREE ARTICLES	
1	Council News Newsletter		Blue Card Services Information Session
2	On the Ball Newsletter		EasyGrants Newsletter
3	Lifeline Healthy and Safe Relationships program		Play On! Sport Vouchers

Strategic Priority 3 – *Develop and deliver programs, in consultation and collaboration with stakeholders, to promote community wellbeing and resilience, including recovery from adverse events.*

Council is preparing an application for the ***Strengthening Communities Multicultural Grants*** program, to form a working group that will drive community development initiatives that build the capacity of local cultural groups in the region, increase participation of multicultural communities in community activities, and create stronger networks between Council, multicultural organisations and other stakeholders. If approved, the project will run for a two-year period, commencing 1 July 2026.

COMMUNITY DEVELOPMENT & ENGAGEMENT CONTINUED…

Strategic Priority 4 – *Strengthen and utilise partnerships with NGOs and government agencies to improve support services and programs for vulnerable members of the community.*

Council's Engagement Team continues to liaise with Anuha and Lockyer Community Centre regarding a community-led **Disability Action Week** event scheduled for Tuesday, 25 November. The event will connect people with a disability, community leaders, health and social support agencies, and local carers in a walk around the Gatton CBD to experience some of the challenges people with a disability encounter, while also celebrating their lives and what they contribute to our community.

Engagement Officers are involved in the following **interagency networks** that aim to identify human and social service gaps and trends and improve service delivery through strategic networking and partnerships.

INTERAGENCIES *YEAR-TO-DATE*		**Lockyer Youth Agency Network (LYAN)**	**Lockyer Valley Service Provider Interagency (LVSPI)**
Number of meetings		1	2
Organisations in attendance		10	41
Attendees in total		14	63

Lockyer Lights - coloured lighting of Council's Gatton Administration Building and Laidley Cultural Centre to spread awareness of different causes and initiatives were activated in October:

- October – Breast Cancer Awareness Month (pink)
- Monday 6 October to Sunday 12 October – Queensland Get Ready Week (maroon)
- Friday 31 October – Day for Daniel (red)

UNCONFIRMED

14.2 Group Manager People, Customer and Corporate Services Monthly Report - October 2025

Author: Dan McPherson, Group Manager People, Customer and Corporate Services
Responsible Officer: Dan McPherson, Group Manager People, Customer and Corporate Services

Purpose:

This report provides Council with a summary of key operational activities undertaken by the People, Customer and Corporate Services performance group during October 2025.

This document is for Council's information only.

Executive Summary

This report provides Council with a summary of key operational activities undertaken by the People, Customer and Corporate Services performance group during October 2025.

Proposal

That this report be received and noted.

Attachments

1⇩ Monthly Group Report - People Customer and Corporate Services - October 2025.pdf 9 Pages

UNCONFIRMED

People, Customer and Corporate Services

MONTHLY GROUP REPORT

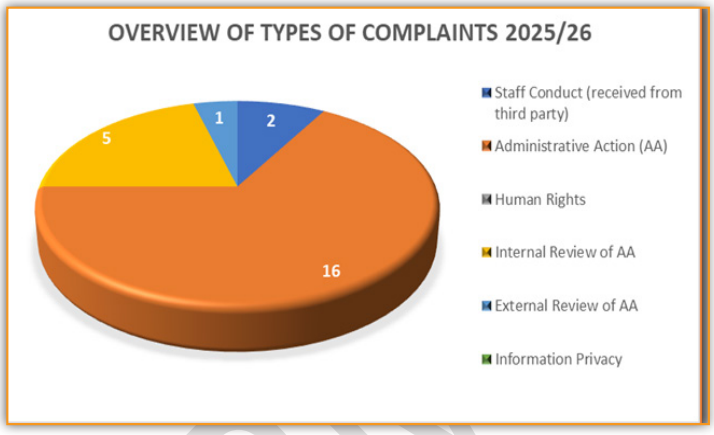
OCTOBER 2025

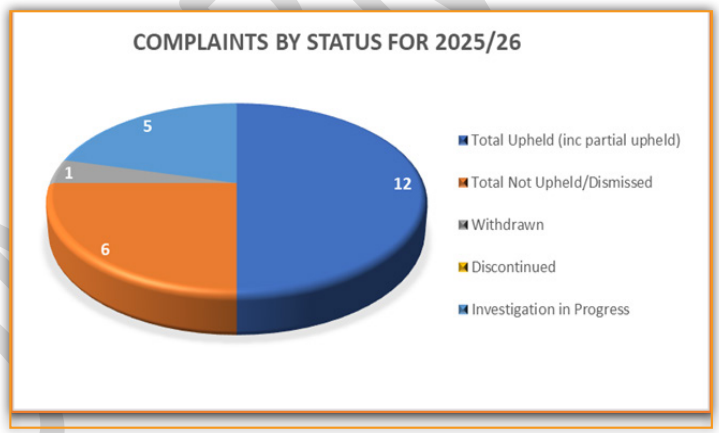
Lockyer Valley
REGIONAL COUNCIL

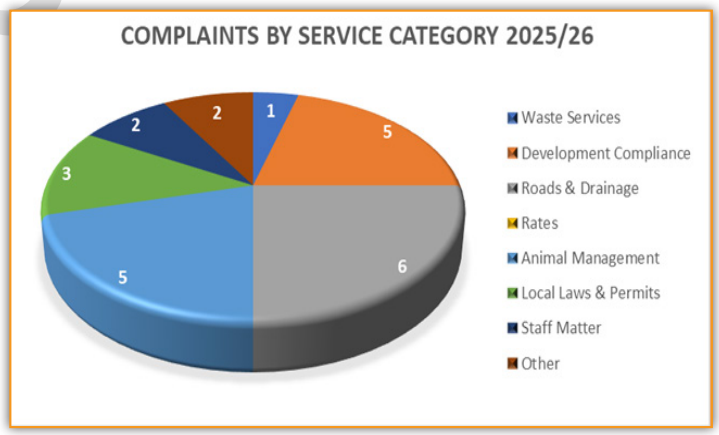
PEOPLE, CUSTOMER AND CORPORATE SERVICES

GOVERNANCE AND PROPERTY

Below is an overview of complaints received through Council's Complaints Management System for the 2025/2026 financial year to the end of October 2025.

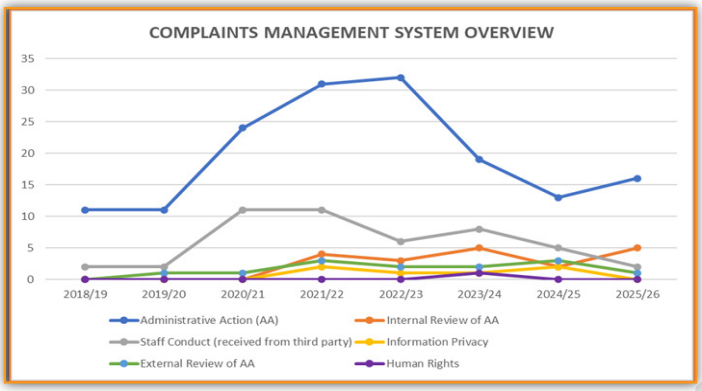


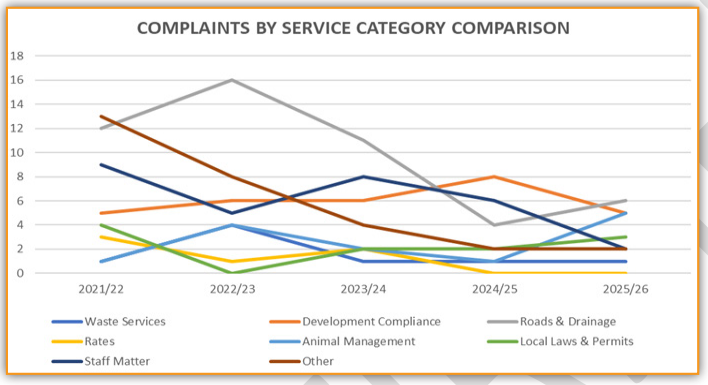




2

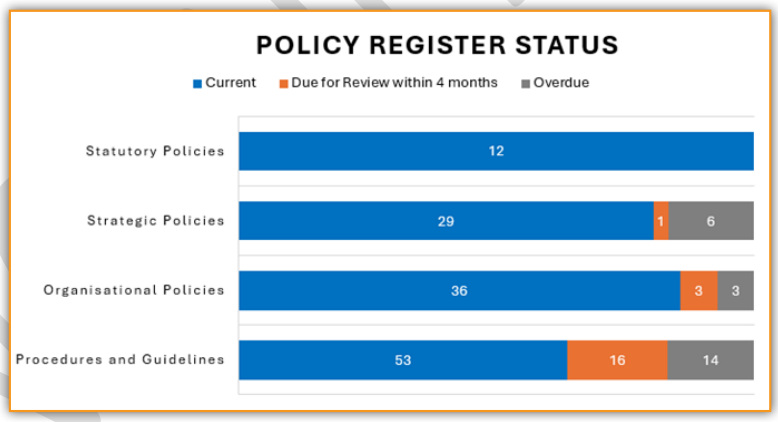
A historical comparison of complaints by type and service category is set out below:





POLICY REGISTER UPDATE

The following chart provides information on the status of Council's Policies, Procedures and Guidelines as at the end of October 2025.



Of the overdue Strategic Policies:

- 2 of these have been updated and are being presented to the November Council meeting for adoption, and
- 3 of these have been updated, or proposed for repeal, and will be workshopped with Council in December.

All of the overdue Organisational Policies have been updated and are currently going through approval processes.

Of the overdue Procedures and Guidelines, two are currently going through approval processes including one that is being presented to the November Council meeting for adoption. Four other procedures have been updated and are currently undergoing stakeholder consultation.

The Governance and Property team continues to work with, and provide assistance to policy owners whose policies are either overdue or due for review.

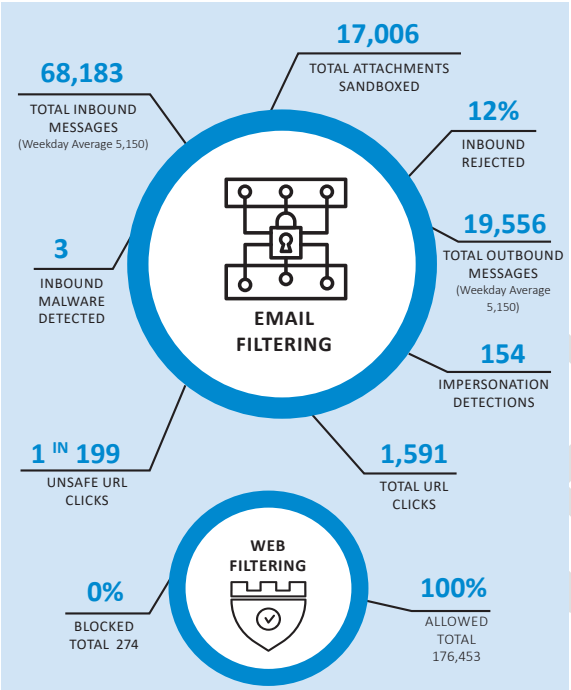
INFORMATION COMMUNICATION TECHNOLOGY

ICT Update

October was Cyber Security Awareness Month. The ICT Team undertook an awareness campaign to encourage our staff to take action to protect themselves online both at a personal and work level. Each week we encourage staff to thinking about steps they can take, including installing all available software updates to keep their devices secure, using a unique and strong passphrase on every account (and leverage the use of a password manager), and always setup multi-factor authentication (MFA) when the option is available.

We encouraged staff and we encourage anyone to test their knowledge by taking the Australian Signals Directorate (ASD) interactive quizzes on each of these topics, and more. They are available through their website https://www.cyber.gov.au/learn-basics.

EMAIL AND WEB PROTECTION

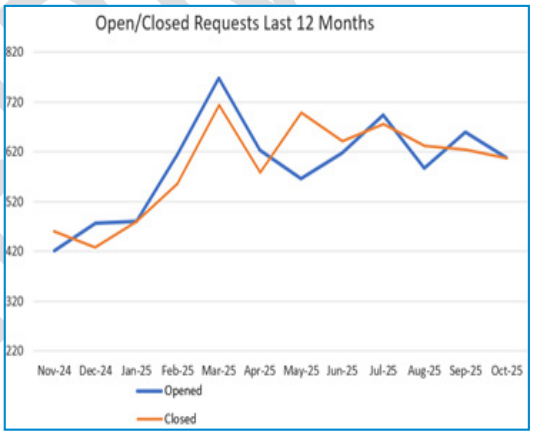


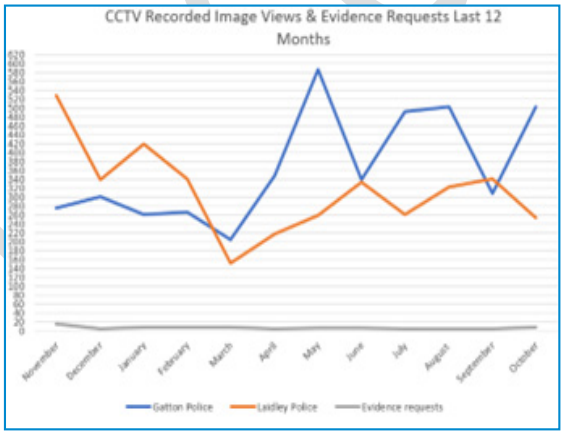
NETWORK PERFORMANCE

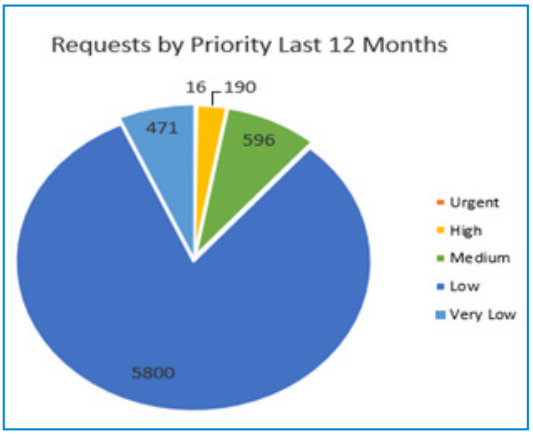
18
MINUTES OUTSIDE BUSINESS HOURS

0
MINUTES DURING BUSINESS HOURS

99.9%
NETWORK AVAILABILITY







PEOPLE AND CUSTOMER EXPERIENCE

ORGANISATIONAL DEVELOPMENT AND PAYROLL

FULL TIME EQUIVALENT POSITIONS
303

NUMBER OF EMPLOYEES
327

AVERAGE TIME TO HIRE
18 DAYS

EARLY TURNOVER RATE
10%

ABSENTEEISM RATE
4%

TRAINING EVENTS
32

TRAINING PARTICIPATION RATE
75%

RECRUITMENT CAMPAIGNS
18 ACTIVE CAMPAIGNS

APPLICANT APPOINTED

- Council Business Officer
- 2 x Vegetation Control Operator

PRE-EMPLOYMENT SCREENING

- Senor Pest Management Officer
- Rates Officer
- Business Systems Officer
- Plumbing Inspector
- Operator / Labourer
- 4 x Labourer (Infrastructure Operations)
- Manager Infrastructure Delivery
- Development Compliance Officer

UNSUCCESSFUL CAMPAIGN

- Plant Operator

ADVERTISED

- Senior Tourism and Events Officer
- Principal Growth and Policy
- 2 x Labourer (Parks, Recreation and Cemeteries)
- Project Officer

SHORTLISTING STAGE

- Local Laws Officer
- Governance Officer

CORPORATE TRAINING

- Certificate III in Business
- Disaster Management Training – Introduction to Disaster Coordinator Centres (Module 1)
- Disaster Management Training – Queensland Disaster Management Arrangements, Queensland Disaster Management Arrangements Overview
- Gas Test Atmospheres Course
- Governance Compliance Training (Mandatory) – Conflict of Interest, Fraud and Corruption, Gift, Good Decisions, Human Rights, Introduction to Legislative Compliance, Public Interest Disclosures
- Governance Compliance Training (Non-Mandatory) – Authorised Persons, Local Government Worker, Public Interest Disclosures – Managers and Supervisors
- Information Management Compliance Training – Public Records Act 2023
- Internal Compliance Training (Mandatory) – Corporate Induction, Employee Code of Conduct, Workplace Bullying and Harassment
- Leadership Development Programme – Workshop 5 (Coaching and Giving Feedback), Workshop 6 (Communication and Managing Up)
- Nationally Recognised Certificate – Conduct Civil Construction Tracked Front End Loader Operations, Conduct Self-Propelled Compactor Operations, Enter and Work in Confined Spaces
- Safety Compliance Training (Mandatory) – Drug and Alcohol Awareness, Emergency Evacuation Course: General Evacuation, Fire Awareness and Extinguisher, Work Health and Safety Induction
- Traffic Management – Control Traffic with Stop/Slow Bat, Implement Traffic Management Plans, Working in Proximity to Traffic Awareness Part 2
- Verification of Current Competency – Self-Propelled Compactor

INFORMATION MANAGEMENT

PROJECT UPDATES

DISPOSAL OF PHYSICAL RECORDS

The project continues with the assessment and disposal of Council records and during the month, the IM team scanned, registered or audited 788 files and documents that allows for the destruction of the physical records.

During October, 19 cartons were processed for destruction, and this is steadily decreasing the number of cartons in storage and the associated storage and file retrieval costs.

INFORMATION MANAGEMENT SNAPSHOT

	October 2025	Year to date
Mail/Email items processed	2246	21,225
Requests for files/boxes	29	315
Name and address register audits	40	682

RIGHT TO INFORMATION APPLICATIONS

	2025	2024	2023	2022	2021	2020	2019
Number of applications received	8	8	13	9	14	10	2

CONFIRMED

CUSTOMER EXPERIENCE

BUSINESS HOURS

CALLS RECEIVED

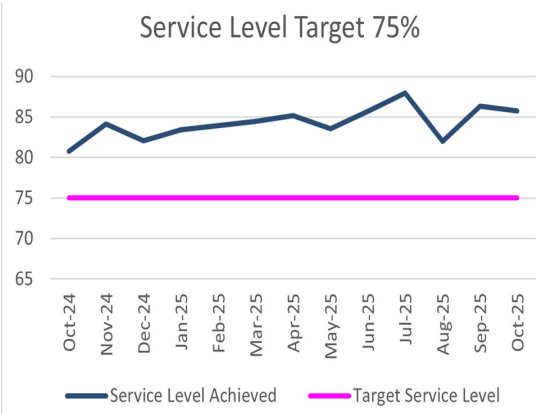
2008 Decrease of 235 calls from last month.

AVERAGE HANDLING TIME

5:26 MINUTES No change from last month.

SERVICE LEVEL

85.76%



OUT OF HOURS

CALLS RECEIVED

75 Increase of 40 calls from last month.

MAXIMUM WAIT TIME

1:25 MINUTES

ENQUIRIES

Animals, Roads, Water & Utilities

TOTAL WEB CHATS

49

DECREASE BY 4 FROM LAST MONTH.

TOTAL eREQUESTS

738

DECREASE BY 115 FROM LAST MONTH.

WEBCHAT HANDLING TIME

10:00 MINUTES

INCREASE OF 1:22 MINUTES FROM LAST MONTH.

TOTAL RECEIPTS

233

DECREASE OF 975 RECEIPTS FROM LAST MONTH.

TOTAL CRM RECEIVED

1111

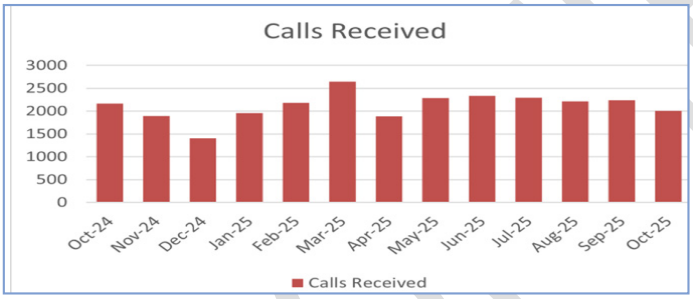
DECREASE BY 88 FROM LAST MONTH.

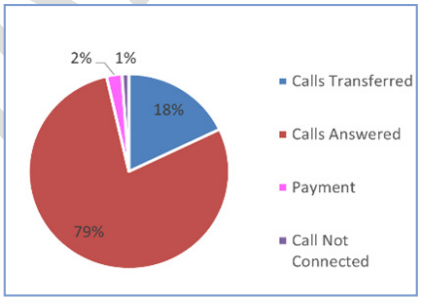
QGAP

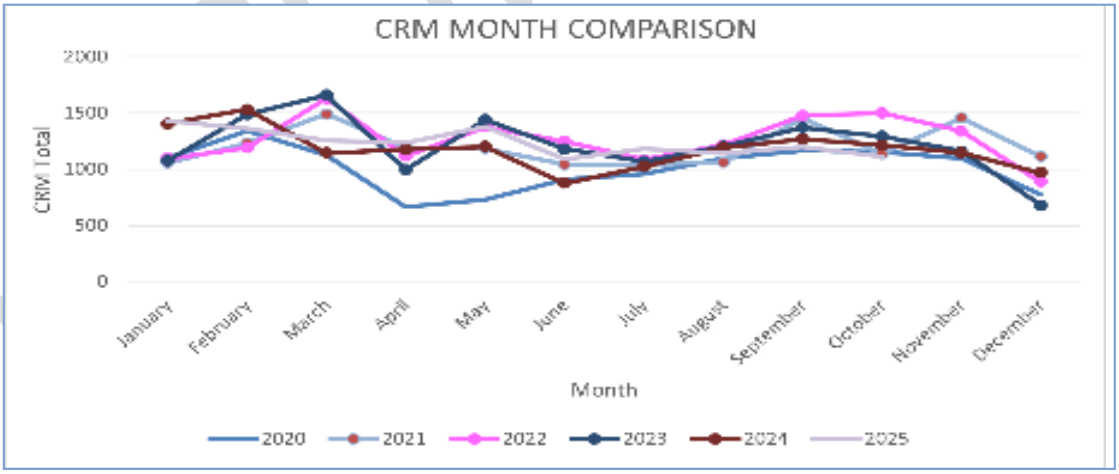
64 HRS
Total time taken
For all transactions

362
Total number of Transactions

10:40
Total average time
For all transactions







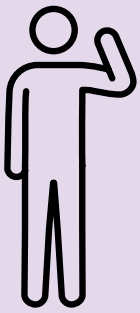
WORK HEALTH AND SAFETY

OUR GOAL ZERO HARM

MEASURING OUR SAFETY PERFORMANCE

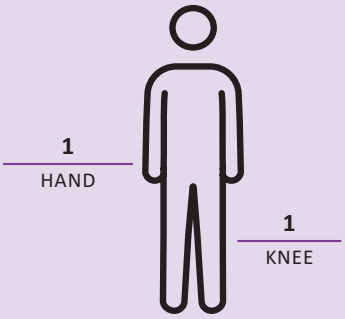
INJURIES BY CLASSIFICATION TYPE

2 INJURIES OCCURRED



2 LOST TIME
0 MEDICAL ONLY
0 FIRST AID
0 REPORTABLE ONLY
2 NEAR MISS

AREAS OF THE BODY MOST AFFECTED



KEY FACTORS ASSOCIATED WITH INCIDENTS

4 ASSET INCIDENTS OCCURRED

1 PROPERTY DAMAGE

3 PLANT VEHICLE/INCIDENT

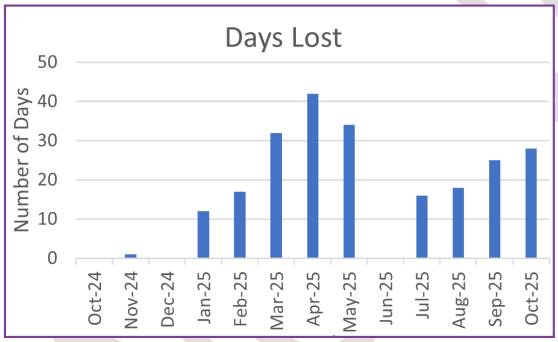
0 ANIMAL STRIKE

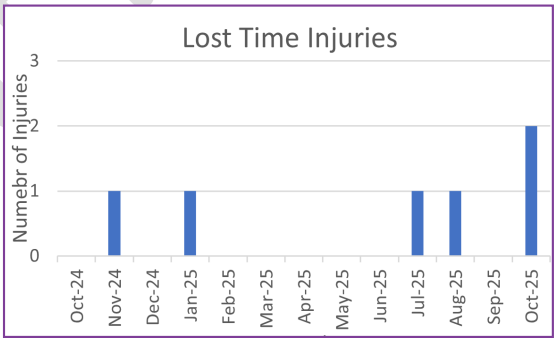
KEY FACTORS ASSOCIATED WITH ENVIRONMENTAL INCIDENTS

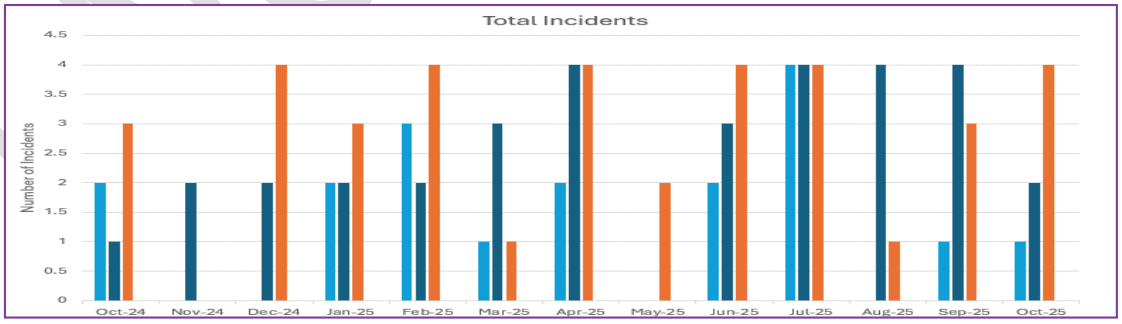
0 ENVIRONMENTAL INCIDENTS OCCURRED

0% CONTAMINATION

0% SPILLS



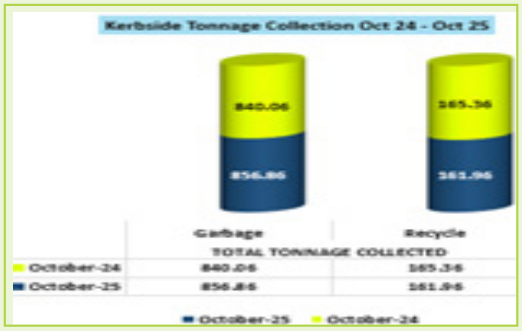




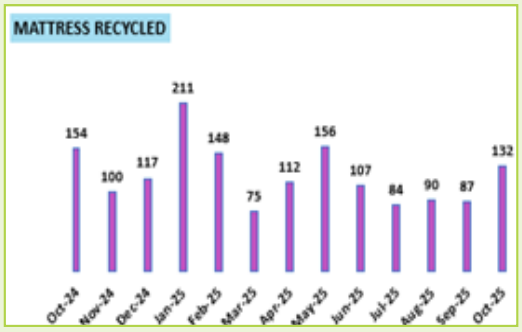
WASTE MANAGEMENT

- The Waste Services team have been monitoring potentially difficult service locations to ensure smooth services delivery to all corners of the region. Following a road safety audit which reviewed safe conditions for truck turnarounds in all weather conditions, 75% of identified sites have been rectified.
- The team undertook a tour of Pohlman's Nursery site as the site has been recognised for their innovation in packing and recycling, and are leading the way with the applications of progressing techniques to many aspects of their operation.

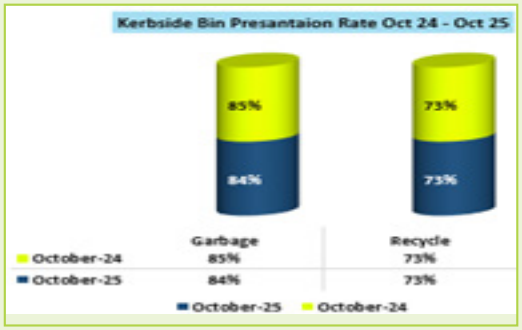
TOTAL TONNAGE



MATTRESS PRESENTATION



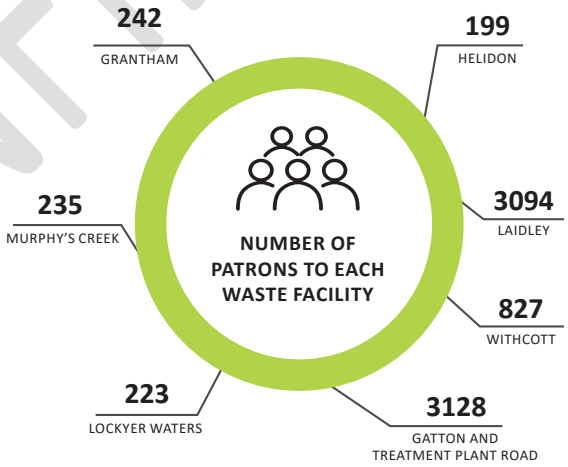
BIN PRESENTATION RATE



BINS COLLECTED

60, 977

25,833



7,948

TOTAL PATRONS TO ALL WASTE FACILITIES IN OCTOBER 2025

(7,889 IN OCTOBER 2024)

14.3	**Group Manager Community & Regional Prosperity Monthly Report - October 2025**
Author:	Amanda Pugh, Group Manager Community & Regional Prosperity
Responsible Officer:	Amanda Pugh, Group Manager Community & Regional Prosperity

Purpose:

This report provides Council with a summary of key operational activities undertaken by the Community and Regional Prosperity's Group during October 2025.

This document is for Council's information only.

Executive Summary

This report provides Council with a summary of key operational activities undertaken by the Community and Regional Prosperity Group during October 2025.

Proposal

That this report be received and noted.

Attachments

1⇩ Monthly Group Report - Community & Regional Prosperity - October 2025 5 Pages

UNCONFIRMED

Community and Regional Prosperity

GROUP MANAGER MONTHLY REPORT
OCTOBER 2025

Communities Branch

LIBRARIES AND GALLERIES HIGHLIGHTS

First 5 Forever 10th Birthday Party

On 10 October, our First 5 Forever 10th Birthday Party had over 200 attendees to celebrate the First 5 Forever grant funding program. This State Library of Queensland grant supports our activities for families with children 0-5 years old, including story times, our annual Welcome Baby Celebration, special events and more.

School holiday activities

School Holidays activities included the scavenger hunt, GOMA Asia Pacific Triennial Kids, Dino Discovery Day (in conjunction with the Lockyer Community Centre), Jumping Beans and Racing Spiders, Movie with a Snack, Lego Free-Play and Everything Science.

These sessions were all developed and run by staff, which had really good attendance, with approximately 95 children attending throughout the holidays.

TOURISM AND EVENTS HIGHLIGHTS

SEQ Food Trails - Meet the Makers Campaign

The Tourism team collaborated with Karen Hanna-Miller on a regional content campaign called "Meet the Makers", showcasing four local operators- Tins & Trays, Australian Organic Farmers, Wegners Farm, and Shingle Hut Creek Farm.

The campaign's purpose was to share the authentic stories and passion behind each producer, highlighting the journey from paddock to plate and inspiring visitors to connect more deeply with the people behind their food.

Council has begun rolling out these storytelling reels across social channels, and is already generating strong engagement and positive feedback from audiences.

Lights on the Hill

On 4 and 5 October, Lights on the Hill again brought in crowds from all around South East Queensland with 668 trucks and coaches filling up the Gatton Showgrounds, complemented by a great line-up of musicians. Council staff assisted with event-funding, event equipment hire and marketing signage for this event.

UPCOMING CHRISTMAS EVENTS

Christmas Precincts are being installed on 17 November in Gatton and Laidley - Santa's Workshop in Centenary Gardens, Gatton and Candy Land at Das Neumann Haus. Lockyer Valley Cultural Centre tree is being installed during the first week of December.

Mayoral Carols is being held on 29 November. The Nathan Walmsley Band will perform Christmas Carols, with food and drink support from Gatton Lions Club, Gatton Salvation Army and Peace Lutheran Church. Marketing through social media, flyers and newspaper ads has started.

Christmas Carnival is being held on 19 December. Celebrations include free photo opportunities with Santa and live reindeers, Humphrey B. Bear Christmas stage show, Kids Zone in Gatton Shire Hall, free face painting, local food vendors and markets.

Communities Statistics

LIBRARIES AND GALLERIES

60,125 ITEMS IN COLLECTION

In 2024:	61,782
In 2023:	75,102
Trend:	↓

531 AQUISITIONS

In 2024:	414
In 2023:	297
Trend:	↑

14,837 ACTIVE MEMBERS

In 2024:	13,246
In 2023:	18,405
Trend:	↑

150 NEW LIBRARY MEMBERS

In 2024:	131
In 2023:	139
Trend:	↑

12,511 LOANS

In 2024:	12,925
In 2023:	12,987
Trend:	↓

82 LIBRARY EVENTS

In 2024:	108
In 2023:	69
Trend:	↓

1224 EVENT ATTENDEES

In 2024:	1053
In 2023:	1187
Trend:	↑

1697 ART GALLERY VISITORS

In 2024:	2410
In 2023:	2031
Trend:	↓

TOURISM AND SPECIAL PROJECTS

618 QTM VISITORS

In 2024:	NA
In 2023:	389
Trend:	↑

$4931 QTM & VIC REVENUE

In 2024:	$1676
In 2023:	$3924
Trend:	↑

7 \| 112 hrs COUNCIL VOLUNTEERS

In 2024:	8 | 203 hours
In 2023:	5 | 84 hours
Trend:	↓

721 VISITOR INTERACTIONS

In 2024:	302
In 2023:	513
Trend:	↑

16 BUSINESS ENGAGEMENT

In 2024:	11
In 2023:	2
Trend:	↑

39,986 LOCKYER VALLEY FACEBOOK PAGE REACH

In 2024:	40,919
In 2023:	5571
Trend:	↓

13,492 LUVYA LOCKYER WEBSITE VIEWS

In 2024:	14,792
In 2023:	NA
Trend:	↓

$3.5m TOURISM SPEND (SEPT)

In 2024:	$3.1m
In 2023:	NA
Trend:	↑

What's Coming Up

- **From 17 November: Letters to Santa**
  Children can post a letter to Santa from either library branch and receive a response from the North Pole.
- **25 November: Darry Fraser Author Talk**
  Celebrate with Australian author Darry Fraser at the Gatton Library on the release day of her new book.

3 of 5

Planning, Policy and Community Wellbeing Branch

STRATEGIC PLANNING HIGHLIGHTS

Flood hazard overlay code

Significant updates to rainfall data and climate change projections have delayed preparation of new flood hazard mapping, meaning it will not be completed and adopted into the Planning Scheme prior to the current Temporary Local Planning Instrument (TLPI) for flood regulation expiring (July 2026). The Department of State Development, Infrastructure and Planning (DSDIP) has advised against a further TLPI and proposed a two-stage approach to maintain Council's ability to regulate development in flood areas:

Stage One: Incorporating the existing TLPI (and current overlay) into the Planning Scheme in the interim.

Stage Two: Deliver a new Flood hazard overlay aligning with Council's commitments to the community following consultation on the Draft Planning Scheme.

Local Heritage Study

Officers have notified all submitters and affected landowners of Council's decisions regarding entry, removal and retention of places in the Local Heritage Register. Work has commenced on an amendment to the Planning Scheme to update heritage provisions and the Cultural heritage overlay.

Growth Management Strategy

Stage 2 (background research and analysis) of the GMS project is now complete. Stage 3 will begin shortly, focusing on evaluating statutory planning instruments, and including scenario testing, infrastructure planning, and recommendations to improve land use efficiency.

PEST MANAGEMENT HIGHLIGHTS

Cha-om plant

Further to the discovery and removal of numerous prohibited invasive Cha-om plants (Senegalia insuavis) from a local residence in July this year, Council's Pest Management Officer and Community Engagement Officer met with Biosecurity Queensland to discuss how we can work with leaders of the region's South East Asian community to connect with the wider community to provide education around Cha-om.

Cha-om can be used in Asian cooking, but it is illegal to keep, grow, transport and sell in Queensland. Biosecurity Queensland is sourcing factsheets on Cha-om translated into Thai, Cambodian, Lao, Malay and Vietnamese languages for distribution.

Rubber Vine

Following the discovery of Rubber Vine at Forest Hill- the first sighting of this very invasive pest weed in the region in approximately 40 years – Council's Pest and Environment and Communications Teams have worked with Biosecurity Queensland to locate all Rubber Vine infestations in the region so it can be treated and eradicated.

A further three reports were received from the public about suspected Rubber Vine, but only one of these was positively identified as Rubber Vine, this time at Ropeley. This infestation of 9 plants was promptly treated by the Infrastructure Group's Vegetation Management Team. The Pest Management Team has mailed out an alert and factsheets to surrounding landholders at both locations in an effort to prevent further spread.

INFRASTRUCTURE CHARGES UPDATE

Infrastructure Charges are levied on development to assist funding the provision of trunk infrastructure for Council's transport, stormwater and parks and community land networks.

- For the period 1 January - 1 November 2025, Council has **received** $3,697,839.22 in infrastructure charges.
- As at 1 November 2025, $228,616.90 in infrastructure charges has been identified as **outstanding**. Officers have contacted these developers, and in some cases have entered into agreements for charges to be paid in instalments. Where charges remain outstanding, these may be collected as outstanding rates on the land. Outstanding charges relate to Material Changes of Use developments only, as charges associated with subdivision must be paid prior to Council approving a plan of subdivision.

UNCONFIRMED

Planning, Policy and Community Wellbeing Statistics

32 DEVELOPMENT APPLICATIONS RECEIVED

In 2024:	19
In 2023:	35
Trend:	↑

28 DEVELOPMENT APPLICATIONS DECIDED

In 2024:	26
In 2023:	27
Trend:	↑

4 PRE-LODGMENT MEETINGS

In 2024:	5
In 2023:	9
Trend:	↓

4 NEW ALLOTMENTS APPROVED

In 2024:	2
In 2023:	4
Trend:	↑

31 ALLOTMENTS CREATED

In 2024:	6
In 2023:	48
Trend:	↑

123 BUILDING APPLICATIONS ACROSS THE REGION (Private and Certified)

In 2024:	240
In 2023:	84
Trend:	↓

122 RESIDENTIAL BUILDING APPLICATIONS

In 2024:	231
In 2023:	80
Trend:	↓

54 PLUMBING APPLICATIONS RECEIVED

In 2024:	42
In 2023:	63
Trend:	↑

61 PLUMBING APPLICATIONS DECIDED

In 2024:	45
In 2023:	49
Trend:	↑

$1241 HERBICIDE SUBSIDY PAYMENTS

In 2024:	$2247
In 2023:	$118
Trend:	↓

5 REQUESTS FOR PEST ANIMAL ASSISTANCE

In 2024:	10
In 2023:	5
Trend:	↓

19 LAND USE COMPLAINTS RECEIVED

In 2024:	34
In 2023:	25
Trend:	↓

13 LAND USE COMPLAINTS RESOLVED

In 2024:	35
In 2023:	11
Trend:	↓

12,477 FLOOD INFORMATION PORTAL VIEWS

In 2024:	5082
In 2023:	3116
Trend:	↑

499 FLOOD INFORMATION PORTAL REPORTS GENERATED

In 2024:	431
In 2023:	333
Trend:	↑

7064 DOGS REGISTERED

In 2024:	5947
In 2023:	6706
Trend:	↑

What's Coming Up

2025 'Your Town' campaign: 6 November to 11 December

A collaboration with the Lockyer and Somerset Independent newspaper and businesses in the region to encourage residents to shop local this Christmas. Further information can be found in the Lockyer and Somerset Independent newspaper during the campaign period.

5 of 5

14.4 Group Manager Infrastructure Monthly Report - October 2025

Author: Micah Edwards, Group Manager Infrastructure
Responsible Officer: Micah Edwards, Group Manager Infrastructure

Purpose:

This report provides Council with a summary of key operational activities undertaken by the Infrastructure Group during October 2025.

This document is for Council's information only.

Executive Summary

This report provides Council with a summary of key operational activities undertaken by the Infrastructure Group during October 2025.

This is the first month using a new reporting template.

Proposal

That this report be received and noted.

Attachments

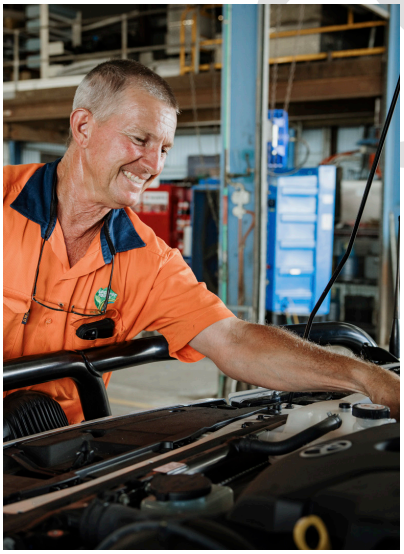
1⇩ Group Manager Infrastructure Monthly Report - October 2025 14 Pages

UNCONFIRMED

Infrastructure

GROUP MANAGER MONTHLY REPORT
OCTOBER 2025

Lockyer Valley REGIONAL COUNCIL



Infrastructure Delivery Branch

PROJECTS UNDERWAY

Tenthill Creek Road - Road Pavement Repairs

Lockyer Valley Regional Council is undertaking pavement repairs along Tenthill Creek Road, Lower Tenthill (chainage 2500m to 8700m), funded by the South East Queensland Community Stimulus Package, and forms as part of the Roads Upgrade Program.

These works support the delivery of the Blackspot Program works in Lower Tenthill, scheduled for early 2026.

Before

During

During

Lake Apex Entrance & Accessibility Upgrades - Stage 2

Lockyer Valley Regional Council delivered stage one of the works in May 2025 which are now completed. An additional stage two has been developed to address the upgrade of footpaths and the non-compliances identified. The contractor began works on 27 October with works expected to be completed by early December 2025.

During

Mahon Bridge, Carpendale - Replacement

Mahon Bridge was originally built in 2009 however, sustained severe damage in January 2013 floods. Funding from the Safer Local Roads and Infrastructure Program (SLRIP) is allowing Council to replace the existing concrete bridge and construct a more resilient structure that will sustain substantial floods, provide improved flood resilience to the community, and provide heavy vehicle connectivity to the district from the west.

Due to the extensive nature of the works, a full road closure is in place on Carpendale Road, Carpendale, with a detour implemented to maintain traffic flow. Work commenced in January 2025, undertaken by a third-party contractor, with approximatley 95% of the works completed to date.

Recent completed works include:

- Asphalt works
- Installation of the bridge barrier

An official opening is taking place on 17 November 2025.

Old Ropeley Road, Lower Tenthill - Pavement Rehabilitation

The Old Ropeley Road Pavement Rehabilitation Project in Lower Tenthill is set to deliver improvements to the local road network, enhancing both safety and durability.

Jointly funded through the South East Queensland Community Stimulus Program (SEQCSP) and the local Council, this project will address key infrastructure needs along a 450m length of the road.

Council crews commenced work on 27 October and the project is scheduled for completion by the end of November 2025.

UPCOMING CONSTRUCTION PROJECTS

- **Grantham Scrub Road** road widening.
- **Stage 2 John Street South, Laidley** full width road rehabilitation, signs and safety improvements.
- **Mountain Road and Summerholm Road** rehabilitation, signage and safety improvments.

John Street South, Laidley - Road Rehabilitation

Lockyer Valley Regional Council began staged rehabilitation works on John Street South, Laidley, on Monday 22 September 2025.

The project aims to improve infrastructure, safety, and accessibility. Key upgrades include:

- Stormwater drainage improvements
- Safer pedestrian crossings
- Renewed footpaths for better accessibility
- Modified parking for improved traffic flow
- Pavement reconstruction for smoother driving
- Updated signage for clearer guidance

To reduce disruption, works are split into two stages during school holidays:

- Stage 1 (22 Sept – 3 Oct 2025): Stormwater drainage upgrades - Completed.
- Stage 2 (14 Dec 2025 – 26 Jan 2026): Remaining works including pedestrian, parking, pavement, and signage improvements

Stage 1 has been completed, with Stage 2 works to take place between 14 December and 26 January 2026, completing the remaining works including pedestrian, parking, pavement, and signage improvements.

During

During

During

Design and Asset Management Branch

DESIGN HIGHLIGHTS

Designs Underway

- Tenthill Creek Road (Transport Infrastructure Development Scheme) - major road upgrade between Brooking Drive and Prince Road.
- Garbage Truck Turnarounds
- Grantham Scrub Road (Blackspot)- safety improvements at the bend near 140 Grantham Scrub Road.
- Koala Park Estate remediation works
- Tenthill Creek Road (Blackspot)- improved signage and delineation along Tenthill Creek Road from Dwyers Road to Ingoldsby Road.
- Tenthill Creek, Steinhardts Road, Ropeley Rockside Road (Blackspot)- intersection safety improvements.
- Tenthill Creek, Winwill Connection Road, Old Ropeley Road (Blackspot)- intersection safety improvements.
- Jones Road, Withcott - widening project
- William Street, Laidley - Footpath missing link
- Patrick Street, Laidley - Replacement of footpath adjacent to the ambulance station and planning for footpath upgrades along Patrick Street, from the railway line to William Street.
- Bridge Renewals – Quin Bridge, Glenore Grove

Designs Completed in October

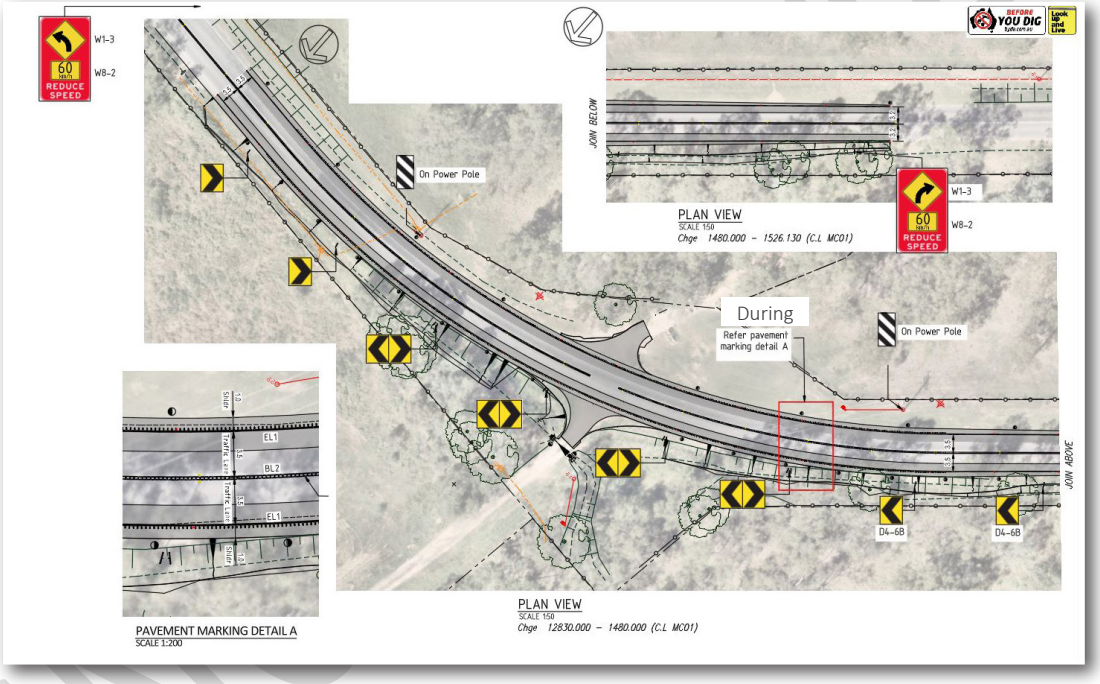
- Stormwater pit replacement projects
- Subdivision Renewals (Horizon Estate)

ASSET MANAGEMENT HIGHLIGHTS

- Review of the footpath intervention levels has been drafted and is currently with the Infrastructure Group stakeholders for comments.
- Review of the roads intervention levels is currently underway to determine an effective and reasonable intervention level that reduces Council's risk to the public.
- The Footpaths and Roads Defect and Intervention Procedures were drafted and circulated for review. ICT and Infrastructure Operations are working on integration into TechOne.
- The policy and procedure for the management of unconstructed and unmaintained road reserves were adopted at the 20 August Council meeting. The policy was subsequently presented at a Council Workshop, with the first round of roads considered on 28 October.
- The Provision of Transport Network, Use of Roads and Sealing of Gravel Roads Policies have been reviewed, with consultation now complete. The policies will be presented at an upcoming Council meeting.
- The Terms of Reference for the Asset Management Steering Committee (AMSC) and newly established Technical Sub-Committee (TSC) have been drafted and are to be distributed for stakeholder consultation. The AMSC will provide strategic oversight of asset management frameworks and integration with financial and risk planning, while the TSC will provide technical review and support implementation of the Asset Management Improvement Program.
- Completion of routine defect inspections in Zone 12 and 6, and commencement of routine defect inspections in Zone 7.
- Routine condition inspection of 162 assets.
- Continued processing of assets resulting from Capital Projects and Developer Contributions (i.e. subdivisions).

UNCONFIRMED

DESIGN UNDERWAY - GRANTHAM SCRUB ROAD BLACKSPOT PROJECT



UPCOMING PROJECTS FOR DESIGN

- Laidley Township Accessibility - Project to be release to market by the end of the calendar year.
- Gatton North Feasibility Stormwater Upgrade Project - Assess stormwater / road condition.

Design and Asset Management Statistics

WORKS ON ROADS PERMITS & APPLICATIONS

24 HEAVY VEHICLE APPLICATIONS
In 2024: 36
In 2023: 30
Trend: ↓

9 RURAL ADDRESSING APPLICATIONS
In 2024: 3
In 2023: 1
Trend: ↑

12 LAND ACCESS & ACTIVITY NOTICES
In 2024: 5
In 2023: 4
Trend: ↑

8 TRAFFIC MANAGEMENT APPLICATIONS
In 2024: 10
In 2023: 4
Trend: ↓

0 OTHER ROAD ACTIVITY APPROVALS
In 2024: 3
In 2023: 5
Trend: ↓

9 DRIVEWAY APPLICATIONS
In 2024: 10
In 2023: 8
Trend: ↓

OPERATIONAL DEFECTS OVERVIEW

198 DEFECTS CAPTURED
In 2024: 330
In 2023: 238
Trend: ↓

213 DEFECTS COMPLETED
In 2024: 235
In 2023: 257
Trend: ↓

Infrastructure Operations Branch

ROAD MAINTENANCE ACTIVITIES BY DEFECT

20 ROADS SIGNS & LINEMARKING

3 ROADS PAVEMENT REPAIRS

1 ROAD GUIDEPOST WORKS

2 ROADS EDGE REPAIRS

9 ROADS DRAINAGE WORKS

16 ROADS GRADING WORKS

UNCONFIRMED

Parks, Gardens and Cemeteries Branch

CAPITAL PROJECT UPDATES

Gatton Cemetery Shed Installation

A Contractor has been engaged. Due to availability, the shed won't be installed until mid-2026.

Jean Biggs Park, Withcott - Redevelopment

The tender evaluation is currently underway.

Lions Park, Laidley & Littleton Park, Gatton - Upgrades

Currently waiting to recieve quotes.

Gatton Cemetery Seam Strips - Section 10

Pre-dig works for section 10 have commenced onsite. Two rows have been completed, with a third row pegged out.

Laidley Recreation Reserve Signage

A contractor has been engaged to manufacture and install four signs at the Laidley Recreation Reserve. A design is currently being developed internally.

MAINTENANCE UPDATES

Mowing

Maintenance mowing as required, focusing on sporting fields and cricket grounds.

Roadside Slashing

Zone 2 – Regency Downs and Lockrose.

Zone 3 – Summerholm and Hatton Vale.

Zone 10 – Postmans Ridge and Murphys Creek.

Landscape Maintenance

Renovation of the gardens at the Gatton Shire Hall

Furniture Maintenance

Quarterly playground inspections have been completed.

Installation of new bollards at Springbrook Park, Withcott.

Pressure cleaning of park furniture at Grantham and Helidon.

Tree/Vegetation Maintenance

Storm debris removal was undertaken at Preston, Withcott, Helidon, Adare and Laidley.

UNCONFIRMED

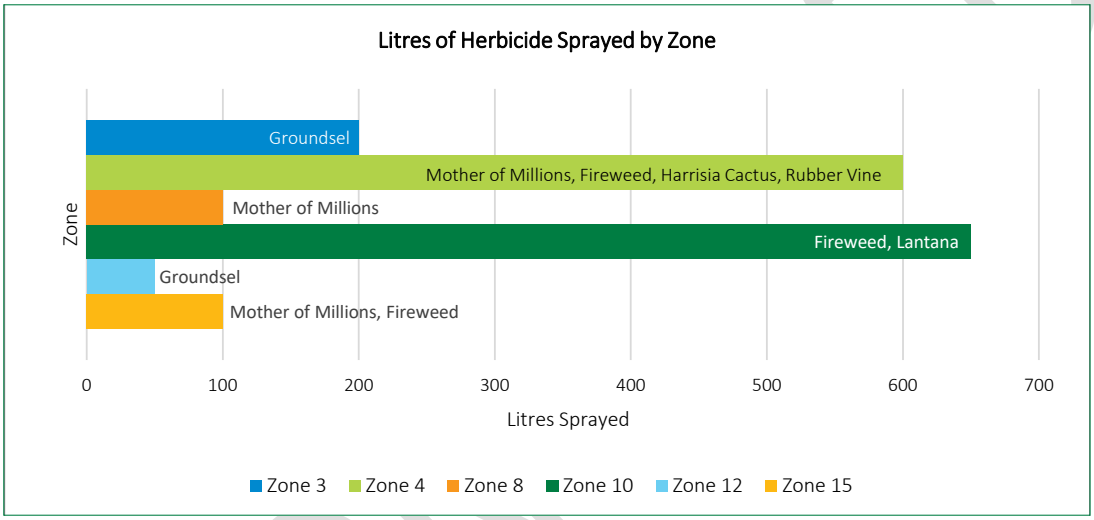
Park Recreation and Cemeteries Branch Statistics

7 CEMETERY INTERNMENTS

Gatton:	4
Laidley:	3

1700 LITRES HERBICIDE SPRAYED

In 2024:	2150
In 2023:	3150
Trend:	↓



Facilities Branch

CAPITAL PROJECT UPDATES

Lockyer Valley Sports & Aquatic Centre - Pool Heating Replacement

The reticulation pump has been installed onsite and the fourth heater is now commissioned for the 50m pool. There are still some minor concreting works to take place and realignment of the fencing around the heaters.

Gatton Shire Hall - Stage Lift Installation

A contractor has been engaged to undertake design works for the proposed stage lift installation at the Gatton Shire Hall.

Gatton Shire Hall Door Replacement

No quotes were recieved from the released request for quotation. Officers are in the process of obtaining quotes under the Trades Services Panel.

FACILITY MAINTENANCE UPDATES

Dal Ryan Memorial Swimming Pool, Laidley - Closure

Fibreglass patching of the pool shell, painting and sealing works of the pool gutters have been completed. Testing of pool components to follow. The pool is expected to open to the public in mid-November 2025.

Gatton Sports & Aquatic Centre - Hail Damage Insurance Works

Roof replacement works have begun on the gym area of the Sports Centre.

Gatton Administration Building - Hail Damage Insurance Works

Hail damage restoration is progressing well and ahead of schedule.

UNCONFIRMED

Facilities Branch Statistics

LOCKYER VALLEY AQUATIC CENTRE - SEPTEMBER 2025

507
ATTENDEES
HEALTH CLUB CLASSES

Classes Delivered: 64

12,777
TOTAL
FACILITY VISATATION

In 2024: 11,250
Trend: ↑

545
TOTAL
ACTIVE MEMBERSHIPS

In 2024: 502
Trend: ↓

4
GROUP
BOOKINGS

LEARN TO SWIM PROGRAM - SEPTEMBER 2025

76%
CLASS OCCUPANCY

28
NEW STUDENTS

35
CANCELLED STUDENTS

493
ACTIVE
ENROLMENTS

In 2024: 490
Trend: ↓

UNCONFIRMED

2022 Weather Events

PROGRAM OVERVIEW

- Reconstruction of the floodway approach on Sawpitt Gully Road remains outstanding (submission LVRC.0077).
- A further extension of time to 31 December 2025 has been approved with the Queensland Reconstruction Authority (QRA) to complete this project.
- Progress on the project continues to be impeded by cultural heritage factors.

FINANCIAL OVERVIEW - AS AT 3 NOVEMBER 2025

$49.3M ~RESTORATION VALUE

$50.2M ~ EXPENDITURE

$47.3M ~ APPROVED

$47.4M ~ RECEIVED

SUBMISSION STATUS

51 SUBMISSIONS LODGED FOR REVIEW

51 SUBMISSIONS APPROVED

1 SUBMISSION LODGED FOR ACQUITTAL

2024 Weather Events

PROGRAM OVERVIEW

- In February 2024 Council was activated for Counter Disaster Operations, Emergency Works and Restoration of Essential Public Assets (REPA) under the Ex-TC Kirrily event.
- All REPA assessments have been submitted and approved by QRA. Flood program and finance staff have commenced the closeout process for the completed submissions.
- The 2024 Sealed Roads program continues in Zone 5, with works expected to be completed by April 2026, weather permitting.

FINANCIAL OVERVIEW - AS AT 3 NOVEMBER 2025

$12M ~RESTORATION VALUE

$8.53M ~ EXPENDITURE

$13.2M ~ APPROVED

$8.2M ~ RECEIVED

UNCONFIRMED

SUBMISSION STATUS

16 SUBMISSIONS LODGED FOR REVIEW

16 SUBMISSIONS APPROVED

0 SUBMISSION LODGED FOR ACQUITTAL

1 SUBMISSIONS ACQUITTED

Main Camp Creek Road, Thornton- Before

Main Camp Creek Road, Thornton - After

Blenheim Road, Laidley Creek West - Before

Blenheim Road, Laidley Creek West - After

Jankes Road, Rockside - Before

Jankes Road, Rockside - After

2025 Weather Events

PROGRAM OVERVIEW

- In March 2025, due to Ex-TC Alfred, Council was activated for Counter Disaster Operations, Emergency Works and Restoration of Essential Public Assets (REPA).
- All of the unsealed road damage assessments submissions have been lodged to QRA and are currently being assessed.
- A large scour on the western bank of Laidley Creek, adjacent to Laidley Creek West Road has been identified. A contractor has been engaged to undertake a preliminary geo-technical assessment. Temporary traffic lights have been installed to control traffic until works are undertaken at the site. Discussions with QRA are ongoing.

FINANCIAL OVERVIEW - AS AT 3 NOVEMBER 2025

$12.2M ~RESTORATION VALUE

$2.79M ~ EXPENDITURE

$2M ~ APPROVED

$692K ~ RECEIVED

SUBMISSION STATUS

16 SUBMISSIONS LODGED FOR REVIEW

8 SUBMISSIONS APPROVED

0 SUBMISSION LODGED FOR ACQUITTAL

UNCONFIRMED

14.5 Councillor Portfolio Monthly Update - October 2025

Author: Kayla Gill, Executive Assistant to the Mayor, Deputy Mayor and Councillors
Responsible Officer: Ian Church, Chief Executive Officer

Purpose:

The purpose of this report is to inform Council of official elected member portfolio duties undertaken by Councillors during the month of October 2025.

This document is for Council's information only.

Executive Summary

This report provides an outline of duties undertaken by Councillors during the month of October 2025.

Proposal

During the month, Councillors undertook duties as follows:

Mayor, Cr Tanya Milligan
Civic Leadership and Regional Development Portfolio Councillor

- Attend West Moreton Health Foundation "Pink" breakfast event
- 4WK weekly radio
- Major Community Grants Assessment Panel
- Chair LDMG meeting
- Attend DM recovery training
- Attend the Civic Reception to celebrate Brisbane 2032 Olympic and Paralympic Games board visit
- Attend Urban Utilities shareholder update
- Participate in Peri-Urban Councils of Australia meeting
- River 949 weekend radio
- Portfolio meeting Engagement and Comms
- Attend Councillor workshop
- Visit Hidden Vale Wildlife Centre
- Attend Business Breakfast
- Attend meeting with Qld State Treasurer Hon David Janetski and Mayor of Somerset to discuss the water collaborative project
- 4WK weekly radio
- Radio interview ABC re passenger rail
- Portfolio meeting with GM's
- Participate in school review for Lake Clarendon State School
- Attend Communities and Events portfolio meeting
- Attend the Laidley Spring Festival debrief with community
- Attend an agenda catchup for upcoming council meeting
- Attend First 5 Forever 10th Birthday celebration
- Radio interview ABC re Brisbane brand for Olympics
- Media interview channel 10 re passenger rail

UNCONFIRMED

- Attend SEQ Water presentation
- Attend meeting with CBA team
- Attend Kambu Health annual gala ball
- Participate in Homelessness Ministerial Advisory Council's SEQ local government subcommittee
- Meet with DM coordinator re presentation
- Attend discussion re Local Heritage Register
- Participate in LGAQ PE pre-brief district 2 Western Region
- Participate in briefing by COMSEQ re Asia Pacific Cities Summit
- Attend Crime Stoppers meeting
- Meeting with local government representative
- Present and speak at the District Disaster Coordinator course for QPS
- Chair Ordinary Council meeting
- Attend COMSEQ update to elected members
- Attend the handover of prize the Lockyer Valley Get Ready competition
- Participate in briefing with LGAQ as a confirmed speaker at LGAQ annual conference
- Attend a water collaborative benefits workshop
- Participate in SEQRRF (South East Qld Regional Recreation Facilities)
- Attend opening of new art exhibition
- River 949 weekend radio
- Attend LGAQ Conflicts of Interest workshop at LGAQ annual conference
- Speak at LGAQ annual conference on SEQ Panel re homelessness
- Triple M monthly radio
- 4WK monthly radio
- 4WK weekly radio
- Attend Asia Pacific Cities Summitt and present on panel re SEQ collaboration and Resilient Rivers Initiative

<u>Deputy Mayor, Councillor Chris Wilson</u>
Corporate Services Portfolio Councillor

- 1-6 October – Away on Leave
- Engagement & Communications Portfolio Meeting.
- Council Workshop.
- Hidden Vale Wildlife Centre Tour.
- Lockyer Chamber of Commerce Business Breakfast.
- Phone Meeting with Lance Newey from the UQ Business School.
- Meeting with Mark Newton about Flood Mapping.
- SEQ Water Presentation.
- Meeting with Jim McDonald, CEO & Councillors.
- Meeting with Mayor, Officers & CBA Branch Manager.
- Attended Laidley Lions Junior Rugby League Presentation.
- Meeting regarding the Local Heritage Register with officers and Councillors.
- Attended the Crime Stoppers working bee.
- Crime Stoppers Monthly meeting.
- Tour of the Lockyer Valley Correctional Centre.
- Council Meeting.
- COMSEQ CEO update to Councillors.
- Attended the Courier-Mail Future Brisbane event on behalf of Council.
- Lockyer Valley Equine Collaborative Meeting.
- Engagement & Communications Portfolio Meeting.

UNCONFIRMED

- Finance & Procurement Portfolio Meeting.
- Triple M Radio Interview – regular Mayoral segment.
- 4wk Radio Interview – regular Mayoral segment.
- Attended the official opening of the Faith Lutheran College administration building.
- Channel 7 TV Interview on Rubber Vine discovery.
- Long serving employee celebrations.
- Meeting with officers about Laidley Spring Festival marquee.
- Laidley State High School Awards Ceremony.
- MC the Gatton Redbacks Presentation dinner.
- Corporate Induction with new staff.
- Special Council Meeting.
- Council Workshop.
- Chaired the Laidley Community Centre AGM.
- 4wk Radio Interview – regular Mayoral segment.
- Meeting with Cr Hagan, officers and Rural Fire Service representatives.
- Tour of Gatton showgrounds.
- Pinktober morning tea and fundraising event.
- Channel 7 TV Interview about the state government housing stimulus funding.
- Meeting at the Laidley Cultural Centre with Cr Hagan and officers about on-site storage issues.

Councillor Michael Hagan
Infrastructure Portfolio Councillor

- Attended the West Moreton Health Foundation's 'Pink Breakfast Event' with the Mayor, Councillor Reck, Executive Assistant to Mayor, Deputy Mayor and Councillors and the Executive Assistant to the CEO - Ipswich
- Attended the Lockyer Valley Local Disaster Management Group Meeting – Lockyer Valley Cultural Centre
- Chaired the Scenic Valleys Regional Roads and Transport Group Meeting – Ipswich City Council building, Ipswich
- Attended with the Mayor the Peri Urban Councils of Australia Roundtable discussion via Teams
- Visited Mulgowie Markets
- Attended and delivered welcome speech at the 'Lights on the Hill' Trucking Convoy event – Gatton show grounds
- Attended Councillor Workshop – Lockyer Valley Cultural Centre
- Participated with the Mayor and Councillors, the Hidden Vale Wildlife Centre Facility Tour and Presentation by Dr Hoy
- Delivered Councils newsletter to Gatton businesses
- Attended the October Chamber of Commerce Business Breakfast at Porter's Hotel Plainland
- Attended the Infrastructure Portfolio Meeting – Council Depot
- Attended the 'First 5 Forever' 10th Birthday Party – Lake Apex
- Attend the South-East Queensland Water Presentation- Wyman Room Laidley
- Meeting with the Mayor, Councillors, CEO and the Member for Lockyer
- Visited Ma Ma Creek Markets
- Onsite meeting with the Manager Infrastructure Design & Assessment and the Laidley Doctors Business Manager
- Attended the 'Local Heritage Register' discussion with the Mayor, Councillors, CEO and Council Officers
- Attended the Forest Hill Community Hall monthly meeting – Hall of Arts
- Attended a tour of the Lockyer Valley Correctional Centre with Councillors

UNCONFIRMED

- Site visit – Walkers Lane drainage, William Street Footpath and bus parking concerns – Forest Hill
- Attended the Murphys Creek Progress Association monthly meeting
- Attended the October Council Meeting
- Attend with Mayor, Councillors, CEO and Officers, the Council of Mayors South-East Queensland (CoMSEQ) update
- Attended with the Mayor the Handover of prizes to the winners of the 'Lockyer Valley Get Ready' Competition
- Attended the Lockyer Valley & Somerset Water Collaborative – Benefits Workshop at Porter's Plainland Hotel
- Attended the 'Nature's Canvas' Opening function at the Lockyer Valley Art Gallery
- Participated in the Council's Community Engagement Pop-up at Stockyard Creek Twilight Markets
- Site visit to Derrymore Road – gravel section Derrymore
- Attended the Withcott Progress Association's monthly meeting – Postman's Ridge
- Attended the Woodlea Rural Fire Brigade Support meeting with the Member for Lockyer and Brigade Members – Member for Lockyer's Office
- Attended Councils 'Long Serving Employee' Celebration at the Gatton Shire Hall
- Attended with the Manager Infrastructure Design and Assessment the 'Joint Regional Roads and Transport Groups' Meeting – Toowoomba
- Present awards at Faith Lutheran College 2025 Sports Award Night
- Attended the Chaplaincy fundraising breakfast at Gatton Anglican Church Hall
- Attend and speak at the Lockyer/Brisbane Valley Leukaemia Foundation's '50 Year Commemoration High Tea' – Lowood
- Attended the Lockyer Regional Performing Arts – Alice in Wonderland – Laidley Cultural Centre
- Attend the Corporate Induction – Meet & Greet new employees
- Teams meeting – Community Recovery Pre-Season Briefing with Local Government Representatives
- Attended the Special Council Meeting for the adoption of the Annual Report
- Attended Council Workshop – Lockyer Valley Cultural Centre
- Attended the Laidley Community Centre's Annual General Meeting
- Site visits to Tenthill Creek Road, Tenthill & Norfolk Road Plainland – safety concerns
- Meeting with the Deputy Mayor, Principal Disaster Management, Executive Officer District Disaster Management Group, Chief Superintendent South East Region Rural Fire Service, Somerset-Lockyer Area Manager Rural Fire Service, and Principal Engagement and Communications – Regarding Communication
- Council Depot Morning Tea for Breast Cancer Awareness Month
- Attended with Councillors and Officers the Tour and Presentation of the Gatton Showgrounds Upgrade proposal
- Attended the 'Pinktober Morning Tea Celebration' Laidley Sport Centre
- Meeting with the Deputy Mayor, Manager Facilities, and Administration Officer Facilities, regarding Storage issues – Laidley Cultural Centre
- Attended the University of Queensland's 'Vets Clinical Coats Ceremony' – Gatton Shire Hall

<u>Cr Cheryl Steinhardt</u>
Environment And Regulatory Services Portfolio Councillor

- Webinar – Bird Flu Update for local government
- Attended Brisbane German Week - Day of Unity – 35 years since German reunification at QUT Brisbane on behalf of the Mayor and LVRC
- Urban Utilities Shareholder Update and Tour
- Lights on the Hill Trucking Memorial Service
- Councillor Workshop

UNCONFIRMED

- Facility Tour and Presentation at Hidden Vale Wildlife Centre
- LCCIT October Breakfast with speaker Hon David Janetzki
- Laidley Pioneer Village monthly meeting
- Monthly Portfolio meeting with officers
- Community Laidley Spring Festival Meeting
- ALGWA Masterclass Online webinar.
- First 5 Forever 10th Birthday Party – Library event
- SEQ Water Presentation at Laidley Library rooms
- Meeting with Jim McDonald
- Attended the 139 Lockyer Valley Cadets Annual Dinner at Lowood RSL on behalf of LVRC.
- Workshop Discussion pre–Council Meeting
- Tour and presentation of New Prison
- Monthly Council Meeting
- CoMSEQ Local Government Update to Council
- Laidley Community Centre 2025 AGM
- Healthy Land and Water 2025 Data Briefing
- Property Network Working Meeting update.
- Workshop Lockyer Water re Dog Training regarding Wildlife Protection
- Council Pop Up at Stockyard Creek Twilight Markets
- LGAQ/Peak Services Conflict of Interest Councillor Workshop
- Darling Downs Moreton Rabbit Board CEO review meeting
- Interviews with ABC Radio and River 949 re Invasive Weed location – Rubber Vine
- LGAQ three-day Annual Conference and Delegate for LVRC voting at the AGM.
- Darling Downs Moreton Rabbit Board Lunch at Beaudesert with Scenic Rim Councillors
- Darling Downs Moreton Rabbit Board tour of facilities at Scenic Rim
- Meeting with Heidi Kleinert – National Rabbit Management Coordinator at the Centre for Invasive Species Solutions Australia
- Bi monthly Board Meeting of the DDMRB
- Attended the Leukaemia Foundation 50 year commemoration high tea at Lowood.
- Corporate Induction – Meet & Greet new LVRC staff.
- Councillor Workshop Day
- Launch of the first Birds on Farms project in Queensland (Lockyer Valley and Toowoomba areas) at Lockyer Cultural Centre
- Tour of Gatton Showgrounds
- Pinktober Celebration

<u>Councillor Anthony Wilson</u>
Sport And Recreation Portfolio Councillor

- Major Community Grants Assessment Panel
- Site Meeting with Community Group – Withcott Men's Shed
- Urban Utilities Shareholder Update & Tour
- Councillor Workshop
- Tour & Presentation at Hidden Vale Research Station
- Lockyer Chamber of Commerce Business Breakfast
- Meeting with SEQ Water
- Meeting with State Member Jim McDonald
- Tour of Lockyer Valley Correctional Centre
- Interview panel for LSHS Junior Captains
- Ordinary Council Meeting

UNCONFIRMED

- Meeting with representative from COMSEQ
- Meeting with Laidley Rec Reserve Committee
- Councillor Portfolio Meeting
- Council Long Serving Employee Celebration
- MC Gatton Redbacks Senior Presentation
- Special Meeting of Council
- Councillor Workshop
- Meet & Greet with Council Ambassador Support Recipient
- Tour/Workshop of Gatton Showgrounds

Councillor Julie Reck
Liveability And Circular Economy Portfolio Councillor

- West Moreton Hospital Foundation Pink Breakfast Event
- Waste Services Meeting – MRF
- Recovery Training
- Urban Utilities Shareholder Meeting
- Lights on The Hill Convoy
- Lights on the Hill Memorial
- Waste Catchup Dan Mcpherson
- Councillor Workshop
- Hidden Vale Research Station Tour
- Lockyer Valley Chamber Commerce Breakfast
- Laidley Pioneer Village Meeting
- Tourism Meeting
- Councillor Portfolio Meeting
- Laidley Spring Festival Committee Debrief
- QLD Country Tourism Network – Fernvale
- Gatton Library First 5 Forever 10th Birthday
- Waste Working Group Meeting – TEAMS
- SEQ Water Presentation
- Meeting – State Member
- Murphys Creek Neighbour Hood Community Meeting
- Local Heritage Meeting
- Crime Stoppers – Gatton
- Forest Hill Communities Meeting
- Southern Corrections Tour
- Murphy Creek Progress Assoc Meeting
- Council Meeting
- COMSEQ update
- Pre Meeting for Public Art Initiative
- Property Network – TEAMS
- Presentation of Public Art Concept Designs
- Opening Function – Art Gallery
- Crime Stoppers – Mulgowie – Blow & Go
- Council Pop Up – Stockyard Creek
- LGAQ Annual Conference x 4 days
- Long Serving Employee Celebration
- AGM Lockyer Waters
- Special Council Meeting

UNCONFIRMED

- Councillor Workshop
- Pohlmans Nursery Site Tour
- Gatton Showgrounds – Upgrades – Tour
- Pinktober Morning Tea

Councillor David Neuendorf
Planning Portfolio Councillor

September Update

- Developer Meeting
- Portfolio Meeting
- Developer Meeting
- Gatton Show Debrief
- Roof replacement tour
- Spring festival and pop-up stand
- LVRC ordinary Meeting
- Roof tour – North Street
- RV Park Discussion and site visit
- COMSEQ forum Brisbane
- Corporate Meeting
- LVRC Workshop
- Site visit Masonic Lodge Forest Hill
- Site visit burnt house Forest Hill
- Thank you, afternoon tea Laidley Spring Festival staff,
- Darling Downs and District National Police Remembrance Day Candlelight Vigil to lay wreath on behalf of Mayor
- Urban Utilities share holder update meeting
- LVRC Workshop
- Site visit Hidden Vale Research Station
- Business Breakfast
- Portfolio Meeting
- Site visit railway bypass Lockyer siding

October Update

- SEW Water presentation
- Meeting Jim McDonald
- Heritage Register discussion
- Prison Tour
- Council meeting
- COMSEQ update
- Special meeting
- Council workshop
- Gatton show ground tour
- Morning Tea Laidley pink
- Queensland Transport advisory meeting
- Council workshop

Attachments

There are no attachments for this report.

UNCONFIRMED

15.0 CONFIDENTIAL ITEMS

In accordance with the provisions of section 254J(3) of the *Local Government Regulation 2012,* a local government may resolve to close a meeting to the public to discuss confidential items, when its Councillors or members consider it necessary to close the meeting.

CLOSED SESSION

THAT the meeting be closed to the public, the time being 10:14am, to discuss the following items, which are considered confidential in accordance with section 254J(3) of the *Local Government Regulation 2012* for the reasons indicated.

15.1 General Rates Concession - PID214760
This item is confidential in accordance with Section 254J (3) (d) of the Local Government Regulation, 2012, as the matter involves rating concessions.

15.2 General Rate Concession - PID 147080
This item is confidential in accordance with Section 254J (3) (d) of the Local Government Regulation, 2012, as the matter involves rating concessions.

Moved By: Cr A Wilson Seconded By: Cr M Hagan
Resolution Number: 24-28/0452

CARRIED
7/0

In accordance with Section 150EL of the Local Government Act 2009, Cr Cheryl Steinhardt informed the meeting that she has a Prescribed Conflict of Interest in Item 15.1, "General Rates Concession – PID 214760". The nature of Cr Steinhardt's interest in Item 15.1 is that she is a Director on the Board of Lutheran Church of Australia Queensland District, which is responsible for property owned by the Church. An application has been lodged for a remission of rates on behalf of a Church owned property which is overseen by the Board, for consideration at this meeting. Cr Steinhardt left the meeting room (including any area set aside for the public) at 10:17am while the matter was discussed and voted upon.

OPEN SESSION

THAT Council move into open session, the time being 10:18am.

Moved By: Cr M Hagan Seconded By: Cr J Reck
Resolution Number: 24-28/0453

CARRIED
6/0

15.1 General Rates Concession - PID214760

Author: Kirsty Johnson, Coordinator Revenue Services; Dee Stewart, Acting Chief Financial Officer
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 254J (3) (d) of the Local Government Regulation, 2012, as the matter involves rating concessions.

Purpose:

The purpose of this report is to seek Council's endorsement of a rates concession of up to 100% of the 2025-26 General Rate for Property ID 214760 under Council's Revenue Policy and 2025-26 Revenue Statement.

Officer's Recommendation:
THAT Council grant a concession of 50% of the 2025-26 General Rate for Property ID 214760.

RESOLUTION

THAT Council grant a concession of 50% of the 2025-26 General Rate for Property ID 214760.

Moved By: **Cr D Neuendorf** **Seconded By:** **Cr M Hagan**
Resolution Number: 24-28/0454

CARRIED
6/0

UNCONFIRMED

Councillor Steinhardt returned to the meeting room at 10:18am.

15.2 General Rate Concession - PID 147080

Author: Kirsty Johnson, Coordinator Revenue Services; Dee Stewart, Acting Chief Financial Officer

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 254J (3) (d) of the Local Government Regulation, 2012, as the matter involves rating concessions.

Purpose:

The purpose of this report is to seek Council's endorsement of a rates concession of up to 100% of the 2025-26 General Rate for Property ID 147080 under Council's Revenue Policy and 2025-26 Revenue Statement.

Officer's Recommendation:

THAT Council:

1. **Allow a remission under Council's Revenue Policy and 2025-26 Revenue Statement of 100% on Council General Rates for the year ended 30 June 2026 on property ID 147080;**
2. **Request the Department of Natural Resources and Mines, Manufacturing and Rural and Regional Development to allow the property, while in the current ownership, to become unrated.**

RESOLUTION

THAT Council:

1. **Allow a remission under Council's Revenue Policy and 2025-26 Revenue Statement of 100% on Council General Rates for the year ended 30 June 2026 on property ID 147080;**
2. **Request the Department of Natural Resources and Mines, Manufacturing and Rural and Regional Development to allow the property, while in the current ownership, to become unrated.**

Moved By: Cr C Wilson Seconded By: Cr D Neuendorf

Resolution Number: 24-28/0455

CARRIED
7/0

16.0 MEETING CLOSED

There being no further business, the meeting closed at 10:20am.

UNCONFIRMED